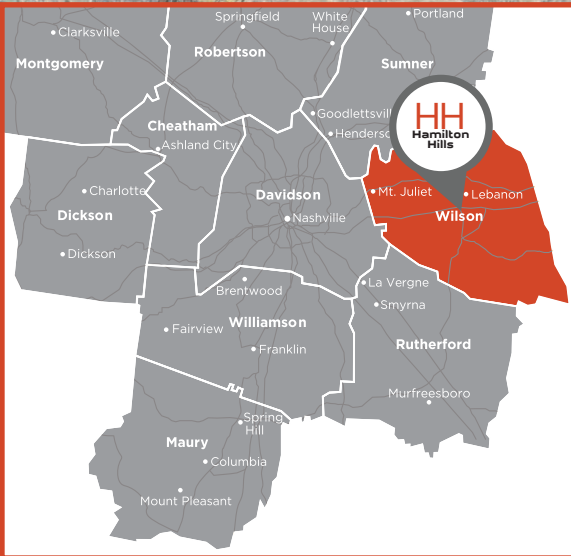


HH Hamilton Hills



Ken Beal | BEAL PROPERTIES LLC | 615.513.6022 | beal916@aol.com

OPPORTUNITY AVAILABLE

“Game Changer” Opportunity to create a Master Planned Development on a site in One of Tennessee's Fastest Growing Communities adjacent to Providence Commons & Providence Market Place with Excellent Visibility and High Traffic Counts.

HAMILTON HILLS HIGHLIGHTS

- 128 +/- acre Commercial Zoned site in Nashville's Eastern corridor off of I-40 with frontage on two State Highways in Mt. Juliet, Tennessee adjacent to Providence Market Place
- 2052 feet of frontage along South Mount Juliet Road 1500 feet of frontage along Central Pike
- Five lane extension of South Mount Juliet Road currently under Design by TDOT
- Central Pike and I-40 interchange approved for construction start by 2025
- Mt. Juliet is a high demand suburb on the Eastern edge of Nashville
- Exceptional access to existing local businesses and residential developments
- 8 miles to Nashville International Airport
- 15 miles to the Nashville Central Business District

COMMUNITY HIGHLIGHTS

Mt Juliet is a desirable suburb with a population of over 40,600 people located in Wilson County TN. at the Eastern edge of Nashville. The city has experienced exponential growth of nearly 57% since 2010 Excellent Access to Nashville MSA via road or commuter rail, Situated in the Nashville suburb of Mt Juliet, approximately 15 miles east of Downtown. The site has convenient access to I-40 easily connecting it to the Interstates 40, 65 & 24 providing access to Nashville International Airport, and the Greater Nashville market.

Strong Retail & Hospitality Corridor

Hamilton Hills is located directly adjacent to a prime regional trade area Providence Commons & Providence Marketplace with nearby major retailers including Publix, Target, Walmart, a future BJ's (onsite), Kroger, TJ Maxx, Belks, JC Penney, Academy Sports, Regal Cinemas, Dick's, Lowe's, Home Goods, Best Buy, PetSmart, At Home, Panera, Chick-fil-A, McDonald's, Starbucks, and many more. Additionally, there are over 1,100 hotel rooms within 1 mile of the site.



MARKET SUMMARY OF MOUNT JULIET



Mt Juliet – and Wilson County – are rapidly growing in residential, commercial & industrial development

Mt Juliet and Wilson County consistently rank among the fastest growing cities and counties in Tennessee. Mt Juliet, which has experienced 57 percent growth since 2010, now has a population of over 40,600. This highly desirable suburb provides residents with quick access to Nashville and the surrounding market, as well as nearby major employers, prestigious universities, world-class medical facilities, and notable attractions and amenities.

- Ranked #2 “Highest-Earning Counties in Tennessee” (*Stacker, 2022*)
- Ranked #22 “The Best Places to Live in America” (*Money Magazine, 2020*)
- Mt Juliet’s Providence Marketplace is currently the largest shopping center between Nashville and Knoxville
- Mt. Juliet 2023 Demographics
Projected 5-year population growth: 6.5%
Median household income: \$107,645
Workforce: 31,157
Unemployment rate: 3.1%
Household retail expenditure: \$663.27M
4-year degree or better: 45.1%

MARKET SUMMARY OF NASHVILLE



#1 U.S. Market to Watch

(Urban Land Institute & PricewaterhouseCooper, 2022 & 2023)

Top 5 Best Job Markets in America

(The Wall Street Journal, 2022)

Best Up-and-Coming City

(Hemispheres Readers' Choice Awards, 2022)

#15 Best Cities in the U.S.

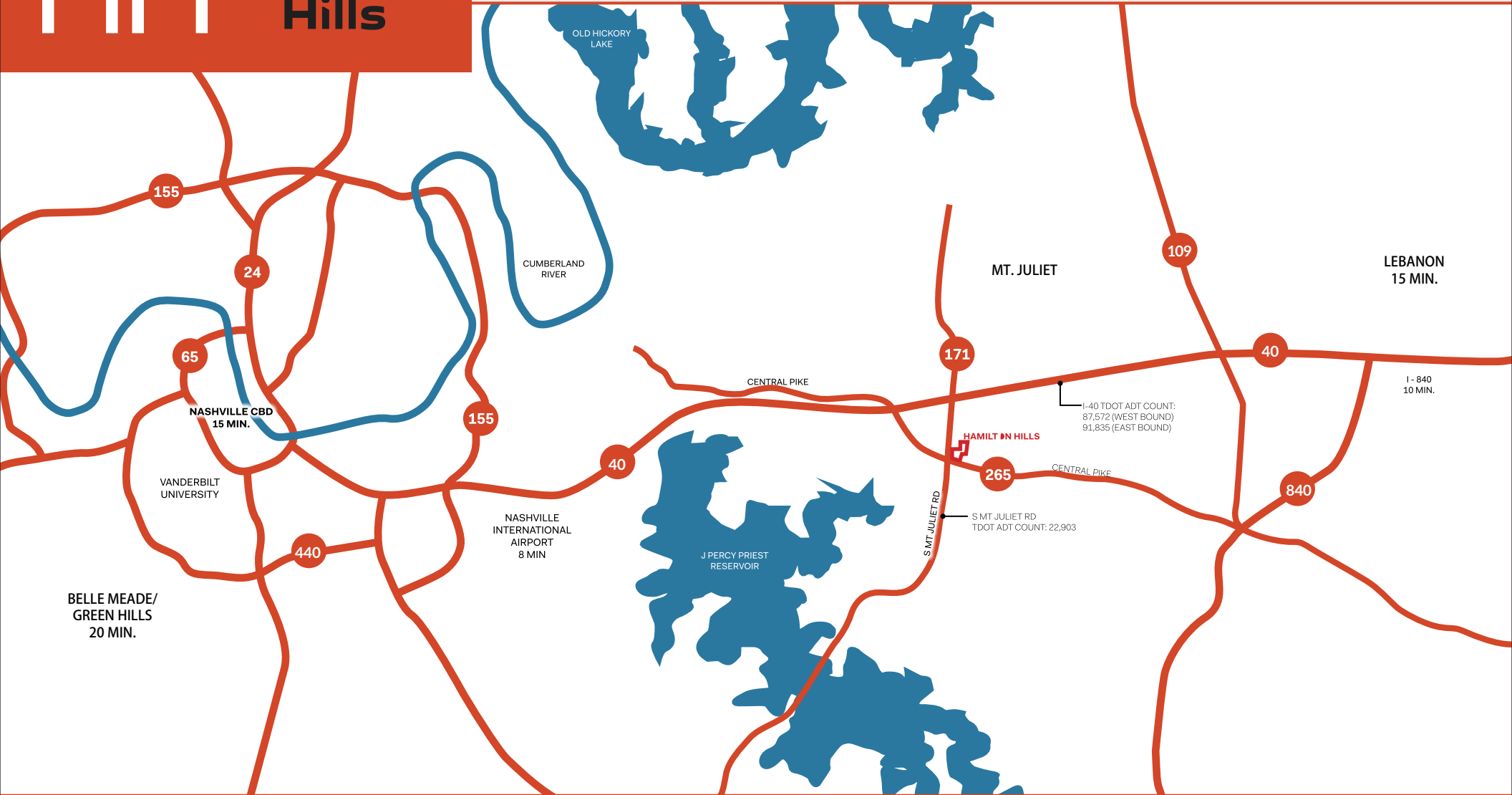
(Travel + Leisure, 2022)

#4 South's Best Cities Overall

(Southern Living, 2022)

- Record \$5.88 billion worth of building permits issued in fiscal year 2022
- Over 18,000 residential units under construction or planned in Downtown Nashville alone
- Nashville (Davidson County) 2023 Demographics
 - Estimated population: 709,668
 - Projected 5-year population growth: 4.5%
 - Median household income: \$72,346
 - Workforce: 580,694
 - Unemployment rate: 2.7%
 - Household retail expenditure: \$11.23B
 - 4-year degree or better: 46.2%

HH Hamilton Hills



Ken Beal | BEAL PROPERTIES LLC | 615.513.6022 | beal916@aol.com