

SEWART'S

— LANDING —

SMYRNA, TENNESSEE

AN EQUITABLE PROPERTY COMPANY DEVELOPMENT



SEWART'S

— LANDING —



± 44 ACRE MIXED USE DEVELOPMENT | **RETAIL LEASING** LAND DELEOT / KIPPER WORTHINGTON
OUTPARCEL AND RETAIL SHOPS AVAILABLE

THE MASTER PLAN

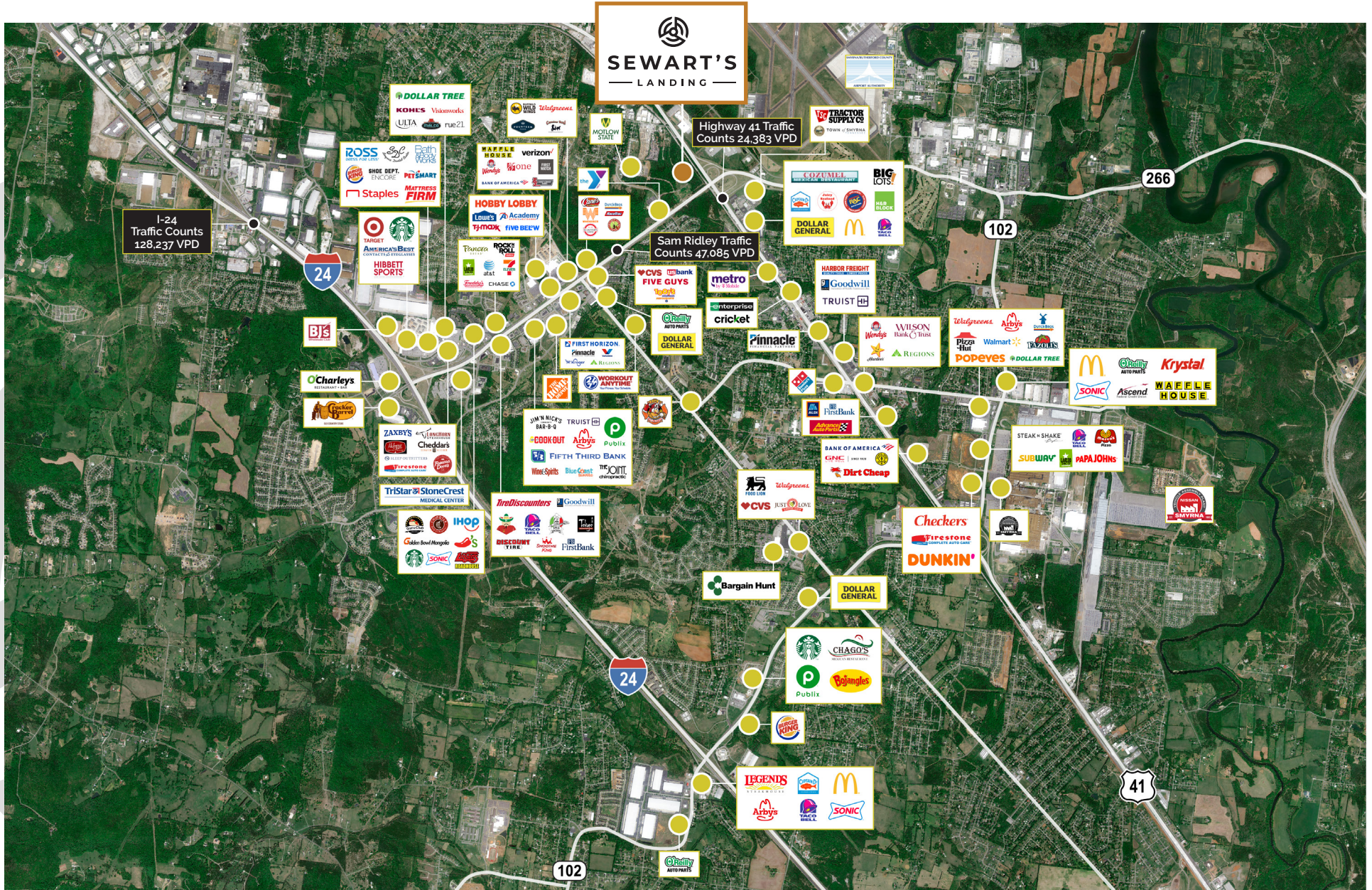
The master/vision plan for the ± 44 acre site reflects an urban design concept which incorporates a broad spectrum of building product that are in close physical proximity and complement each other. A specific goal of the master plan/visioning plan was to highlight pedestrian access of the site and overall community walkability, including providing opportunities for organized pedestrian network, common open spaces/streetscapes and trail connectivity. The master plan has been designed to be flexible providing opportunities for multiple uses within an organized street network which should serve as a vision to guide development of the site.

Beyond this project, the development of detailed world class design guidelines should be a next step to ensure the overall vision is implemented.

THE PEDESTRIAN FRIENDLY DEVELOPMENT SHALL DELIVER A CURATED ENVIRONMENT OF AN ECLECTIC MIX OF LOCAL AND NATIONAL TENANTS TO THE CITIZENS OF SMYRNA. THE PLACE WILL BECOME A COMMUNITY HUB FOR WORKING, SHOPPING, LIVING, AND ENTERTAINMENT THAT WILL RIVAL ANY MIXED-USE MASTER PLANS IN THE COUNTRY.



A NEW LANDING



SITE PLAN



Residential development pipeline

Over 2,600 units of new residential under development



1 Sewart's Landing

2 Olara (462 Units)

3 Marlowe (639 Units)

4 The Vintage (1,283 Units)

SMYRNA AT A GLANCE



DAYTIME POPULATION:

52,273

5 miles: 110,051
10 miles: 331,330
15 miles: 733,499

MULTI FAMILY UNITS:

21,985

AVERAGE HOUSEHOLD INCOME:

\$94,071 5 miles:

3 miles: \$85,842
10 miles: \$104,955

MEDIAN AGE:

35.8



NASHVILLE MARKET OVERVIEW

Not only is Nashville dubbed the "Music City", recent growth in healthcare management, corporate and professional services,

information technology, manufacturing and distribution have once again raised up Nashville as a hub for knowledge and innovation.



PRESS

"If you love Nashville's 'Music City' vibe but are looking to live somewhere a bit outside the noise, the suburb of Smyrna is a lovely place to call home,"
- Fortune

Nissan's Smyrna plant is one of the largest employers in Rutherford County with 7,000 workers.
- Nashville Business Journal

Smyrna makes Fortune ranking of '50 Best Places to Live for Families'
- Nashville Business Journal



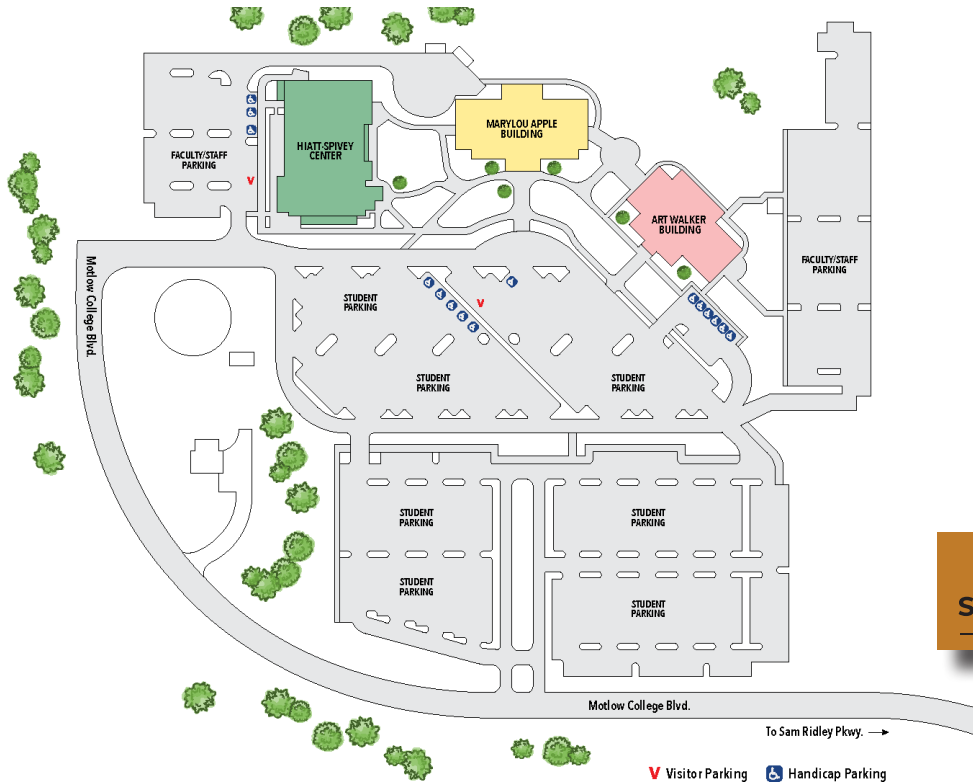
Motlow State Community College



Motlow State Community College is a public two-year community college with locations in Fayetteville, McMinnville, Smyrna, and Sparta. Motlow serves over 640,000 people in an 11-county service area, including Bedford, Cannon, Coffee, Dekalb, Franklin, Lincoln, Moore, Rutherford, Van Buren, Warren, and White. MSCC is becoming the fastest-growing community college in the state, consistently ranking among the top performing colleges in Tennessee.

Spring 2023 Enrollment:

1,368



Motlow offers more than 65 academic programs. Choose between two-year degrees designed to transfer to a four-year university, two-year degrees preparing you to enter the workforce, a one-year or two-year certificate, or non-credit classes for CEUs or personal enrichment.





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EQUITABLE
PROPERTY COMPANY

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