



Golden Bear Parkway
Mt. Juliet, Tennessee

For Information and Leasing
Contact: Mr. Seth McDowell

2033 N. Mt. Juliet Rd, Suite 100
Mt. Juliet, TN 37122



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www.apdinc.us



*Guided by passion and desire to see the future of their client's dreams come to life, **Agilitas Property Development** seeks creative solutions to development requirements. Agilitas utilizes a networking of ideas to achieve maximum effect in taking each project from a need based desire to a virtual reality and on to a built environment for your business success.*

Agilitas Property Development has been creating quality developments throughout Middle-Tennessee for over a decade. Under the leadership and guidance of Seth McDowell, Agilitas has been instrumental in development projects such as Physicians Plaza of Lebanon at Interstate 40 and South Hartmann Drive, Mt. Juliet TownCenter and TownCenter Medical Plaza along with other great projects like Gateway Plaza I & II and Physicians Plaza of Murfreesboro across from the new hospital in Murfreesboro.

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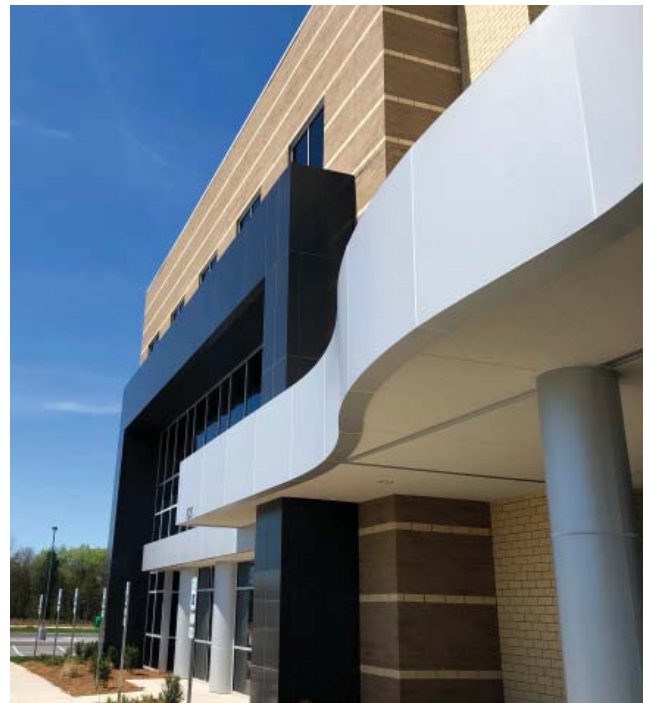
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***Hayden Architecture & Interiors, LLC** was founded in 1996 as Hayden Architects with a mission of providing high quality design, personal and professional service to a varied clientele. Our primary focus is to seek challenging design opportunities of a broad range of project types. The firm's principals have previous experience on projects ranging from high-rise office buildings, to small-scale residential projects with values over 60 million dollars. Having participated in design or documentation of more than 40 office and medical office projects totaling over 5 million square feet, Mr. Hayden continues a strong focus in the commercial real estate industry.*



Architecture & Interiors, LLC

2055 North Mt. Juliet Road Mt. Juliet, TN 37122 (615) 320-3123





MEDICAL REAL ESTATE DEVELOPMENT

- Turn-Key Project Management
- Site Selection
- Land Acquisition
- Land Use Planning and Approvals
- Parking and Traffic Planning
- Environmental Impact Studies
- Cost Projections & Scheduling
- Construction Management
- Construction Costs Guaranteed
- Medical Practice Assessments
- Certificate of Need Approvals
- Outpatient Care Analysis

ARCHITECTURAL DESIGN/PLANNING

- Development Master Plan
- Site Analysis
- Function Programming / Design
- Architectural Design
- Civil Engineering
- M.E.P. Engineering
- Landscape Design
- Medical Space Planning
- Equipment Planning
- Interior Design



FINANCING OVERSIGHT

- Cash Flow Analysis
- Financial Modeling
- Loan Request Packaging
- Finance Options and Terms
- Debt/Equity Ownership Structure
- Financial Statement Prep
- Equity Financing
- Construction Financing
- Permanent Mortgage Financing

LEGAL SERVICES

- Ownership Structure
- Legal Document Preparation
- Lease Rate & Terms
- Regulatory Compliance
- Contract Closings

Project Vision



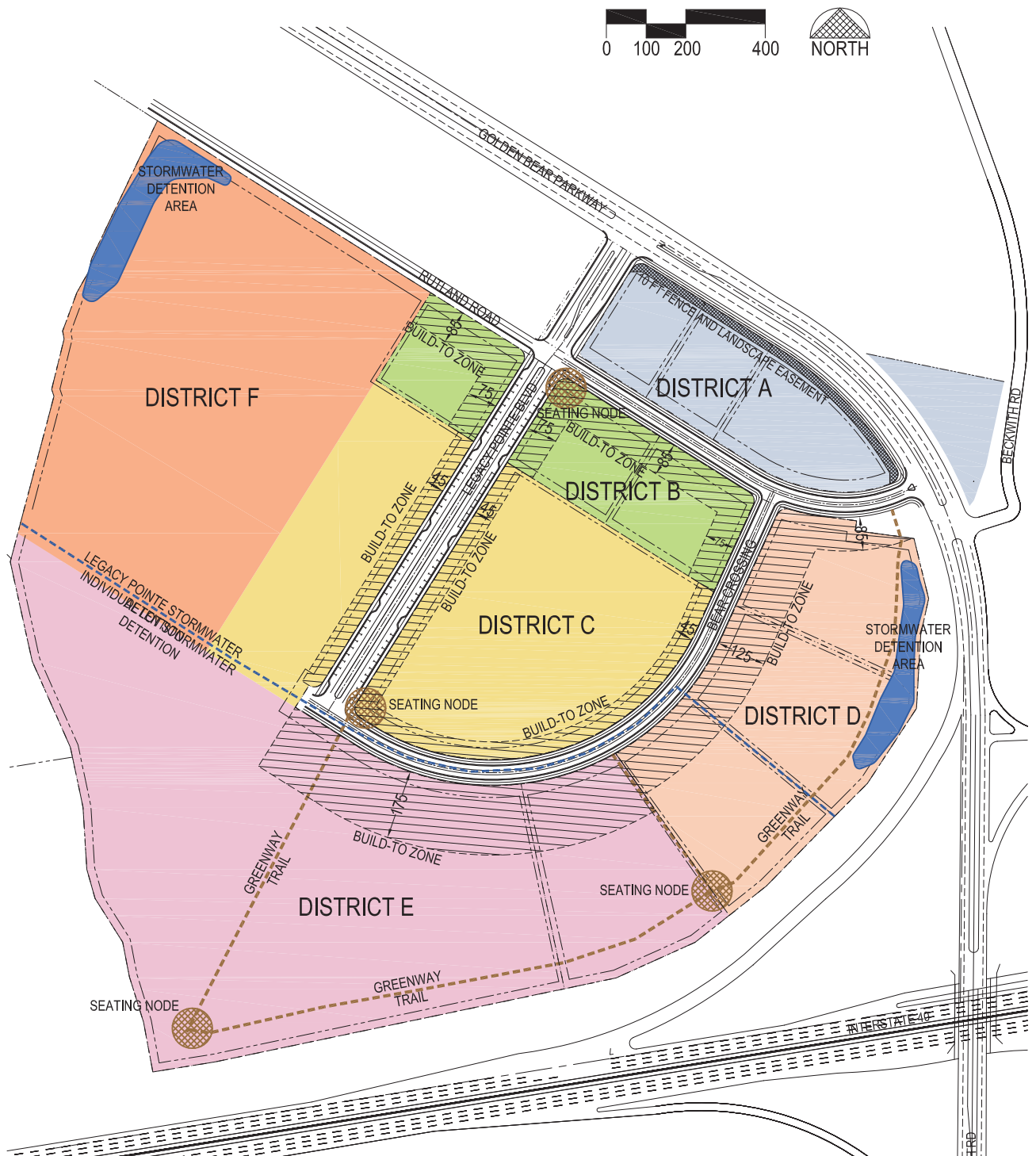
Aerial View

Drawing Not to Scale

Legacy Pointe is envisioned as a Class A mixed-use development with buildings built in such a manner to create a human scale walkable multi-use business community. Pedestrian friendly walk paths and sidewalks with outdoor seating/gathering areas will be located within Legacy Pointe and connect to the local community greenway.

The location provides great visibility from Interstate 40; 81,000/cars per day. Full-service traffic light will provide easy access to Golden Bear Pkwy. The park is just minutes from shopping/dining/hotels in Providence Marketplace and The Paddocks.

Master Development



Lot 6 Medical Office (Under Construction)



Building Perspective

Drawing Not to Scale

Legacy Pointe is pleased to have been selected as the new home to Advanced Orthopedic and Spine. The building exteriors will be articulated with quality brick detailing combined with architectural metal panels to give the building a high level of distinction and set a standard of quality for Legacy Pointe. The 3 story building, designed by Hayden Architecture and Interiors and being constructed by Fortis Constructors, offers approximately 50,000 square feet of space and is expected to be complete in the second quarter of 2023.

Lot 7 Corporate Office (Construction Pending)



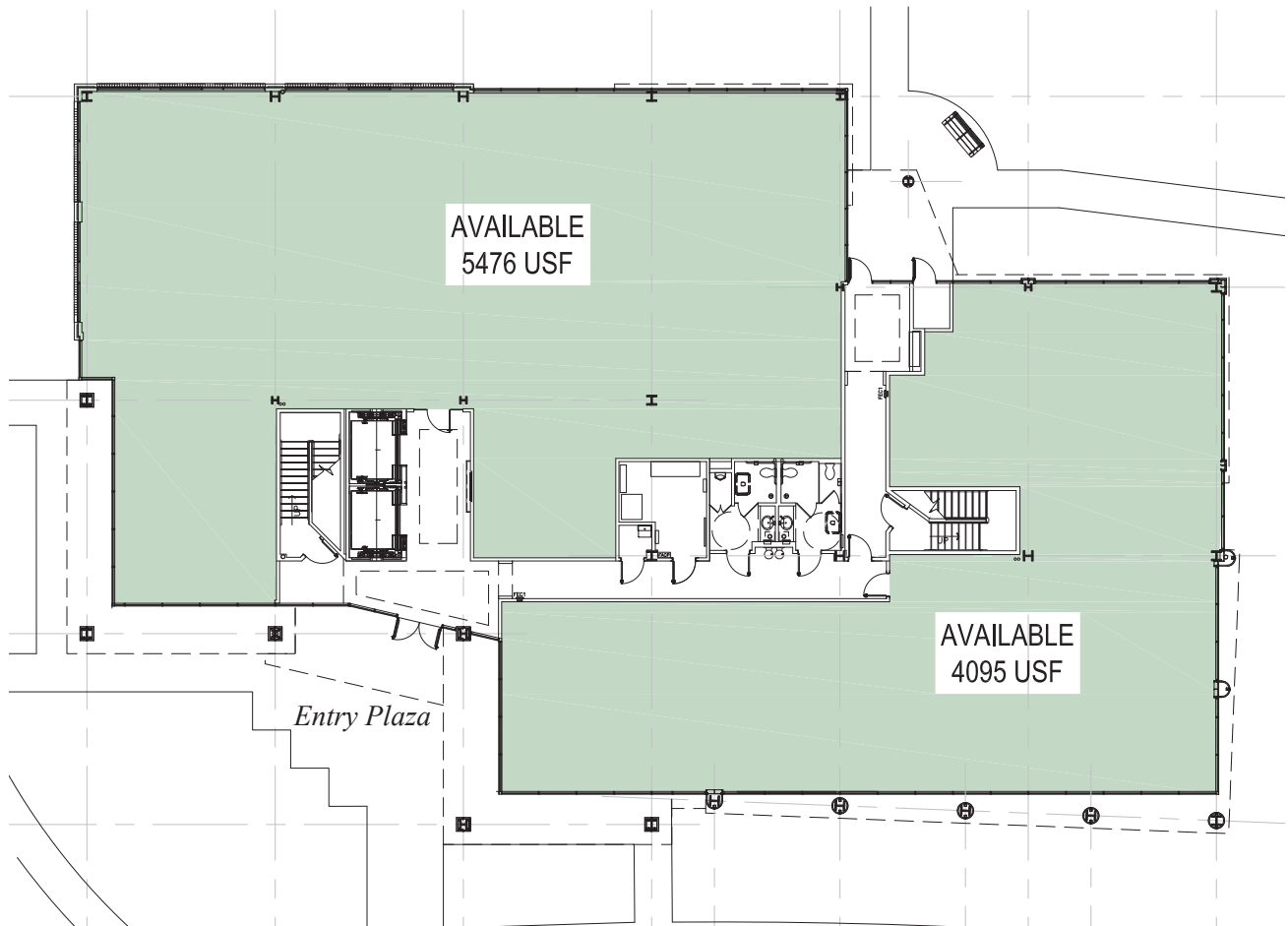
Building Perspective

Drawing Not to Scale

A 5 story office building soon to start construction on Lot 7 will be home to the new corporate office of Agilitas Property Development. Fortis Constructors is the general contractor for construction of this building which was designed by Hayden Architecture and Interiors.

The building will provide approximately 60,000 square feet of office space with a parking ratio of 3.5/1000.

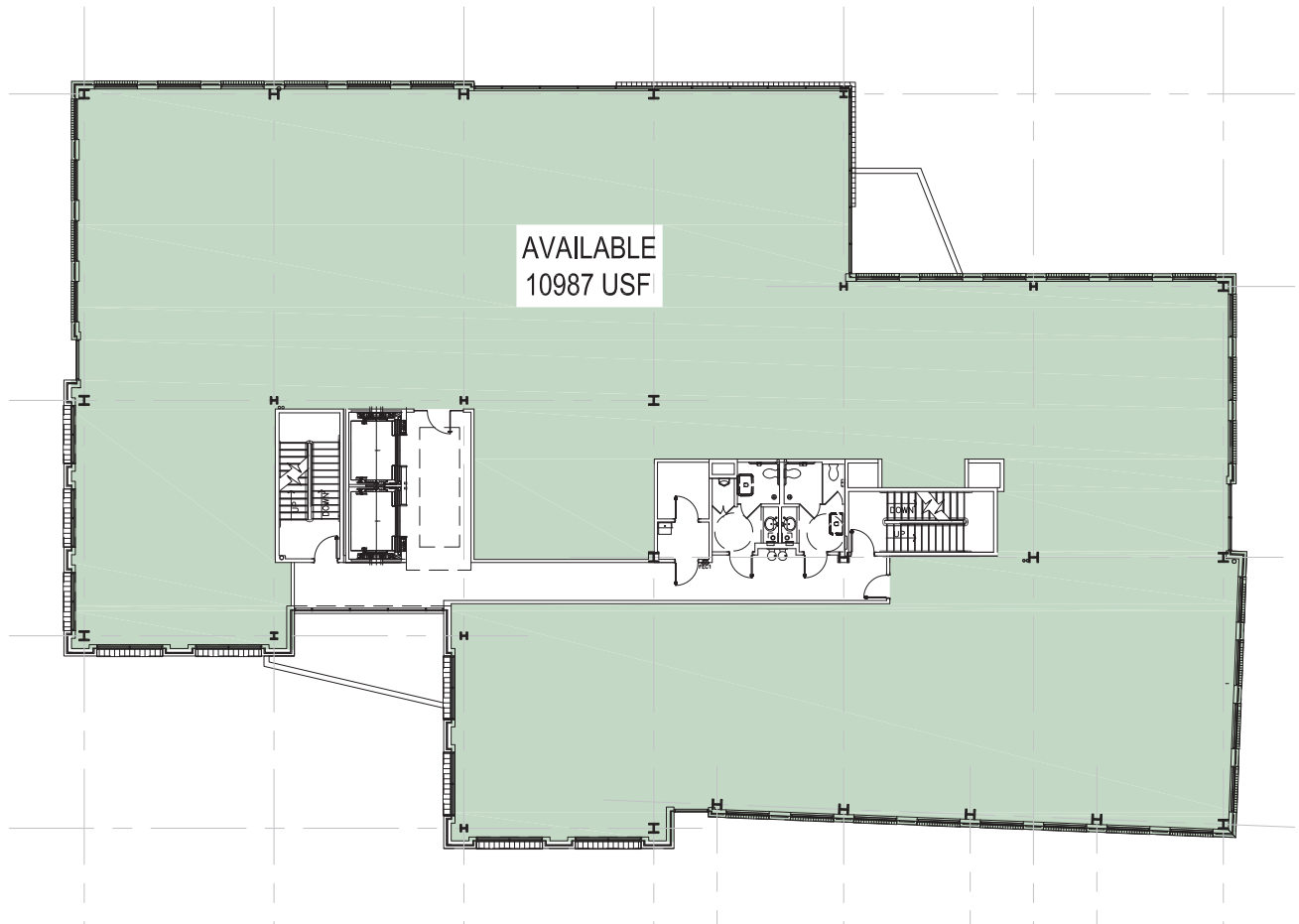
Lot 7 Corporate Office (Construction Pending)



First Floor Lease Plan

Drawing Not to Scale

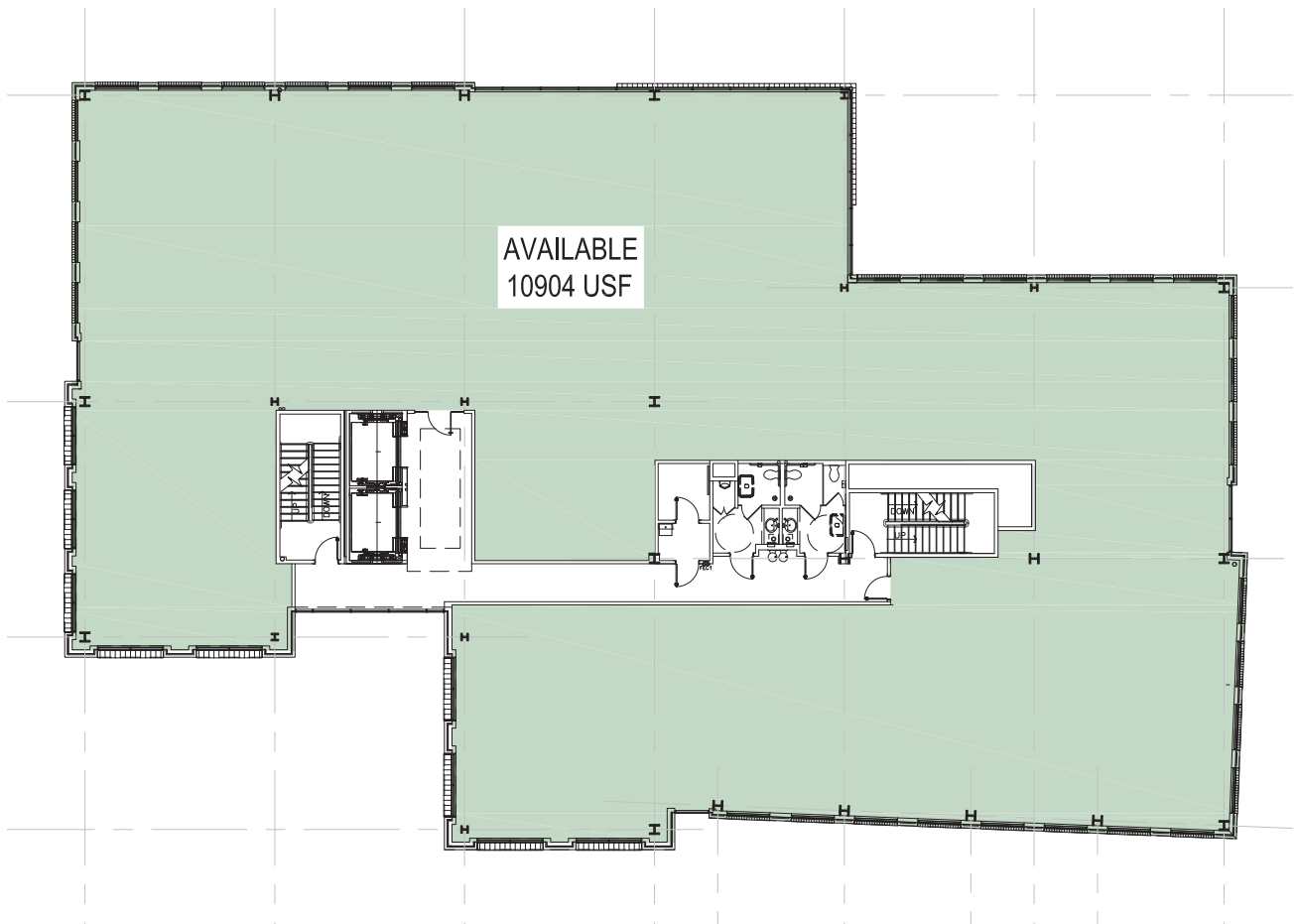
Lot 7 Corporate Office (Construction Pending)



Second Floor Lease Plan

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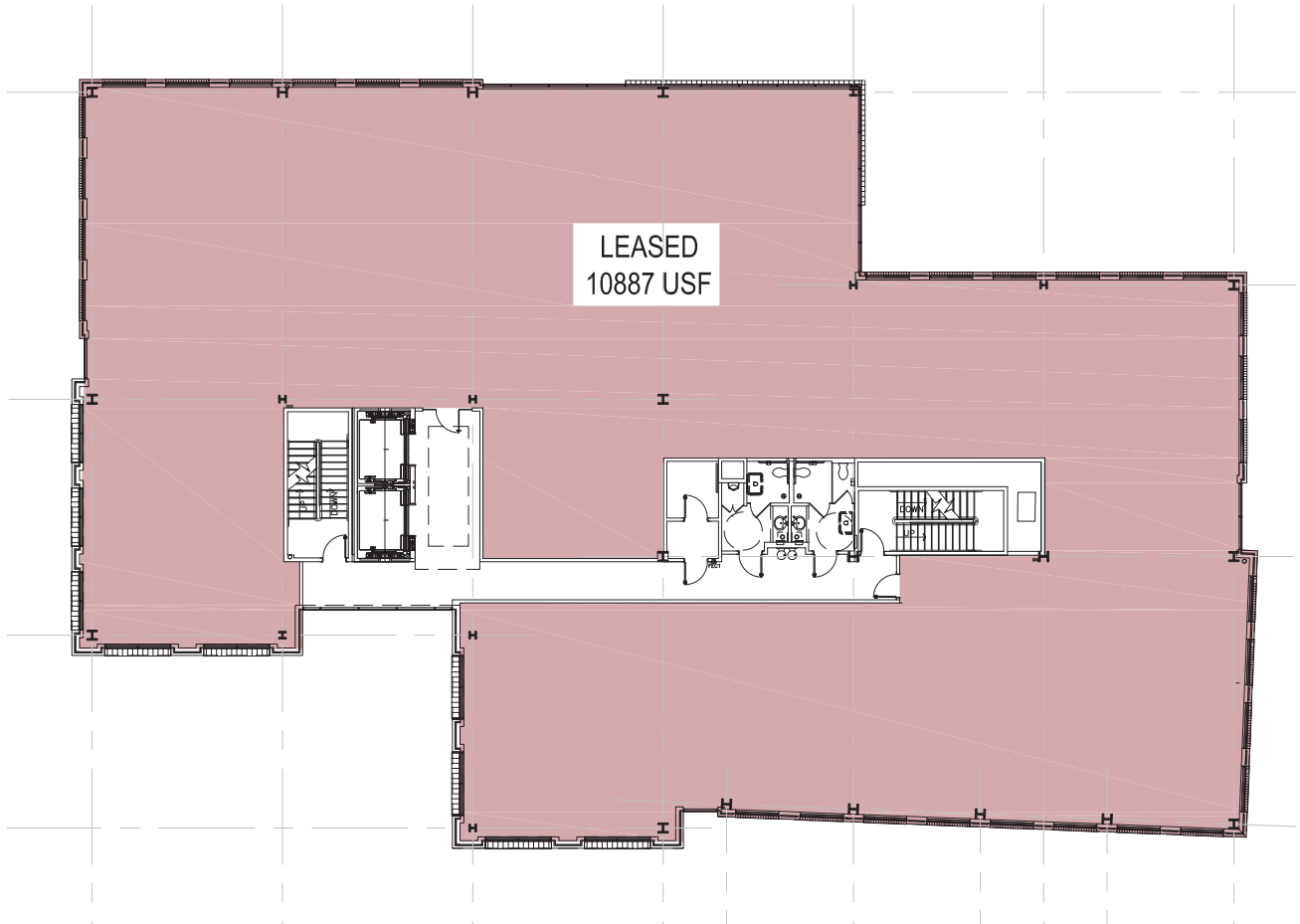
Lot 7 Corporate Office (Construction Pending)



Third Floor Lease Plan

Drawing Not to Scale

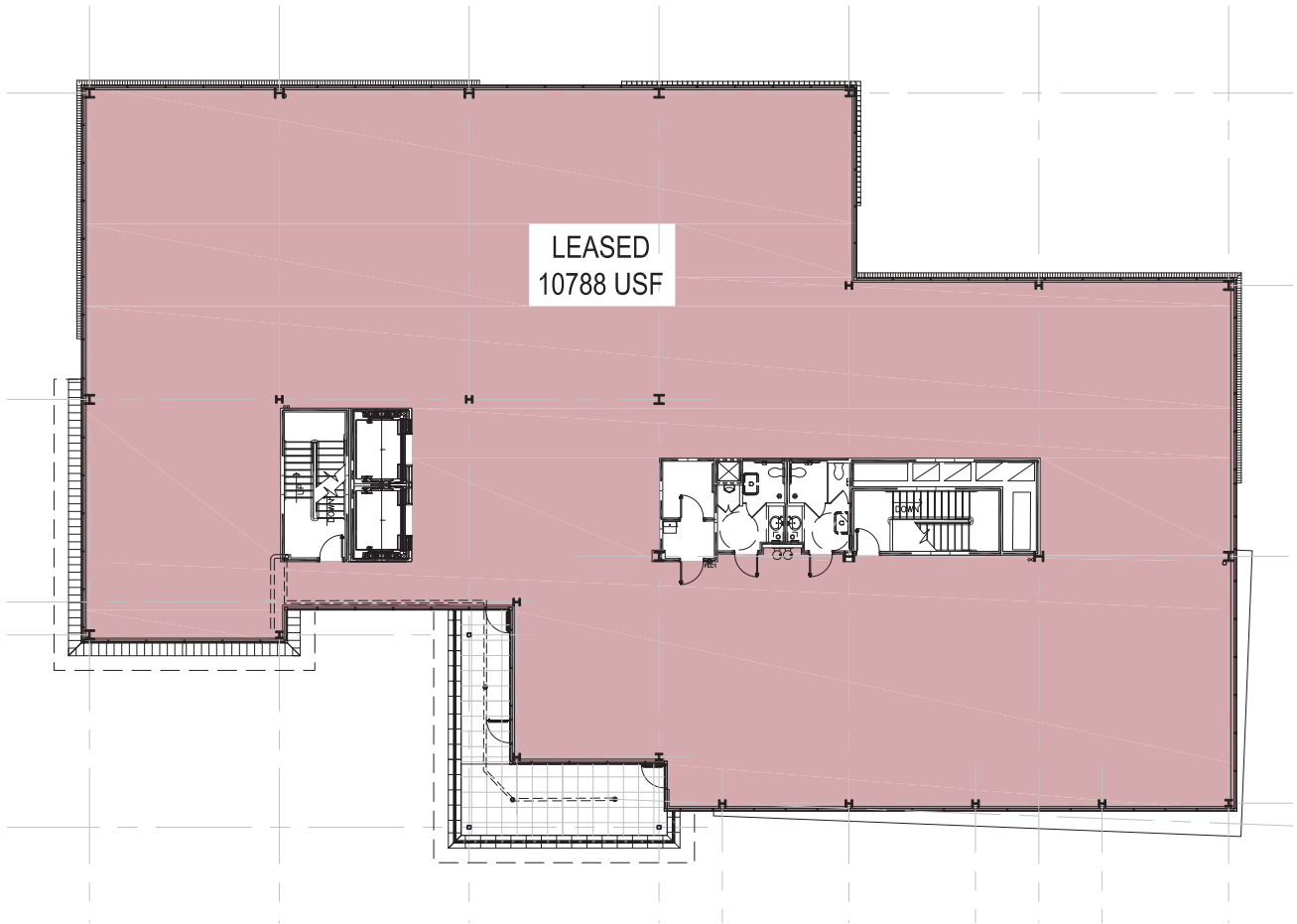
Lot 7 Corporate Office (Construction Pending)



Fourth Floor Lease Plan

Drawing Not to Scale

Lot 7 Corporate Office (Construction Pending)



Fifth Floor Lease Plan

Drawing Not to Scale

Lot 9 Retail



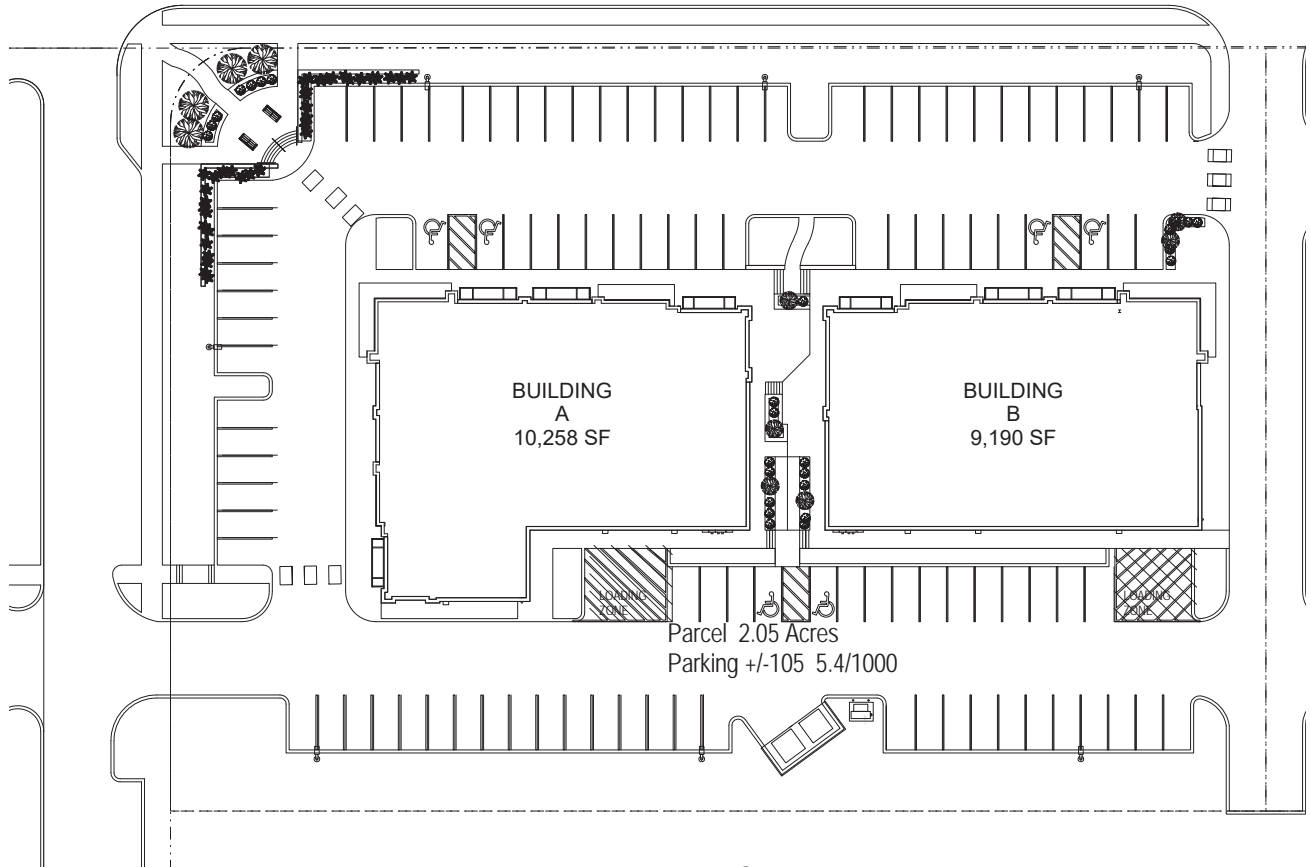
Building Perspectives

Drawing Not to Scale

Located at the intersection of Rutland Drive and Legacy Pointe Boulevard, this one story complex will provide approximately 20,000 square feet of retail space in two buildings. Great for outside dining, a two level courtyard separates the two buildings and connects to parking one the west side of the building.

Designed using crisp lines and contemporary materials, the complex will provide a distinguished retail address.

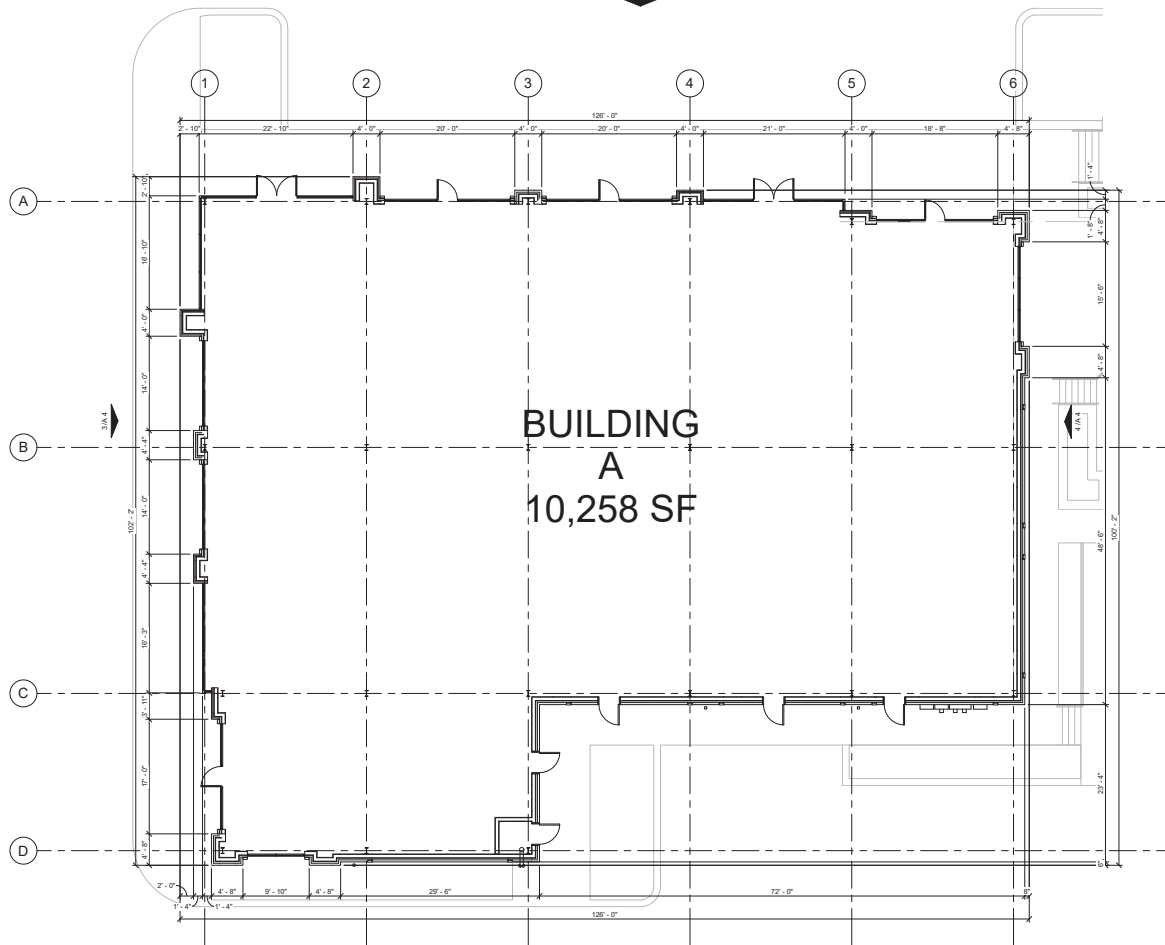
Lot 9 Retail



Lot 9
Site Layout Plan

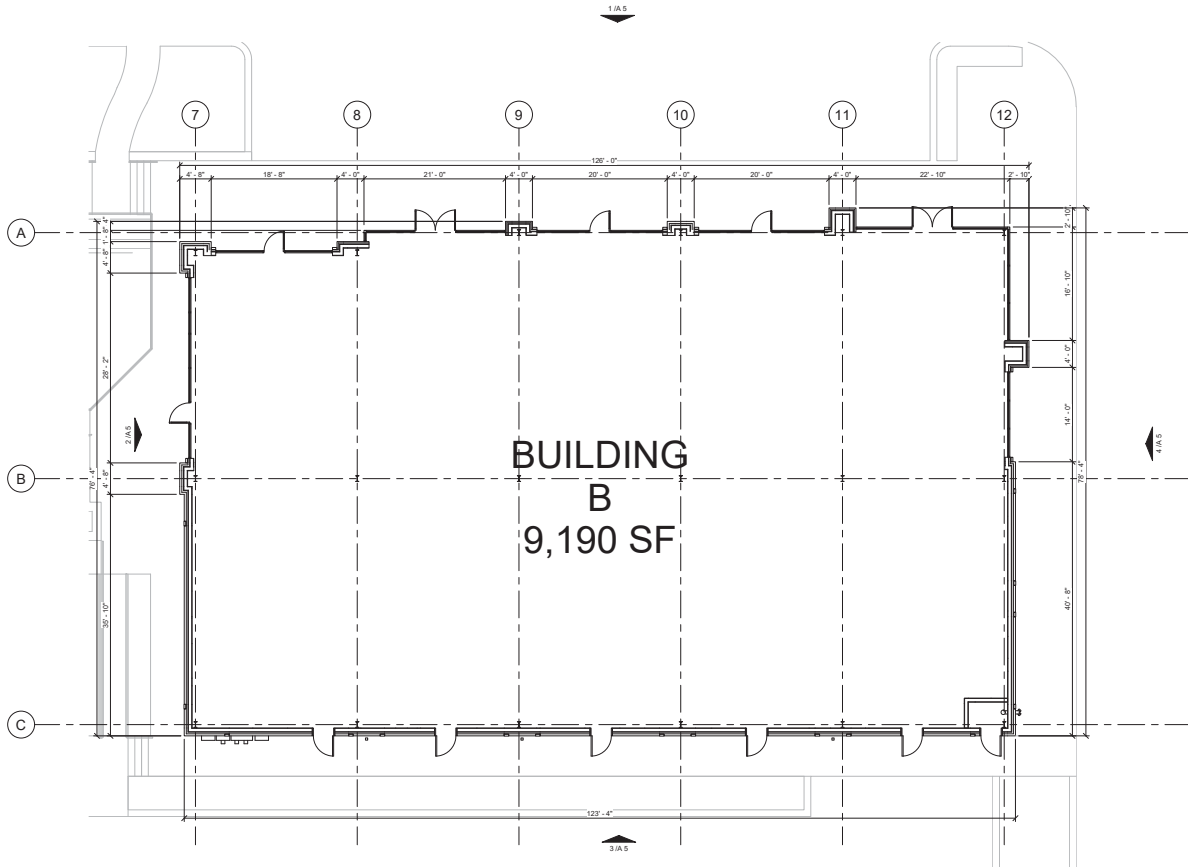
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Lot 9 Retail

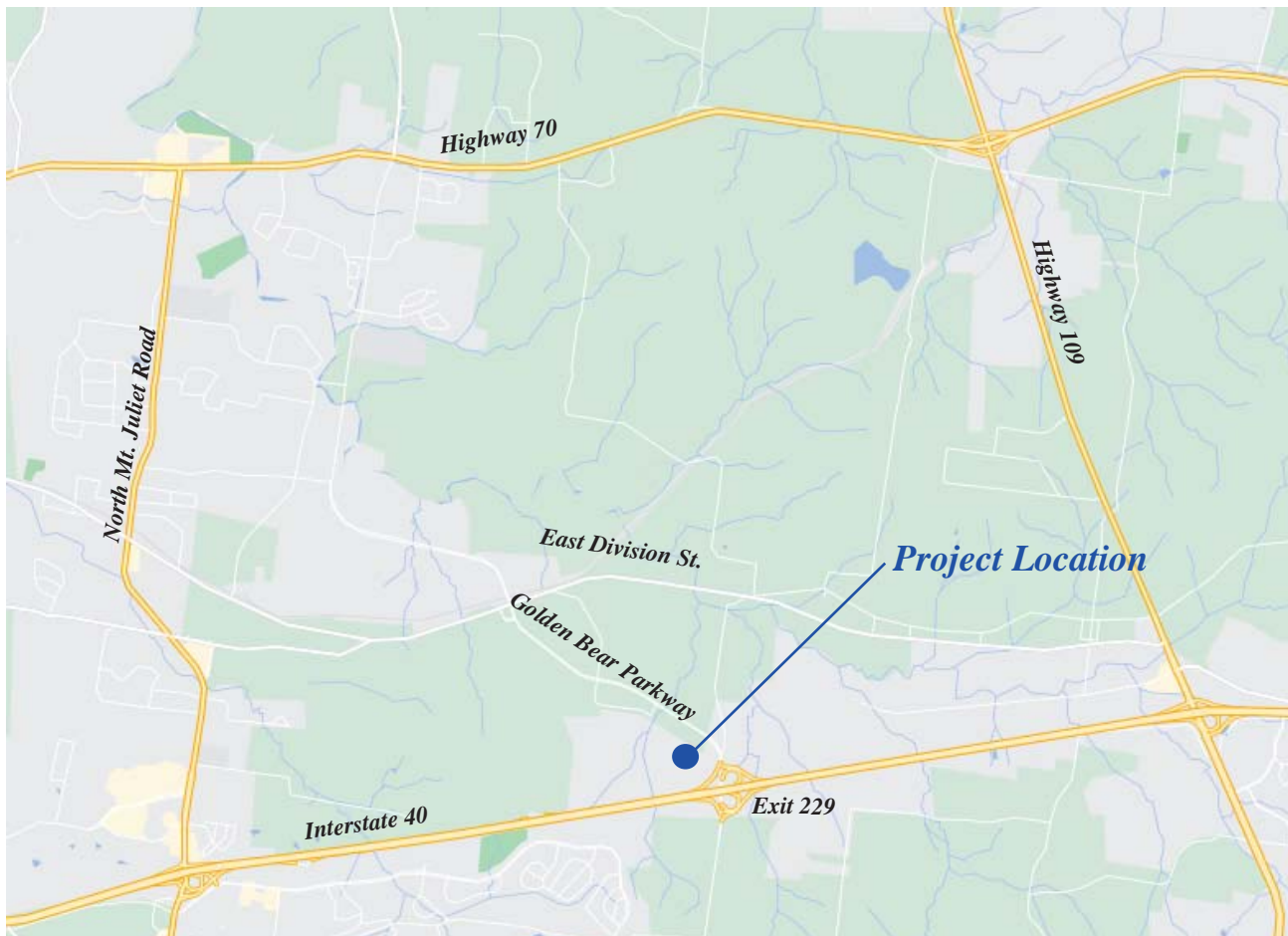


Lot 9
Building A Lease Plan
 Drawing Not to Scale

Lot 9 Retail



Lot 9
Building B LeasePlan
Drawing Not to Scale



Area Map

