

# CORPORATE HEADQUARTER OPPORTUNITY

25 to 135 Acres Available in Nashville MSA



**INTERCHANGE  
NOW OPEN!**



**HyVee**  
EMPLOYEE OWNED

BUCKNER LANE

FUTURE  
TOWN  
CENTER

JUNE LAKE BOULEVARD



**JUNE LAKE**<sup>®</sup>

# Master Plan

June Lake is an expansive and carefully designed 775-acre master plan offering a diverse range of residential and commercial opportunities. Centered around an expansive 11-acre lake and linked by an inviting 2-mile greenway, June Lake provides several opportunities to be a part of a unique and integrated community.

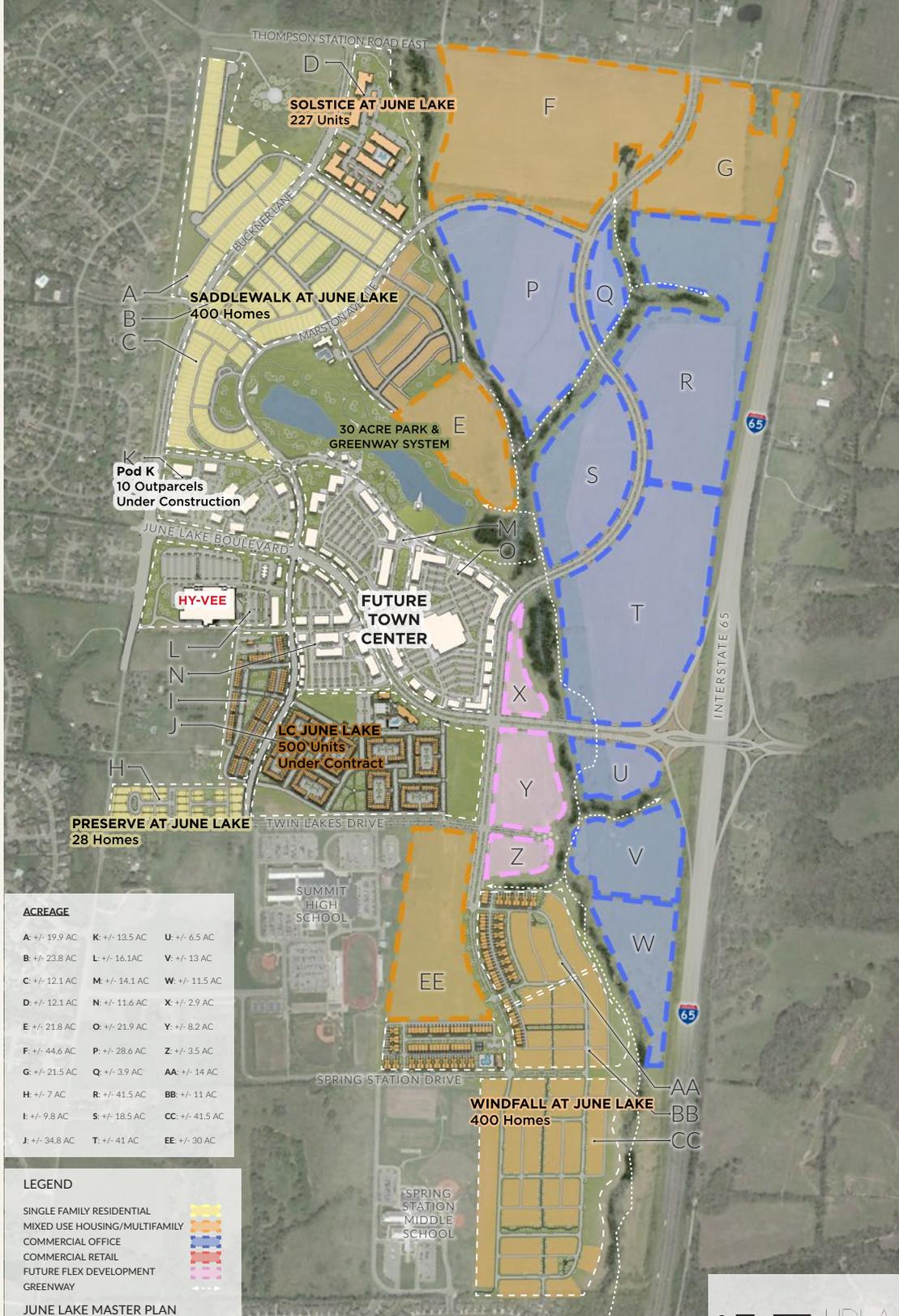
## Entitled For

**3.9 Mil** SF of Commercial Office

**1.3 Mil** SF of Retail/Restaurant

**2,900** Homes

**400** Hotel Rooms



# Prime Corporate Office Relocation Opportunity

## 25 to 135 Acres

Approximately 3 Million SF of Corporate Office Entitlement

**Gateway Commercial Office Zoning** Versatile zoning permits up to 10 stories of office development.

**Vast Development Potential** Create a dynamic office space of up to 3 million square feet.

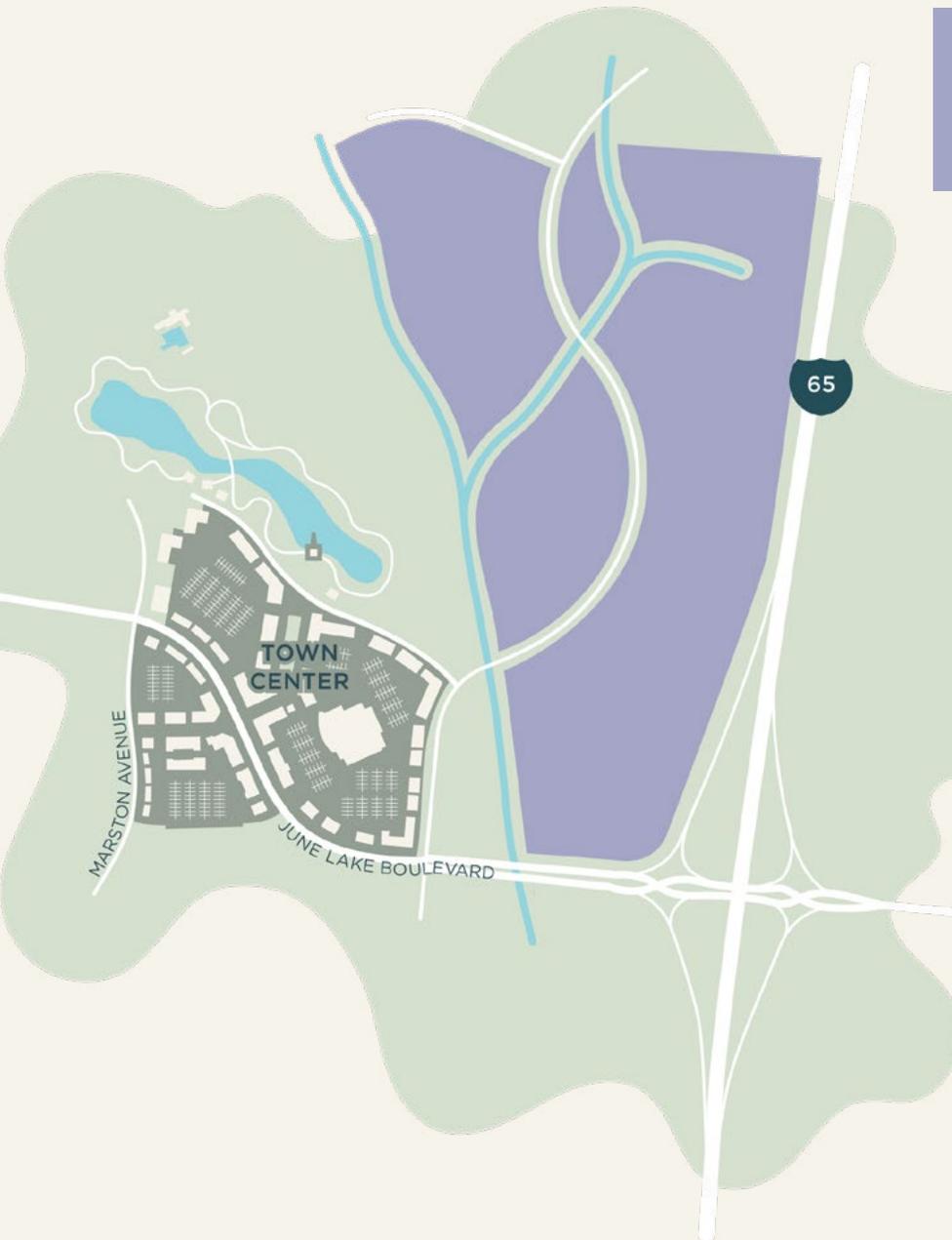
**Striking Interstate Visibility** Benefit from 3,500 feet of interstate frontage, ensuring exceptional exposure.

**Pre-Entitled Blank Slate** Already entitled and ready for your vision, providing a clean canvas for your development.

**Corporate Excellence** Ideal for corporate relocation, company headquarters, or a sprawling corporate campus.

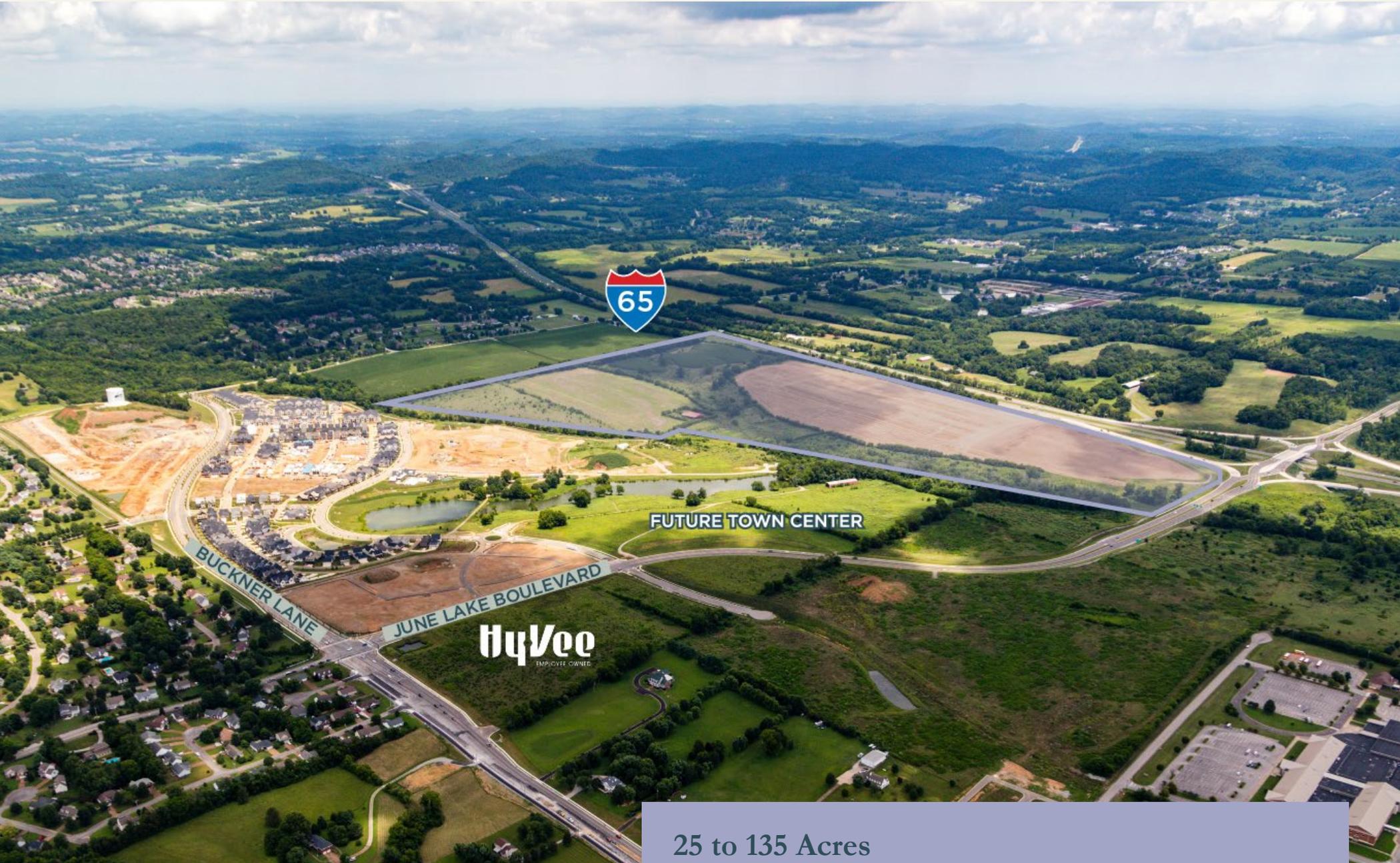
**Enhanced Access** Enjoy immediate I-65 access via the newly opened June Lake Boulevard interchange, enhancing connectivity and convenience for residents and businesses.

**Integrated Community Presence** Nestled within June Lake's vibrant residential community, interconnected by pedestrian pathways for seamless flow.



*For inquiries about additional development opportunities, please contact [Don Alexander](#)*

# Development Opportunity



25 to 135 Acres

Approximately 3 Million SF of Corporate Office Entitlement

# Development Opportunity



# THE JUNE LAKE<sup>®</sup> VISION



## A path to anywhere...

**Gateway to Spring Hill** Proudly serving as the welcoming gateway to the vibrant Spring Hill area.

**Elevated Living** Embrace a fresh perspective, offering an elevated alternative to the ordinary.

**Retail & Office Excellence** A haven for retailers and office users, setting the standard for mixed-use excellence.

**Unique Community Vision** Committed to a 20-minute walk lifestyle, where every amenity is within easy reach

**Tailored Solutions** Innovative living and working options for diverse life stages and needs.

**Pedestrian Paradise** a community designed for easy walking and seamless connectivity.

**School Accessibility** Convenient access to education with a Williamson County high school and a middle school bordering the community.

**Versatility Redefined** Explore an array of residential, retail, and office spaces, tailored to varied requirements.

**Attracting Opportunities** An ideal hub for residents, businesses, and visitors, strategically positioned for success.

## Location



In the heart of Middle Tennessee, situated entirely within Williamson County and conveniently within Spring Hill City limits...

This prime location offers exceptional accessibility to key destinations, ensuring that residents, businesses, and visitors alike can easily connect to the region's most sought-after locales.

**Effortless Interstate Access** June Lake offers immediate and unparalleled access to I-65, a key artery that enhances connectivity throughout the region. This swift access streamlines travel and commerce, positioning June Lake as a central point for efficient movement across Middle Tennessee.

**Enhanced Accessibility** June Lake Boulevard strategically connects two heavily traveled routes, Columbia Pike (Hwy 31) to Lewisburg Pike (Hwy 431). This linkage facilitates convenient commuting from rural regions to I-65, including College Grove, Arrington, Eagleville, and Chapel Hill.

### 20 Minutes

to the historic town of **Franklin**, renowned for its charm, history, and cultural attractions.

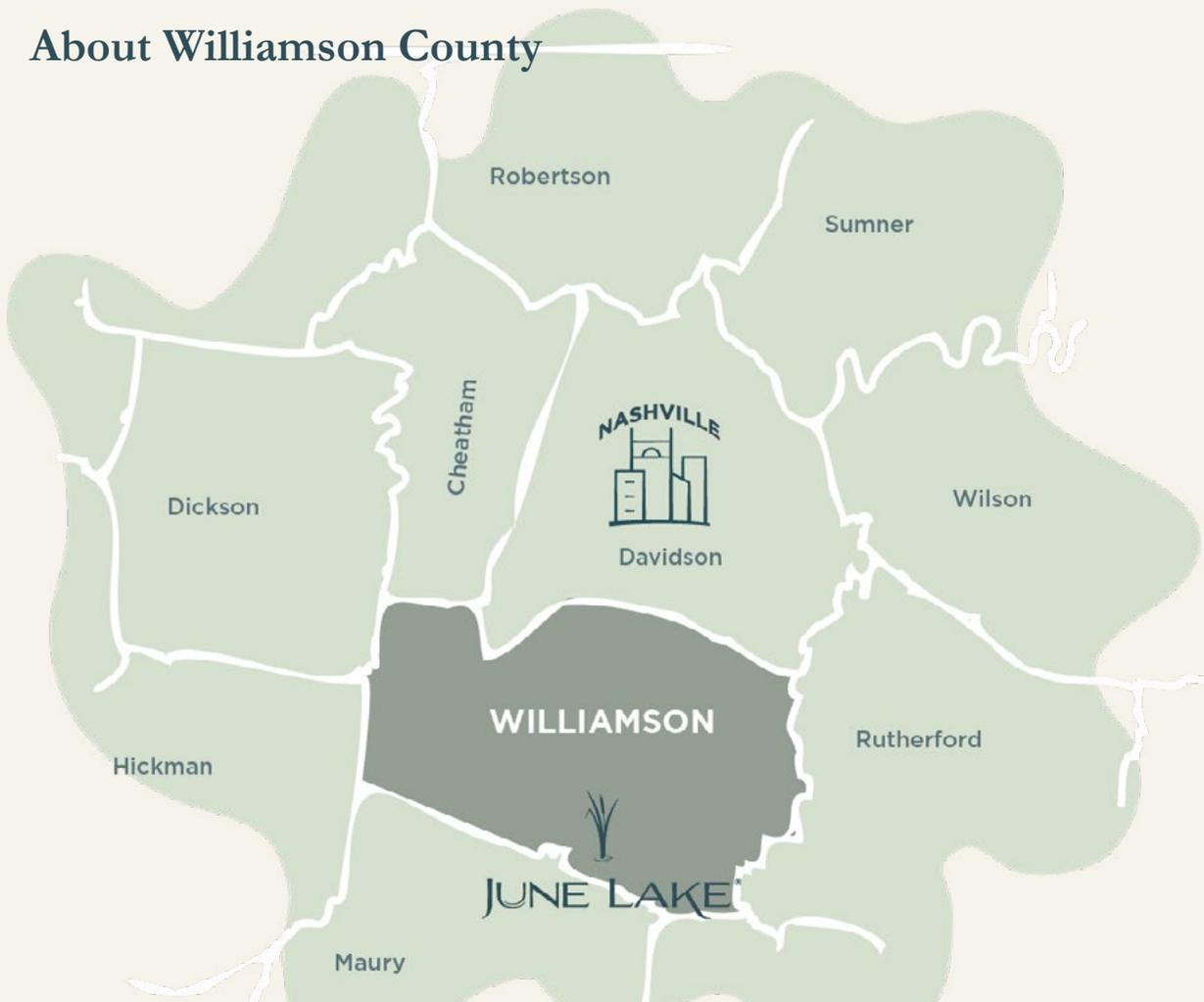
### 25 Minutes

to the vibrant heart of **downtown Nashville**, placing world-class entertainment, culture, and business opportunities at your doorstep.

### 30 Minutes

to **Nashville International Airport (BNA)**, ensuring smooth travel experiences and global connectivity.

# About Williamson County



June Lake's strategic location in Williamson County is a gateway to the thriving Tennessee lifestyle. With the allure of a relaxed way of life, business-friendly policies, and no state income tax, people are flocking to this dynamic state. This upscale suburban haven boasts top-tier education, expansive retail and corporate office spaces, and a remarkable 35% population surge from 2010 to 2020, bolstered by a high standard of living and a median household income of \$111,196.

## WILLIAMSON COUNTY ACCOLADES

- #18 Fastest Growing County in the Country
- Top 5 Lowest Crime Rates in the State
- 14th Richest County in the US
- 3.3% Unemployment Rate (US Average of 6.0%)
- 54.4% Expected Job Growth Over the Next 10 Years (US Average of 33.5%)

## WILLIAMSON COUNTY SCHOOLS ACCOLADES

- #1 Ranked Multi-High School District in the State
- #1 Best School District in the Nashville Area
- 95.9% High School Graduation Rate

## Who's Here?

Home to **25% of Tennessee's Inc. 5000 companies**, including national and international headquarters for over 40 companies.

**12 of the 25** largest publicly traded companies in the Nashville region are in Williamson County.

### CORPORATE PRESENCE INCLUDES:



For more information, contact

**Don Alexander**

615.833.9484

[dalexander@southeastventure.com](mailto:dalexander@southeastventure.com)

