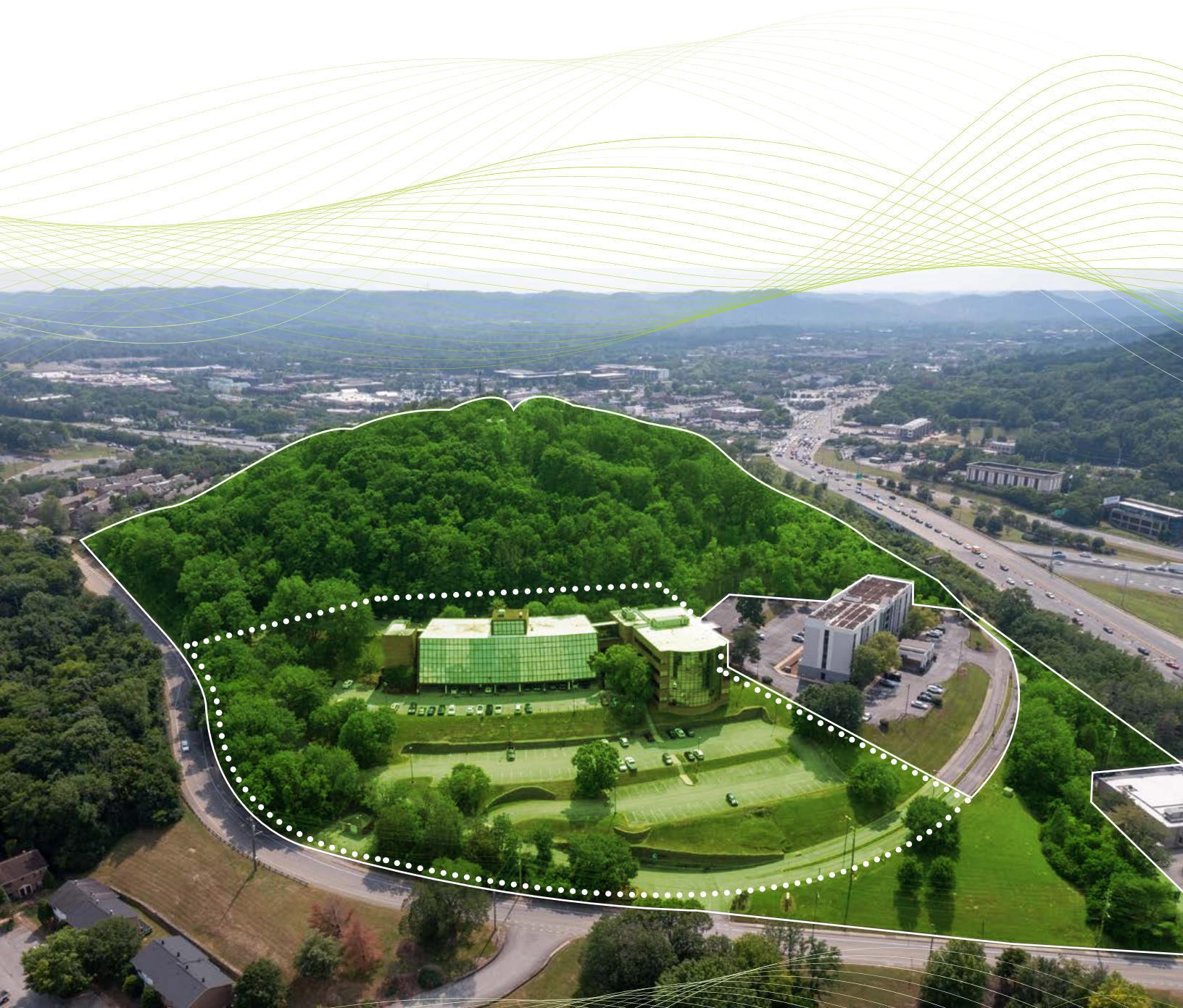


FOR SALE

305 SUMMIT VIEW DRIVE, BRENTWOOD, TN

19.36 Acre Development Opportunity




STREAM

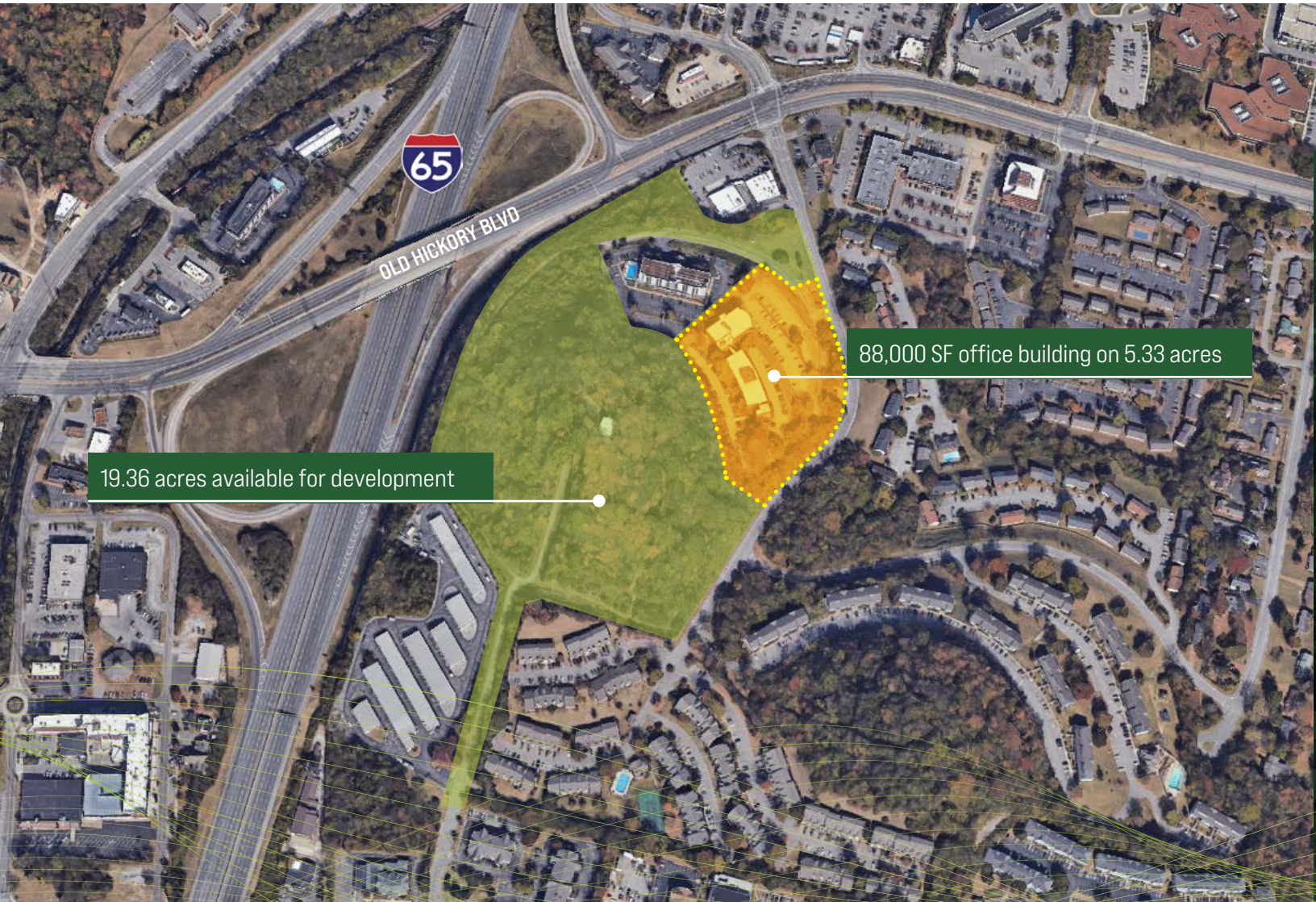
305 SUMMIT VIEW DRIVE, BRENTWOOD, TN

Perfect Location with Endless Opportunities

The only limitation is your imagination. This offering is located in Brentwood, TN, right off I-65 and 11 miles south of Nashville. Brentwood is considered one of the most desirable suburban locations in Tennessee. The city is known for its strong business community and high standard of living.

PROPERTY HIGHLIGHTS

- 19.36 acre development opportunity
- SP zoning approved for 562,000 SF
- Located in Davidson County just outside the Williamson County line
- 88,000 SF office building on 5.33 acres can also be made available for purchase



Brentwood Snapshot

EDUCATED

45.3% 

OF RESIDENTS HAVE A BACHELOR'S, GRADUATE, OR PROFESSIONAL DEGREE

HOUSEHOLD INCOME

41.3% 

OF THE POPULATION HAS AN AVERAGE HOUSEHOLD INCOME GREATER THAN

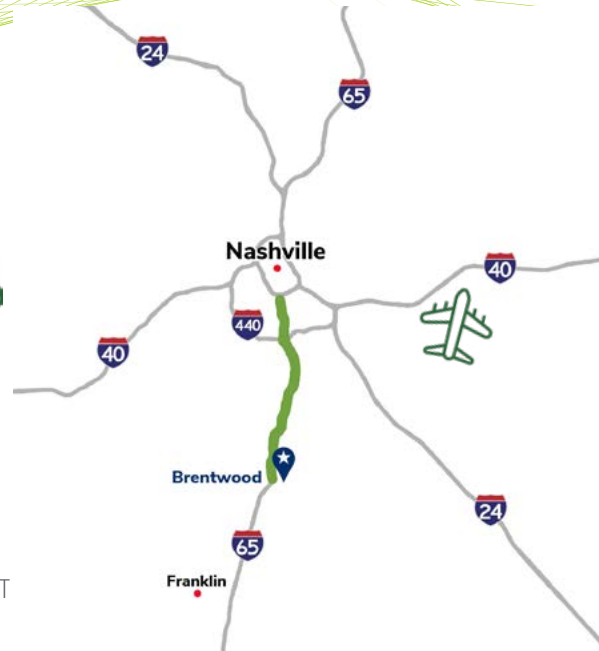
\$200K 

EASILY ACCESSIBLE

10 MIN FROM DOWNTOWN NASHVILLE

15 MIN FROM DOWNTOWN FRANKLIN

20 MIN FROM NASHVILLE INTERNATIONAL AIRPORT



BRENTWOOD'S LARGEST EMPLOYERS



Submarket Snapshot

THE NEED IS THERE

LESS THAN 900,000 SF

OF BUILDINGS HAVE BEEN DELIVERED SINCE 2020

LOW OFFICE VACANCY*

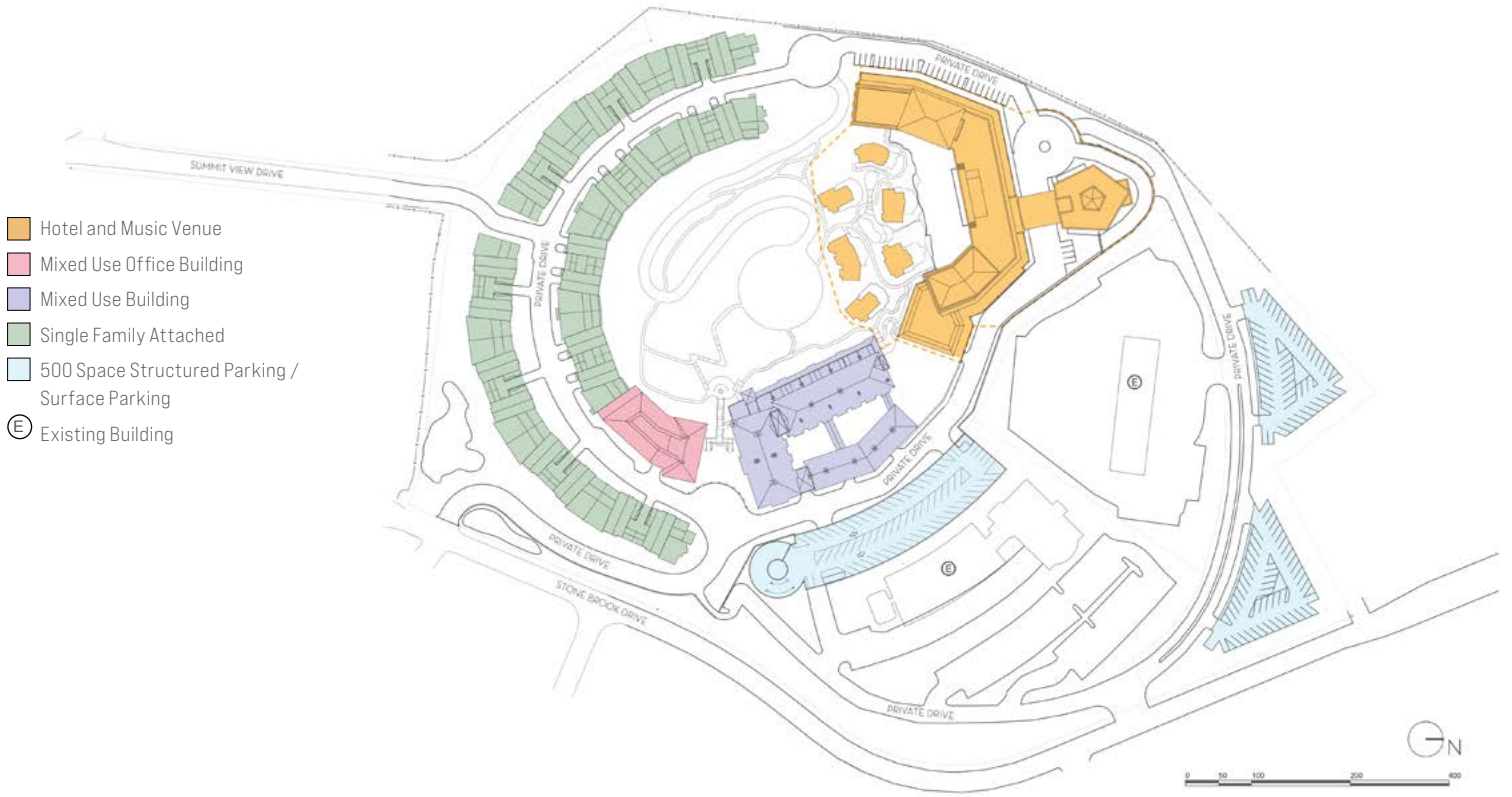
7.66% SUBMARKET OFFICE VACANCY RATE

800 BASIS POINTS BELOW THE MARKET AVERAGE

*Q1 2023



Current SP Site Plan

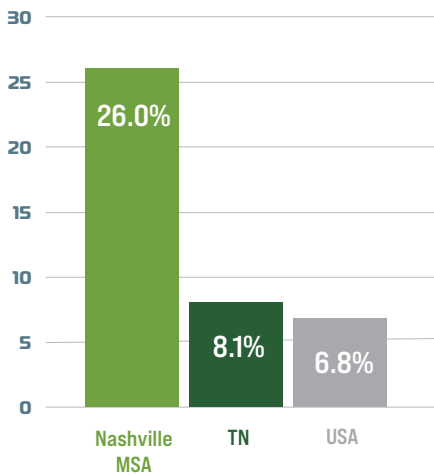


SP APPROVED FOR 562,000 SF MIXED-USE DEVELOPMENT

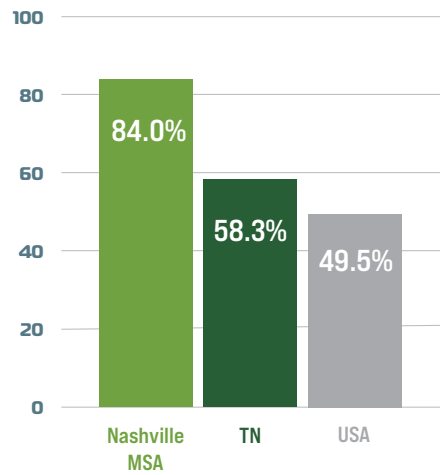


Nashville's Unprecedented Growth

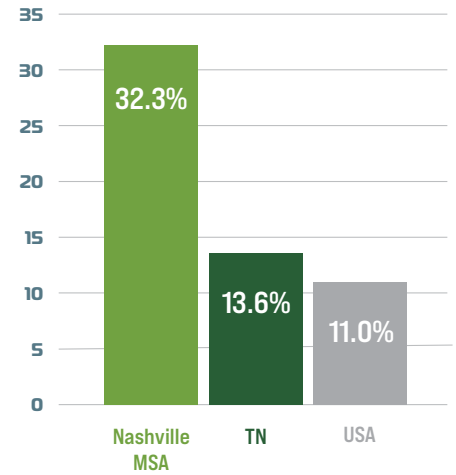
2012-2022
POPULATION GROWTH



GDP GROWTH*



2012-2022 JOB GROWTH



Source: U.S. Bureau of Labor Statistics, U.S. Bureau of Economic Analysis, *2011-2021 Data

Transformative Development

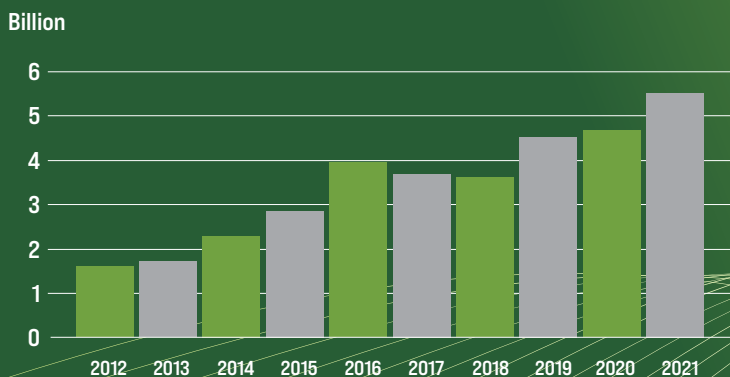
#1 Real Estate Market

ULI/PwC ranked Nashville as #1 real estate market two years in a row

\$10.1B

Public and private investments under construction or planned in next five years

BUILDING PERMITS ISSUED IN NASHVILLE

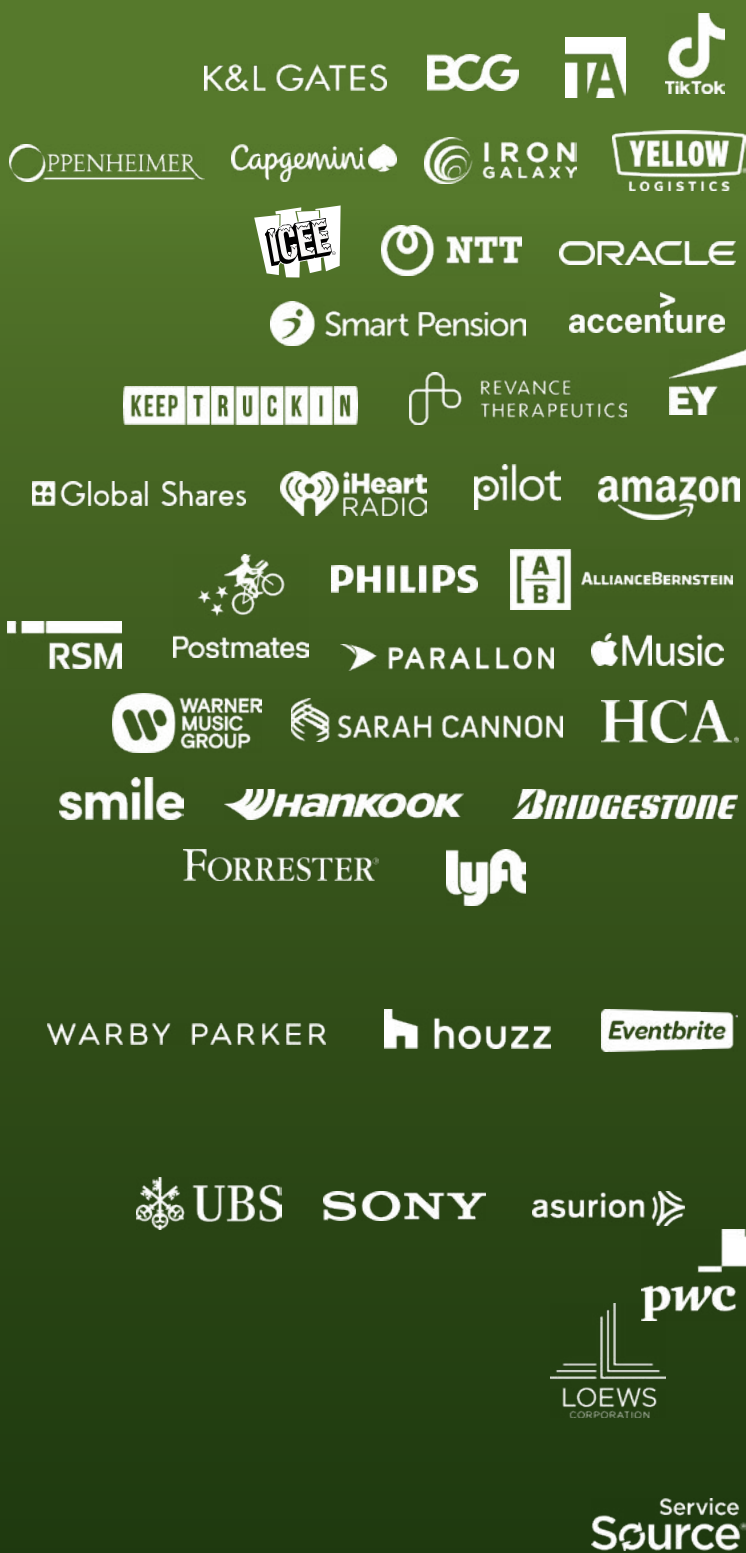


Hottest Job Markets

ACCORDING TO THE WALL STREET JOURNAL, APRIL 2023

1. **NASHVILLE, TN**
2. Austin, TX
3. Jacksonville, FL
4. Dallas, TX
5. Raleigh, NC
6. Atlanta, GA
7. Orlando, FL
8. Charlotte, NC
9. Salt Lake City, UT
10. Miami, FL

Nashville Corporate Relocations & Expansions



2023



2022



2021



2020



2019



2018



2017



2016



2015



2014



2012



2011



2010

2009



2008

2007

2006



DOWNTOWN

SUBURBAN

Location and Accessibility



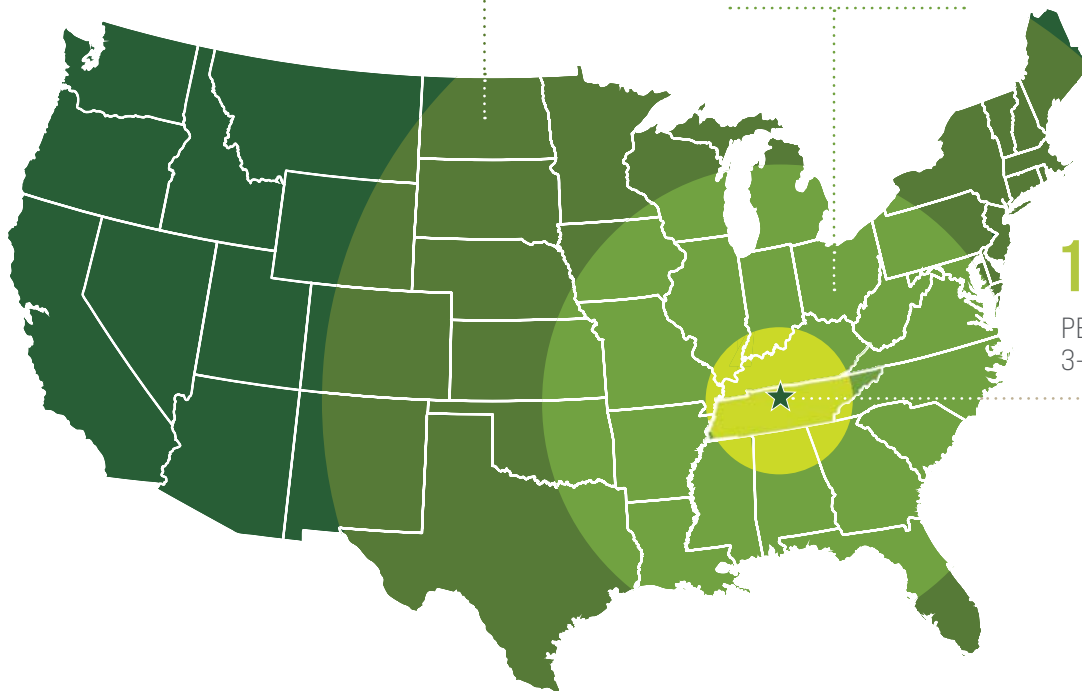
2-Day

TRUCKING DISTANCE



75%

OF THE U.S. MARKET IS WITHIN A 2-HOUR FLIGHT



12 million

PEOPLE LIVE WITHIN A 3-HOUR DRIVE

3 Major Interstates

1 OF 6 U.S. CITIES THAT HAVE A CONVERGENCE OF 3 MAJOR INTERSTATES





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