

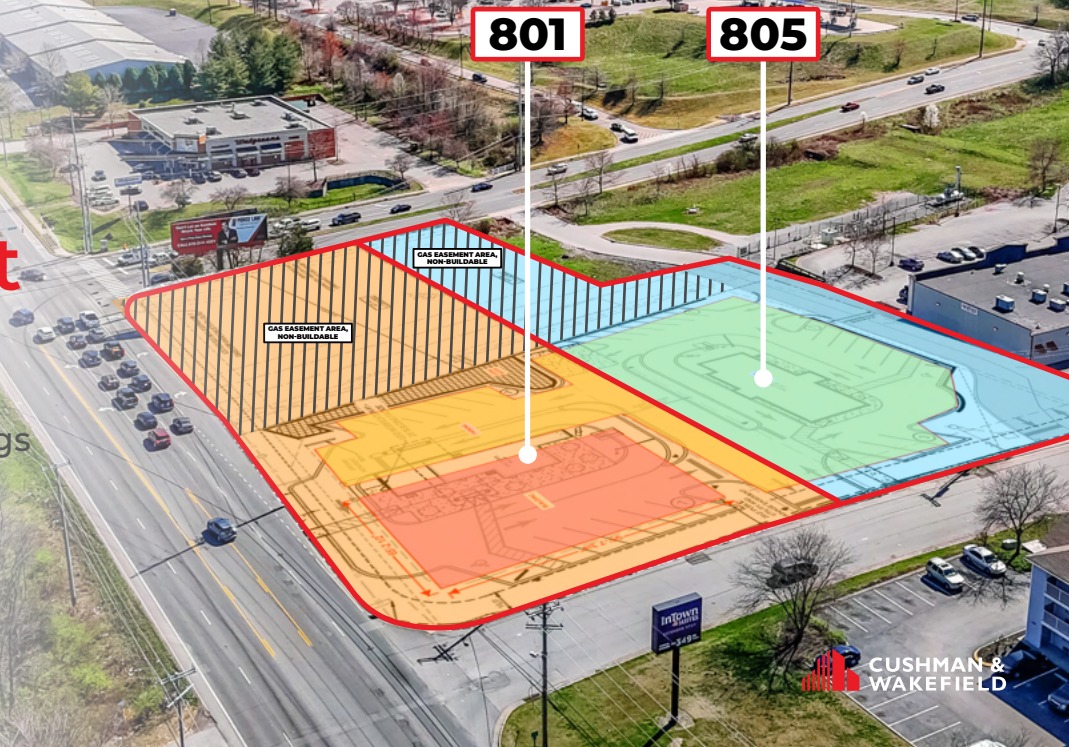


GOMEZGROUP

Hard Corner Development Opportunity

801 & 805 Hamilton Crossings
Antioch, TN 37013
(Nashville MSA)

**Parcels may be purchased separately or
combined for a larger development*





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CA Lic 01753933

Listed in Conjunction with
Tennessee Broker of Record:

Brian Brockman

Bang Realty, Inc.

TN Lic 343847



Hard Corner Development Opportunity

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4

INVESTMENT HIGHLIGHTS

6

PROPERTY OVERVIEW

8

NEARBY AREA
DEVELOPMENTS

15

SITE PLAN OVERVIEW

18

PERMITTED USES

21

LOCATION OVERVIEW

23

DEMOGRAPHICS

**Hard Corner
Development
Opportunity**

801 & 805
Hamilton Crossings
Antioch, TN 37013
(Nashville MSA)

Total Land:

2.47 Acres
(107,771 SqFt)

Total Buildable:

1.10 Acres
(47,916 SqFt)

Lot 3A 801 Land:

±1.28 Acres
(±56,161 SqFt)



GOMEZGROUP

Lot 3B 805 Land:

±1.12 Acres
(±49,035 SqFt)



- ❏ Parcels May be Purchased Separately or Combined for a Larger, 2.47 Acre Lot, Development Opportunity with Ample Parking - See Proposed Site Plan pg. 17
- ❏ \$8,400 Additional Annual Rent on 15 Year Ground Lease for Billboard
- ❏ Rough Graded on Delivery, Utilities Stubbed
- ❏ Metro Area Population Increased 1.62% from 2023 to 2024
- ❏ 3-Mile Population is Over 77,700 with Average HHI of \$72,700
- ❏ Located Nearby Several New Developments with Projected 3.3% Economic Growth, Outperforming National Growth Rate of 2.4% in 2024
- ❏ Less than 12 Miles Southeast from Downtown Nashville, in the Heart of Tennessee Valley
- ❏ Close Proximity to TN State Route 254, Servicing Two Main Retail Corridors

- Within 9 Miles of Nashville International Airport, Servicing Over 21MM Annual Visitors and Percy Priest Lake with Over 5MM Visitors, per Year
- Strategically Placed at Hard Corner Intersection of Hamilton Crossings and Murfreesboro Pike
- Dense Residential in Immediate Area with Over 3,250 Apartment Units in 2 Mile Radius
- Directly Adjacent to Walmart Supercenter and Several National Retailers such as Wells Fargo ATM, Dairy Queen, InTown Suites Extended Stay, Walgreens, Domino's Pizza, and More
- Less than 1 Mile from Priest Lake Plaza, a 109,077 SF Shopping Center with Several National Retailers and Over 14,200 Visitors per Week, per Placer.ai
- Excellent Frontage on Murfreesboro Pike (39,189 VPD)



- ❑ Less than 1.5 Miles from Mt. View Marketplace, a 101,888 SF Shopping Center with National Retailers such as Petco, AutoZone Auto Parts, Publix Super Market, Subway, Ace Hardware, and More
- ❑ Less than 3 Miles from Century Farms Development, a 300-Acre Master-Planned Development that Includes Tanger Outlet Mall, a Newly Developed Center; Opened October 2023
- ❑ Within 2 Miles of The Ravelle at Ridgeview Apartments, a 2023 Newly Built Multi-Family Development with 324 Units
- ❑ Several Hotels in 2.5 Mile Radius, with Over 660 Rooms Combined
- ❑ Less than 8 Miles from Nashville Zoo at Grassmere with Over 1.2MM Visitors, per Year



GLOBAL MALL MASTER PLAN:

☑ Formerly known as Hickory Hollow Mall, the site has been vacant for several years but finally has a 7 to 10 year multi-phase development which will include:

- Community center, library, and Ford Ice Center
- Transit Center Hub – Global Mall is the southern terminus on the Murfreesboro Pike/Bell Road WeGo transit corridor, the highest ridership bus route in Nashville, Tennessee
- Parking garage and hotel
- Space for performing arts, museums, restaurants, retail, and art studios
- Mixed-used buildings with housing and ground-floor retail



SOURCE

CENTURY FARMS DEVELOPMENT: A 300+ ACRE, MIXED-USE MASTER-PLANNED DEVELOPMENT

- ☑ Development will include new roads, traffic signals and utilities on undeveloped land, Nashville Soccer Club Headquarters, several multi-family units, four hotels, F&B operators such as Panera Bread, Chipotle, Whataburger, Xfinity, and more
- ☑ Tanger Outlets located at Century Farms – Opened October 2023 with more than 60 national retail brands and has over 627K visitors, per Placer.ai



SOURCE

NASHVILLE'S 1ST IN-N-OUT – SCHEDULED TO OPEN BY 2026

- 📍 Located at 4136 William Turner Pkwy in Century Farms Development



TWO UPPER MIDSCALE HOTELS – MAY 2024 CONSTRUCTION; PLANNED OPENING 2025

- 📍 TownePlace Suites by Marriott with 93 rooms
- 📍 Fairfield by Marriott Inn & Suites with 100 rooms



THE CROSSINGS APARTMENTS

- 📍 New 2023 construction with 360 units & 35,000 SF of retail space

NASHVILLE'S 1ST WAWA LOCATION – PLANNED OPENING IN 2025

- 📍 Future location at 3332 Murfreesboro Pike



MURFREESBORO PLANNED PROJECT – COMING SOON

- 📍 An 8.5-acre mixed-use development to include five buildings for commercial and residential spaces
- 📍 Future location at 4037 & 4051 Murfreesboro Pike



HARD CORNER DEVELOPMENT OPPORTUNITY



PRIEST LAKE PLAZA
0.8 MILES
CRUNCH FITNESS
CHURCH'S
Krystal
BANK OF AMERICA

THE VILLAGES AT STONEWOOD
408 UNITS

WEATHERLY RIDGE APARTMENTS
240 UNITS
Wendy's
DOLLAR GENERAL
KFC

HAMILTON CREEK APARTMENTS
116 UNITS
Wawa
PLANNED OPENING 2025

THE CASCADES APARTMENTS
340 UNITS

CHARGERS
THOMAS EDISON ELEMENTARY SCHOOL
±612 STUDENTS

APOLLO
APOLLO MIDDLE SCHOOL

THE VILLAGES OF MEADOWWOOD APARTMENTS
400 UNITS

HICKORY HIGHLANDS APARTMENTS
460 UNITS

GLOBAL MALL AT THE CROSSING
2.3 MILES
A MULTI-PHASE DEVELOPMENT

InTown SUITES
121 ROOMS

Ezell-Harding
CHRISTIAN SCHOOL
3449 STUDENTS

HAMILTON CHURCH RD
(12,922 VPD)
MURFREESBORO PIKE
(39,189 VPD)

MT. VIEW RD
(21,098 VPD)

HOBSON PIKE

ANTIOCH
NASHVILLE NETWORK

FORD ICE CENTER

MT. VIEW RD
(21,098 VPD)

Nashville State Community College
21,075
AVERAGE ANNUAL STUDENT ENROLLMENT

McDonald's
Firestone
Reach
CHUCK E. CHEESE

RIDGEVIEW SINGLE-FAMILY HOMES COMMUNITY
324 UNITS

SHOPPES AT HICKORY HOLLOW
Kroger
metro
cricket
HER BLOCK
Little Caesars

MT. VIEW MARKETPLACE
1 MILE
Publix
ACE Hardware
petco
SUBWAY
postspace/health
Auto Zone
popeye's

METRO NASHVILLE PUBLIC SCHOOLS
J.F. KENNEDY MIDDLE SCHOOL
±824 STUDENTS

HARBOR FREIGHT TOOLS FOR SCHOOLS
Red Lobster

Comfort Suites
97 ROOMS

BELL RD
(32,070 VPD)

HYUNDAI OF HICKORY HOLLOW

Hampton Inn
85 ROOMS

BELL FORCE SQUARE
SHOE CARNIVAL
SALLY BEAUTY
TP Mobile
Rainbow

KIPP:
ANTIOCH COLLEGE PREP
OPENED AUGUST 2023

ANTIOCH HIGH SCHOOL
APPROX. 2,000 STUDENTS

THE MONSTER
Super 8
60 ROOMS

KNIGHTS INN
60 ROOMS
ANTIOCH QUARTERS INN AND SUITES
40 ROOMS

FLOOR DECOR

THE CROSSINGS APARTMENTS
BUILT IN 2023
360 UNITS & 35,000 SF OF RETAIL SPACE

Holiday Inn
118 ROOMS

BUICK
Mobile
Rainbow

bp

amazon

MURFREESBORO PIKE PLANNED PROJECT
8.5 ACRE
MIXED-USE DEVELOPMENT

IN-N-OUT
SCHEDULED TO OPEN BY 2026

Best Western PLUS Residency
82 ROOMS

FREELAND BUSINESS HOMESTORE
Ashley

CENTURY FARMS
300+ ACRE
MASTER-PLANNED DEVELOPMENT

Tanger Outlets
OPENED OCTOBER 2023

TownePlace Suites
FAIRFIELD
PLANNED OPENING 2025

JOTO
WIRTGEN

805
(LOT 3B)

801
(LOT 3A)



GAS EASEMENT AREA,
NON-BUILDABLE

GAS EASEMENT AREA,
NON-BUILDABLE

801
(LOT 3A)

805
(LOT 3B)



GAS EASEMENT AREA,
NON-BUILDABLE

GAS EASEMENT AREA,
NON-BUILDABLE

**HICKORY HIGHLANDS
APARTMENTS**
460 UNITS

**TOWNES AT
HAMILTON
APARTMENTS**
105 UNITS

EH EZELL-HARDING
CHRISTIAN SCHOOL
±449 STUDENTS

CATO
elwood staffing

805
(LOT 3B)

801
(LOT 3A)

**THE VILLAGES OF
MEADOWOOD
APARTMENTS**
400 UNITS

PRIEST LAKE PLAZA
0.8 MILES
BRANCH
FITNESS
CHURCH'S
Krystal
BANK OF AMERICA

BNA
Nashville International Airport
Pizza Hut
MIDAS
Wendy's

CENTURY FARMS
300+ ACRE
MASTER-PLANNED
DEVELOPMENT
**GLOBAL MALL AT
THE CROSSING**
2.3 MILES
A MULTI-PHASE DEVELOPMENT

GameStop
Jackson Hewitt
WING-STOP

**InTown
SUITES**
121 ROOMS

**FUTURE
DEVELOPMENT
OPPORTUNITY
COMING SOON**

**Hood
Distribution**
DO Dairy Queen

jiffylube
Kwik Sak
SONIC

NOTES

KFC

**VILLAGES AT
FOREST VIEW
APARTMENTS**
307 UNITS

DOLLAR GENERAL

**CVS
pharmacy**

HAMILTON CROSSINGS

MURFRESBORO PIKE (39,189 VPD)

HAMILTON CHURCH RD (12,922 VPD)

**GAS EASEMENT AREA,
NON-BUILDABLE**

**GAS EASEMENT AREA,
NON-BUILDABLE**

MT. VIEW MARKETPLACE
1 MILE

Publix
petco
SUBWAY
fastpace health

ACE Hardware
Auto Zone
popeyes

Walgreens

Walmart
Supercenter

801
(LOT 3A)

805
(LOT 3B)

Tanger Outlets
OPENED OCTOBER 2023

SHOPS AT HICKORY HOLLOW

Kroger
metro
cricket

CITITRENDS
boost
H&R BLOCK
Little Caesars

GLOBAL MALL AT THE CROSSING
2.3 MILES
A MULTI-PHASE DEVELOPMENT

Comfort Suites
97 ROOMS

Holiday Inn
118 ROOMS

Signia
60 ROOMS

Hampton Inn
85 ROOMS

CENTURY FARMS
300+ ACRE MASTER-PLANNED DEVELOPMENT

IN-N-OUT
SCHEDULED TO OPEN BY 2026

WELLS FARGO

Wawa
PLANNED OPENING 2025

ADD Vantage
Caster & Material Handling
Sterling Window Systems, Inc.

GameStop
Jackson Hewitt
WING STOR

TOWNES AT HAMILTON APARTMENTS
105 UNITS

CATO
elwood staffing

41

SIGNALIZED INTERSECTION

HAMILTON CHURCH RD (12,922 VPD)

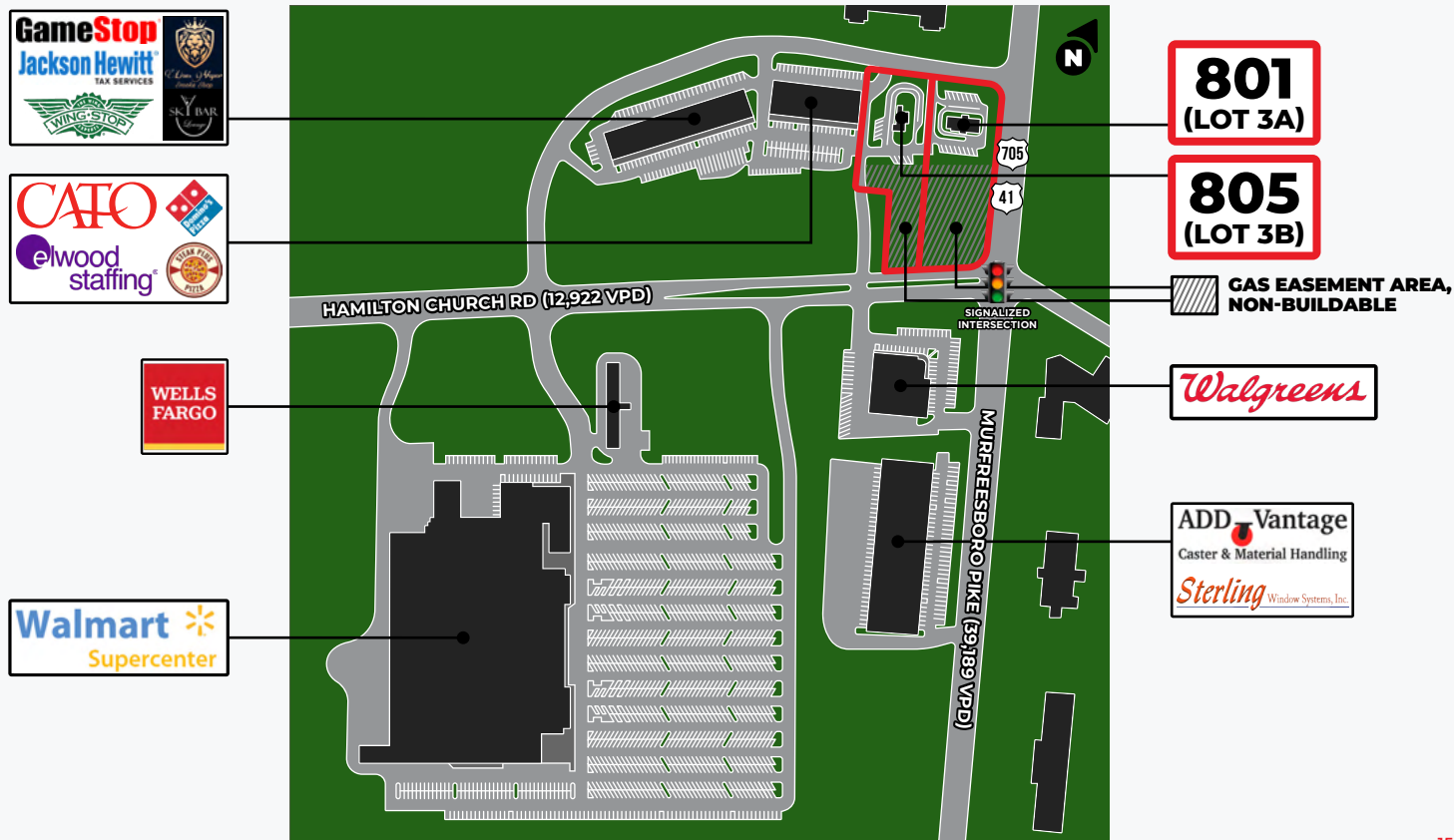
MURFREESBORO PIKE (39,189 VPD)

HAMILTON CROSSINGS

HAMILTON CREEK APARTMENTS
116 UNITS

InTown SUITES
121 ROOMS

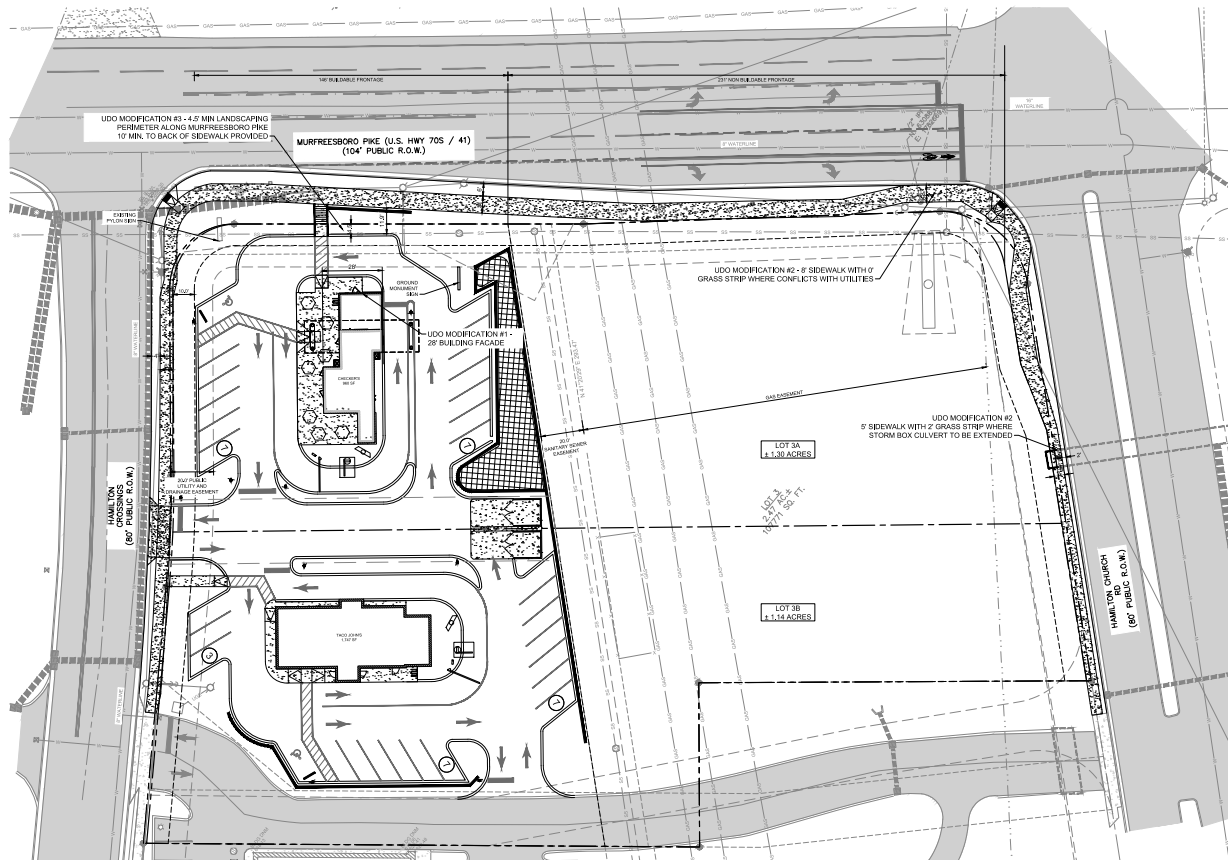
► SITE PLAN: HARD CORNER DEVELOPMENT OPPORTUNITY



*Parcels may be purchased separately or combined for a larger development

► SITE PLAN: CURRENT

Site will be Rough Graded on Delivery



The permitted uses outlined below have been approved by the city.

PERMITTED USES	CS AND CSA	PERMITTED USES	CS AND CSA
HISTORIC HOME EVENTS	P	AUCTION HOUSE	P
CULTURAL CENTER	P	AUTOMOBILE PARKING	P
RELIGIOUS INSTITUTION	P	AUTOMOBILE SALES, NEW	P
BUSINESS SCHOOL	P	AUTOMOBILE SERVICE	P
COMMUNITY EDUCATION	P	BAR OR NIGHTCLUB	P
PERSONAL INSTRUCTION	P	BED AND BREAKFAST INN	P
VOCATIONAL SCHOOL	P	BEER AND CIGARETTE MARKET	P
FINANCIAL INSTITUTION	P	BUSINESS SERVICE	P
GENERAL OFFICE	P	CARPET CLEANING	P
LEASING/SALES OFFICE	P	COMMUNITY GARDENING (COMMERCIAL)	P
ASSISTED-CARE LIVING	P	COMMUNITY GARDENING (NONCOMMERCIAL)	P
HOSPICE	P	CUSTOM ASSEMBLY	P
HOSPITAL	P	FLEA MARKET	P
MEDICAL APPLIANCE SALES	P	FUNERAL HOME	P
MEDICAL OFFICE	P	FURNITURE STORE	P
MEDICAL OR SCIENTIFIC LAB	P	GROCERY STORE	P
NONRESIDENTIAL DRUG TREATMENT FACILITY	P	HOME IMPROVEMENT SALES	P
NURSING HOME	P	HOTEL/MOTEL	P
OUTPATIENT CLINIC	P	LAUNDRY PLANTS	P
REHABILITATION SERVICES	P	LIQUOR SALES	P
VETERINARIAN	P	MAJOR APPLIANCE REPAIR	P
ATM	P	PERSONAL CARE SERVICES	P

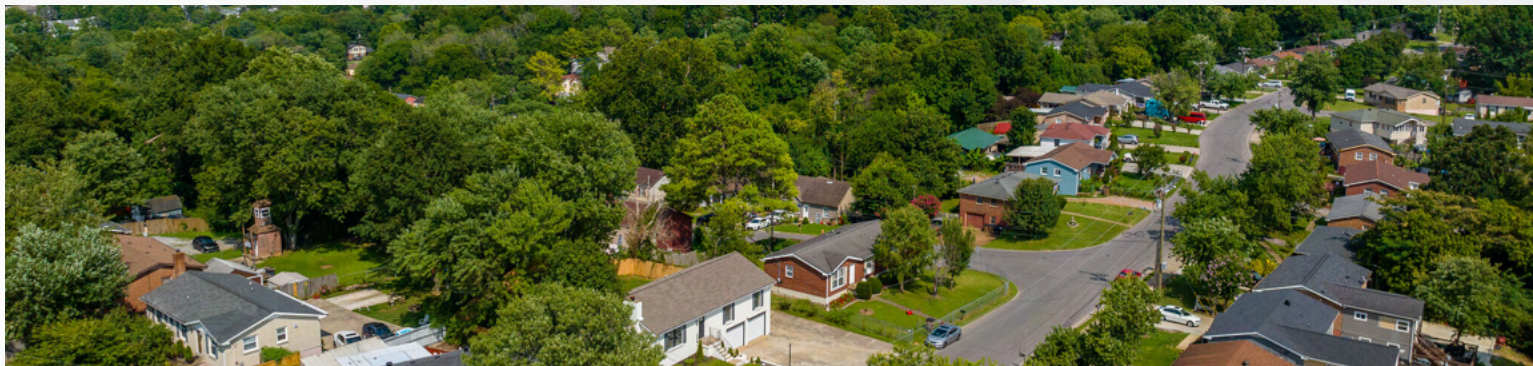
KEY: P- PERMITTED PC- PERMITTED W/ CONDITIONS

PERMITTED USES	CS AND CSA	PERMITTED USES	CS AND CSA
RESTAURANT, FAST-FOOD	P	COUNTRY CLUB	P
RESTAURANT, FULL-SERVICE	P	DRIVE-IN MOVIE	P
RESTAURANT, TAKE-OUT	P	GOLF COURSE	P
RETAIL	P	GREENWAY	P
VEHICULAR RENTAL/LEASING	P	PARK	P
AMATEUR RADIO ANTENNA	P	RECREATION CENTER	P
AUDIO/VIDEO TAPE TRANSFER	P	REHEARSAL HALL	P
MULTI-MEDIA PRODUCTION	P	THEATER	P
PRINTING AND PUBLISHING	P	POND/LAKE	P
RADIO/TV STUDIO	P	SINGLE-FAMILY	PC
SATELLITE DISH	P	TWO-FAMILY	PC
RESEARCH SERVICE	P	MULTI-FAMILY	PC
BUS TRANSFER STATION	P	ELDERLY HOUSING	PC
COMMUTER RAIL	P	SECURITY RESIDENCE	PC
PARK AND RIDE LOT	P	DAY CARE CENTER (UP TO 75)	PC
WATER TAXI STATION	P	DAY CARE CENTER (OVER 75)	PC
POWER/GAS SUBSTATION	P	ALTERNATIVE FINANCIAL SERVICES	PC
RESERVOIR/WATER TANK	P	AUTOMOBILE CONVENIENCE	PC
SAFETY SERVICES	P	AUTOMOBILE REPAIR	PC
WATER/SEWER PUMP STATION	P	AUTOMOBILE SALES, USED	PC
CLUB	P	BOAT STORAGE	PC
COMMERCIAL AMUSEMENT	P	CAR WASH	PC

KEY: P- PERMITTED PC- PERMITTED W/ CONDITIONS

PERMITTED USES	CS AND CSA
DONATION CENTER, DROP-OFF	PC
MOBILE STORAGE UNIT	PC
MOBILE VENDOR	PC
NANO BREWERY	PC
SELF-SERVICE STORAGE	PC
VEHICULAR SALES AND SERVICE, LIMITED	PC
COMMUNICATIONS HUT	PC
TELECOMMUNICATION FACILITY	PC
BUILDING CONTRACTOR SUPPLY	PC
DISTRIBUTIVE BUSINESS/WHOLESALE	PC
MANUFACTURING, ARTISAN	PC
MANUFACTURING, LIGHT	PC
WAREHOUSE	PC
AIRPORT, MEDIUM OR LARGE COMMERCIAL SERVICE	PC
WIND ENERGY FACILITY (SMALL)	PC
CONSTRUCTION/DEMOLITION LANDFILL	PC
CONSTRUCTION/DEMOLITION WASTE PROCESSING (PROJECT SPECIFIC)	PC
DRIVING RANGE	PC
SMALL OUTDOOR MUSIC EVENT	PC
STADIUM ARENA/CONVENTION CENTER	PC
CEMETERY	PC
SHORT TERM RENTAL PROPERTY (STRP)—NOT OWNER OCCUPIED	PC

KEY: P- PERMITTED PC- PERMITTED W/ CONDITIONS



ANTIOCH, TENNESSEE

Antioch is a neighborhood of Nashville, Tennessee only 12 miles southeast from Downtown Nashville. Antioch is Davidson County's largest zip code area and is the fastest-growing part of the county. Antioch is part of the Nashville metropolitan area which is well connected to other cities in the region, allowing additional shopping and dining options with just a short drive away. Antioch is conveniently placed in a central location with proximity to the Nashville International Airport. The area provides convenient transportation with access to major highways and thoroughfares along with public transportation, making it easy to commute to other parts of the city. The neighborhood benefits from its proximity to Downtown Nashville which provides additional employment opportunities in music, healthcare, technology, and tourism. There is plenty of entertainment nearby Antioch such as the newly revived Global Mall, formerly known as Hickory Hollow Mall at The Crossings, trails at Cane Ridge Park, Percy Priest Lake, and Nashville Zoo at Grassmere. Some of the biggest employers in the area include Asurion, Dollar General Corporation, HCA Healthcare – TriStar Division, Community Health Systems, and Vanderbilt University Medical Center with over 24,000 employees.



NASHVILLE, TENNESSEE

Nashville is the capital and the county seat of Davidson County. It's the most populous city in the state with a population well over 1.9MM people, making it the largest metropolitan area in a five-state region. Nashville is strategically located in the heart of the Tennessee Valley and is known to be a national hub for the music industry and well over 52,000 businesses. Commonly known as "The Music City," the industry contributes a total economic impact of nearly \$10B per year and is home to many venues such as Nashville Ballet, Nashville Opera, and the Ryman Auditorium and Station Inn. According to Clever, Nashville was ranked #1 for "The Best Music Cities in the U.S." and ranked #5 in "Our 12 Favorite Cities to Visit in the U.S." by Robb Report.

The economy in Nashville is a key driver of business activity in Tennessee and the southeast region. The largest industries in the area include manufacturing, retail trade, and health care & social assistance. Many corporate headquarters such as Dollar General, Gibson Guitar, Bridgestone Americas, Nissan North America, and Hospital Corporation of America reside in the Nashville area. Nashville is also home to many colleges/universities such as Belmont University, Vanderbilt University, Fisk University, and Tennessee State University, providing higher education for the future generations.

► POPULATION

1
MILE

3
MILE

5
MILE

2024 Population	13,621	77,763	142,858
2029 Population Projection	13,429	76,126	141,770
Median Age	32.7	33.9	34.2
Bachelor's Degree or Higher	25%	28%	27%
U.S. Armed Forces	0	19	62

► HOUSEHOLDS

1
MILE

3
MILE

5
MILE

2024 Households	5,231	28,523	50,677
2029 Household Projection	5,135	27,803	49,999
Owner Occupied Households	1,937	13,564	26,467
Renter Occupied Households	3,198	14,239	23,531
Avg Household Size	2.5	2.6	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$123.1MM	\$787.2MM	\$1.4B

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$56,848

\$72,702

\$76,270

Median Household Income

\$51,128

\$60,514

\$62,019

► HOUSING

Median Home Value

\$245,173

\$254,389

\$257,334

Median Year Built

1988

1989

1989



RYAN GOMEZ

Executive Director

Capital Markets | Net Lease Group

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