



# BERRY FARMS

A BOYLE DEVELOPMENT

FRANKLIN, TN (NASHVILLE)

## BOYLE®

BOYLE INVESTMENT CO  
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# A FRANKLIN, TN MIXED-USE MASTER PLANNED COMMUNITY



Located in Franklin, TN, Berry Farms is a mixed-use master planned community where work, shopping, and leisure blends seamlessly with front porch living on pedestrian-friendly streets. It is the Southern Gateway to Franklin, Tennessee, and is on the forefront of economic activity in one of the nation's fastest-growing, most affluent counties. Located on 600 acres in the heart of Williamson County, Berry Farms is centered around connecting people to work, shopping, restaurants and meaningful open space.

Conveniently located at the Interstate 65 / Peytonsville Road (Goose Creek Bypass) interchange, Berry Farms is strategically situated for easy access and growth. Berry Farms represents a new, classic way of living, working and playing that not only changes how a planned community looks, but how it feels. With a preserved history that dates back to the early 1800's, this unique subdivision has a compelling story to tell.





# BERRY FARMS



## 2022 DEMOGRAPHICS

	3 Mile Radius	5 Mile Radius	7 Mile Radius
<b>Population</b>			
2022 Estimate	23,289	63,906	115,402
2027 Projection	26,047	72,550	132,272
<b>Annual Growth</b>			
2022-2027	2.4%	2.7%	2.9%
2010-2020	4.4%	3.9%	3.9%
<b>Total Households</b>			
2022 Estimate	8,388	23,900	43,020
2027 Projection	9,791	28,025	50,889
<b>Average Household Income</b>			
2022 Estimate	\$150,641	\$121,861	\$123,613
<b>Median Household Income</b>			
2022 Estimate	\$134,716	\$112,075	\$113,161
<b>Median Age</b>			
2022 Estimate	41.3	39.3	38.2

\*Radius 1, 2 and 3 originate at Goose Creek Bypass and Lewisburg Pike – statistics from Regis Sites USA



# BERRY FARMS



**600-ACRE MIXED-USE COMMUNITY**





# BERRY FARMS



**OVER 3,000 RESIDENTIAL UNITS**





# BERRY FARMS



1.8 M SF RETAIL & RESTAURANTS





# BERRY FARMS



**3.3 M SF CLASS A OFFICE**





# BERRY FARMS

## TOWN CENTER



### AVERAGE DAILY TRAFFIC

1-65	109,713
GOOSE CREEK BYPASS	17,753
LEWISBURG PIKE	12,606



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## TOWN CENTER



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# BERRY FARMS

## TOWN CENTER MASTER PLAN

### RETAIL & RESTAURANTS

Abby Leigh Gifts	For Every Child
Artistry Salon South	First Bank
Benchmark Sports Pub & Eatery	Lucas Orthodontics
Berry Farms Animal Hospital	Mainstream Boutique
Berry Farms Chiropractic	McDonalds
Berry Farms Dental	No. 1 Chinese
Berry Farms Eyecare	Panda Express
Berry Farms Wine & Spirits	Physicians Urgent Care
Beyond Physical Therapy	Regions Bank
Biscuit Love	Sonic
Centricity Music	SoulShine Pizza Factory
Chick Fil A	State Farm Insurance
Club Pilates	Style Society Boutique
Coffee & Coconuts	Sugaring NYC
Crossfit Goose Creek	Taziki's
Dee - O - Gee	The Goddard School
Edley's Bar-B-Que	The Look Facial Aesthetic Boutique
Edward Jones	The Nail Parlor
F-45	The Tutoring Center
Fantastic Sams	Tito's Mexican Restaurant
Farm Bureau	Twice Daily
First Farmers Bank	Umi Japanese Restaurant
Flow Yoga	Whit's Frozen Custard



BERRY FARMS

## TOWN CENTER MASTER PLAN

### LEGEND:

- RETAIL
- OFFICE
- MULTI - FAMILY
- MIXED-USE
- HOTEL
- SINGLE - FAMILY

Certain architectural elements, community facilities and amenities described herein are in the planning stages, and some are not yet in development and are subject to change. The community plan depicted herein is conceptual. Parts of the community plan have been filed with the City of Franklin.



# BERRY FARMS

## CURRENT COMMERCIAL ACTIVITY

**OPEN** - 40K SF CORPORATE OFFICE  
TENN. BAPTIST MISSION BOARD

**OPEN** - 118-KEY RESIDENCE INN

**OPEN** - 254 RESIDENTIAL LOTS  
76 MULTI-FAMILY CONDOS  
10 LIVE/WORK UNITS

HUGHES CROSSING

**OPEN** - 152K SF RETAIL/RESTAURANTS  
PUBLIX  
48 RESIDENTIAL CONDOS

TOWN CENTER

**OPEN** - 331 MULTI-FAMILY APARTMENTS  
27K SF RETAIL/RESTAURANTS

**FUTURE DEVELOPMENT** -

376K SF OFFICE & MEDICAL  
30K SF RETAIL/RESTAURANTS  
406 RESIDENTIAL UNITS

SECTION 4 COMMERCIAL OUTPARCELS

**OPEN** -

FIRST FARMERS BANK  
TWICE DAILY  
CHICK-FIL-A  
MCDONALD'S  
PANDA EXPRESS

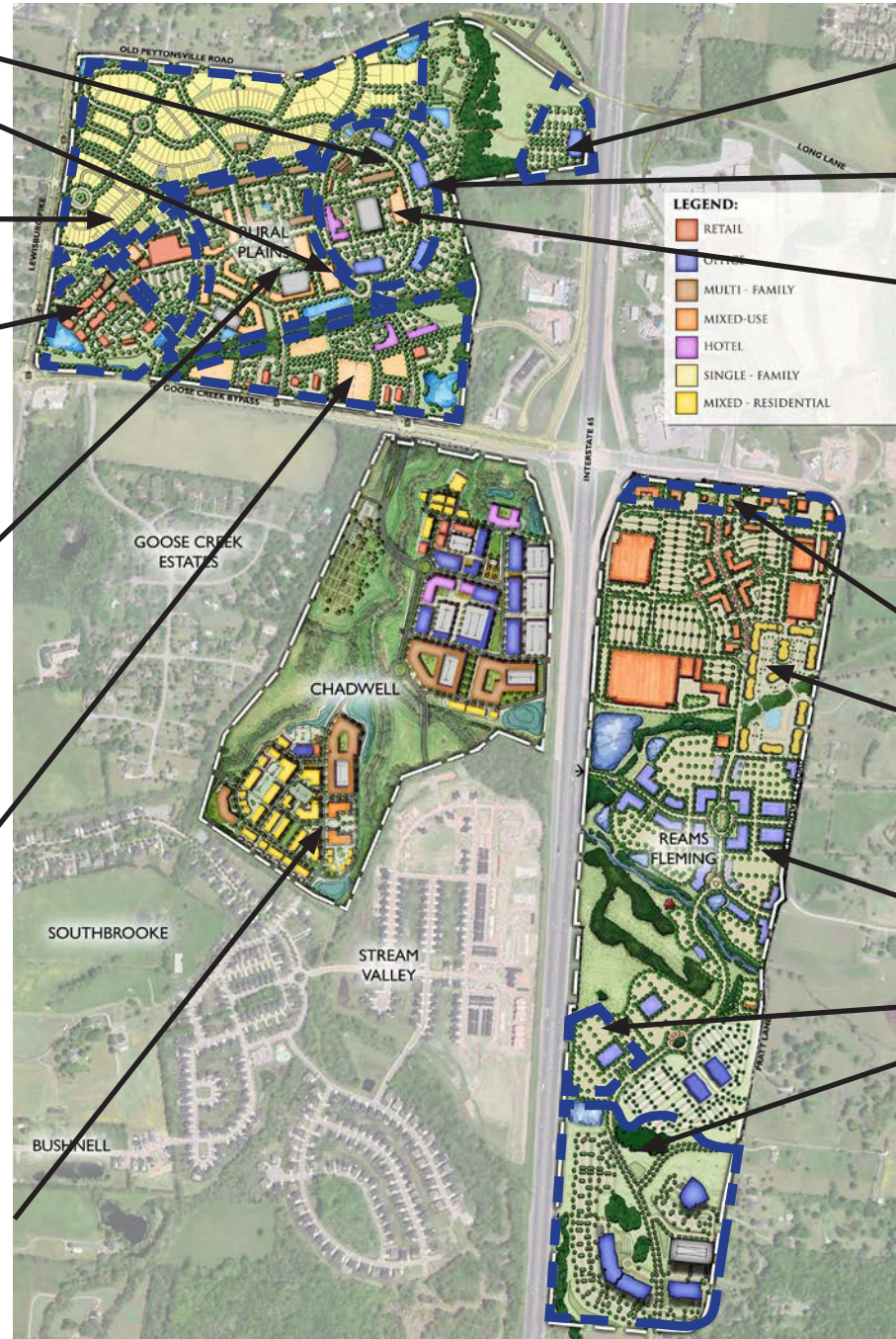
100-KEY HOLIDAY INN EXPRESS  
123-KEY HAMPTON INN  
LUCAS ORTHODONTICS

**UNDER CONSTRUCTION** -

EDLEY'S BBQ (2022)  
REGIONS BANK (2022)

**CHADWELL**

**FUTURE DEVELOPMENT** -  
1.6 MM SF OFFICE & RETAIL  
1,650 RESIDENTIAL UNITS  
450 HOTEL KEYS



**FUTURE DEVELOPMENT** -  
100K SF CORPORATE OFFICE

**OPEN** - 400K SF CORPORATE OFFICE  
TREXIS INSURANCE HQ  
LEE COMPANY HQ  
CRESTMARK BANK HQ

**FUTURE DEVELOPMENT** -  
100K SF CORPORATE OFFICE

**REAMS FLEMING**  
**FUTURE DEVELOPMENT** -  
COMMERCIAL OUTPARCELS

**FUTURE DEVELOPMENT** -  
400 RESIDENTIAL UNITS  
1 MM SF COMMERCIAL

**FUTURE** -  
486K SF OFFICE  
170K SF EDUCATIONAL MEDIA  
FOUNDATION

**OPEN** - 83K SF AETNA

RAMSEY SOLUTIONS HQ CAMPUS  
**OPEN** - 407K SF CORPORATE OFFICE

**UNDER CONSTRUCTION** -  
57K SF OFFICE



INSPIRED COMMUNITIES INSPIRE CONNECTION

Vibrant communities that stand the test of time. Homes that draw you in, and surroundings that beckon you out. Work environments that engage employees and foster collaboration, with open space that nurtures creativity. Retail shops that delight and eating experiences to savor. Boyle mixed-use communities blend walkability, livability and workability within Middle Tennessee’s most desirable locations in Nashville and Williamson County.





# FIND YOUR NEW SPACE IN AN EXTRAORDINARY PLACE



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