

UNION DEPOT

Retail – Office – Outparcels Available

6896 Highway 70 | Bartlett, TN | 38133

COMPLETION DATE: SUMMER 2025

GILL
PROPERTIES

8130 Macon Station, Suite 114
Memphis, TN 38018
901.758.1100

EXCLUSIVELY LISTED BY:



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PROPERTY HIGHLIGHTS



Conceptual Renderings

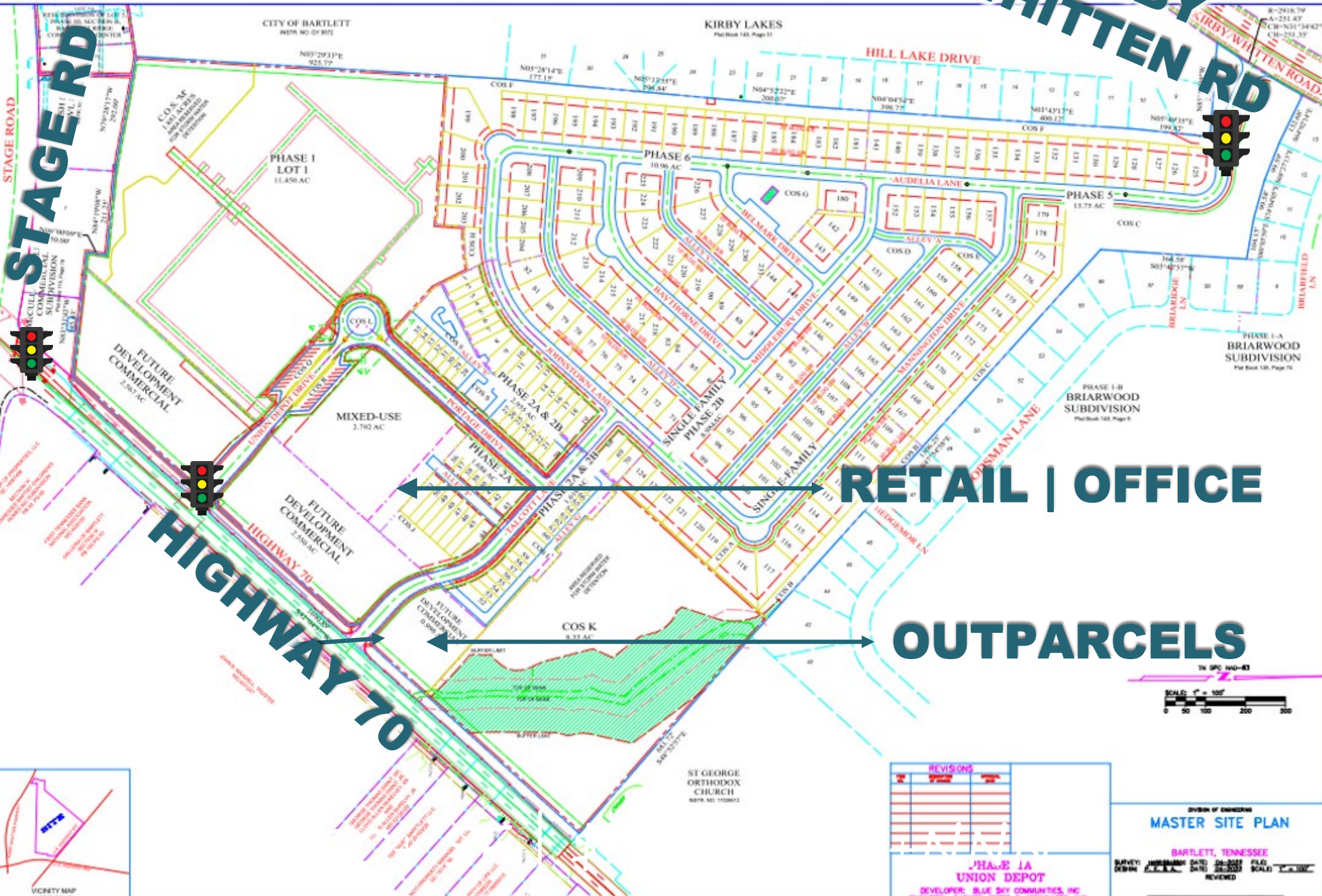


- **NEW MIXED-USE DEVELOPMENT IN THE HEART OF BARTLETT**
- **Located near the Corner of Stage Road and Highway 70**
- **70 Townhomes | 55 Flats | 166 Single Family Homes | 337 (For Home Sales call 901-730-2179)**
- **Apartment Lofts (Apt Leasing call 901-762-6736)**
- **AVAILABLE: Three OUTPARCELS fronting Hwy 70 | 1 AC – 2.63 AC**
- **AVAILABLE: Seven RETAIL/OFFICE SPACES | Ground-level | 977 SF to 1,338 SF**

SITE LAYOUT

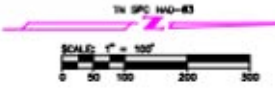
KIRBY WHITTEN RD

STAGER RD



RETAIL | OFFICE

OUTPARCELS



REVISIONS	
1	ISSUED
2	
3	
4	
5	
6	
7	
8	
9	
10	

DIVISION OF ENGINEERING
MASTER SITE PLAN
BARTLETT, TENNESSEE
SURVEY: JUNE 2014 DATE: 08-2014 FILE: 14-001
DRAWN: J.A.A. DATE: 08-2014 FILE: 14-001
REVIEWED: [Signature]
CITY ENGINEER: [Signature] DATE: [Blank]

PHASE 1A UNION DEPOT
DEVELOPER: BLUE SKY COMMUNITIES, INC.
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

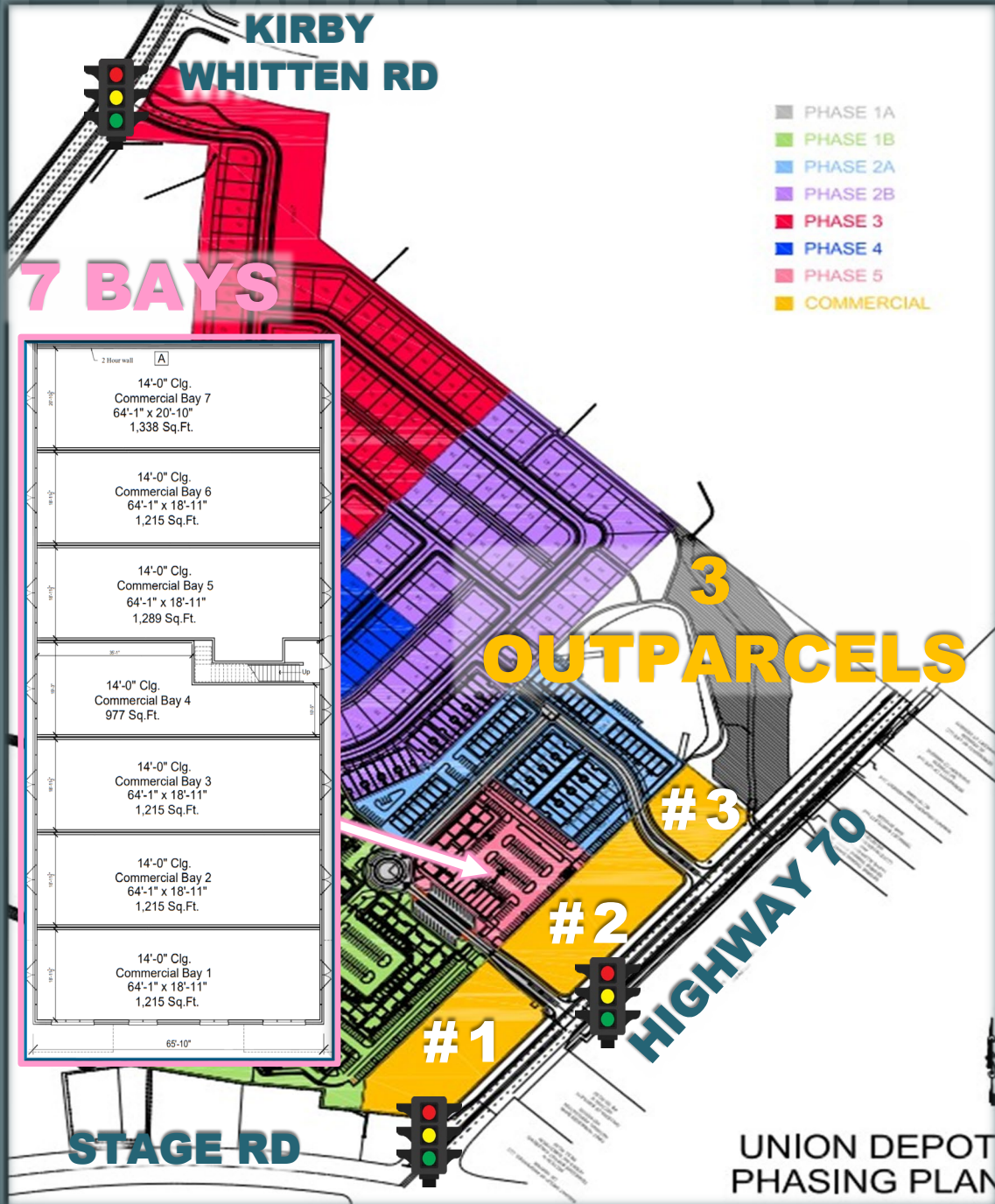


ST GEORGE ORTHODOX CHURCH
NOTE: NO. 1128873

STAGE 1
PHASE 1
PHASE 2A & 2B
PHASE 5
PHASE 6
PHASE 1-A
PHASE 1-B

VICINITY MAP
(NOT TO SCALE)

COMMERCIAL OPTIONS



AVAILABLE

OUTPARCELS

For Sale | Ground Lease
\$14 - \$16 PSF

- #1 | 2.63 Acres
- #2 | 2.55 Acres
- #3 | 1 Acre

RETAIL | OFFICE BAYS

7 Bays For Lease

- #1 | 1,338 SF
- #2 | 1,215 SF
- #3 | 1,289 SF
- #4 | 977 SF
- #5 | 1,215 SF
- #6 | 1,215 SF
- #7 | 1,215 SF

SITE | TRAFFIC

PROGRESS | November 2024



KIRBY WHITTEN
ADDT: 24,175



CLUBHOUSE

AUDELIA LANE

SINGLE FAMILY HOUSING

JOHNSTOWN LANE

THE WESTERLY APTS

PORTAGE DR.

SEE PAGE 2 FOR RESIDENTIAL CONTACTS

UNION DEPOT DR

TALCOTT LANE

OUTPARCELS AVAILABLE

STAGE RD
ADDT: 39,480

HIGHWAY 70
ADDT: 13,432

AERIAL RETAIL



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