



# Hotel Pad ± 2.3 Acres

S. Hartmann Drive, Lebanon, TN



FOR SALE

CBRE

## EXECUTIVE SUMMARY

CBRE is pleased to offer for sale, a ± 2.3 AC parcel suitable for hotel development, located in one of the fastest growing communities in the U.S., and a part of Barton Village, a 365-acre master planned community.

Barton Village is located within Lebanon, Tennessee's South Hartmann Gateway district, just outside of greater Nashville, and will offer a walkable town center environment consisting of a resort-style single family residential community, townhomes, apartments and a collection of shopping, dining, medical, office, and outdoor recreation amenities.

## INVESTMENT HIGHLIGHTS

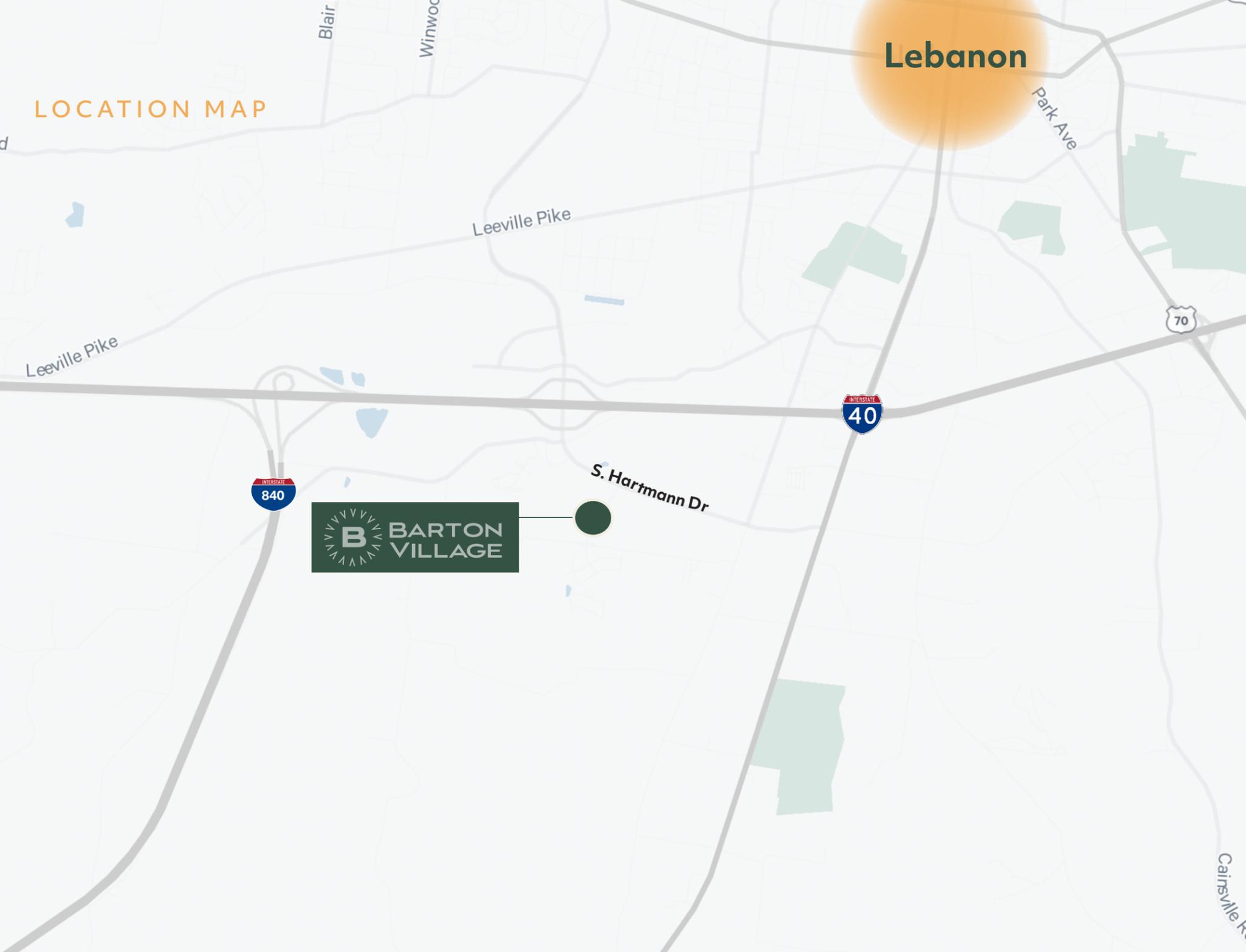
- A Part of A Master-Planned Community
- Interstate Adjacent/Regional Access
- Rapidly Growing Submarket
- Wilson County Advantage



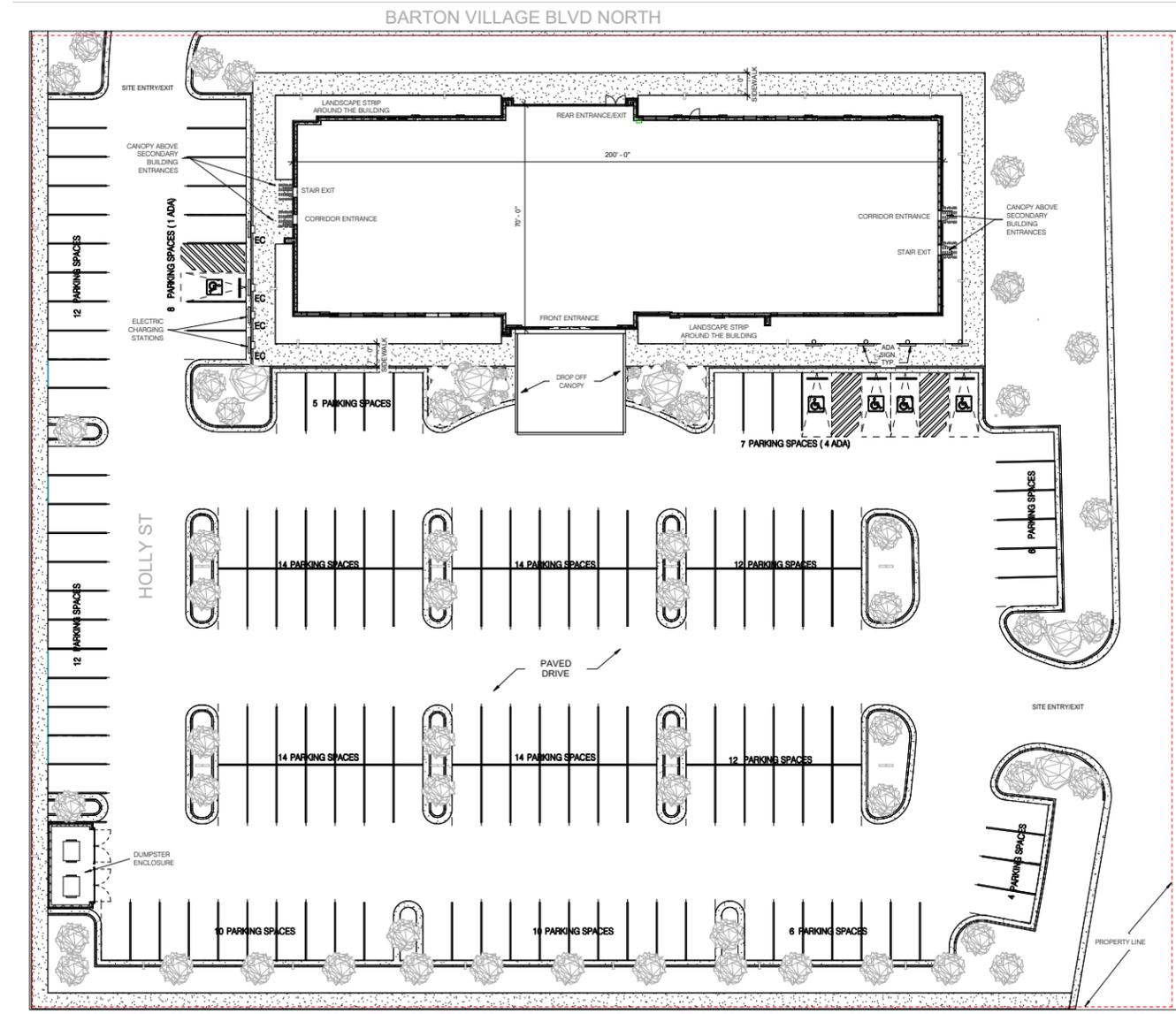
## PROPERTY OVERVIEW

<b>ADDRESS</b>	S. Hartmann Drive Lebanon, TN 37090
<b>SITE SIZE</b>	±2.3 acres suitable for hotel development
<b>ZONING</b>	Specific Plan (SP): Allowing town center mixed-use residential and commercial
<b>UTILITIES</b>	Gas, sewer, water, and electric available along Hartmann Drive.
<b>STORMWATER</b>	Shared detention and water quality ponds installed and available.
<b>ACCESS</b>	Two, full movement signalized entrances with right turn decel lanes and dedicated left turn lanes.
<b>3 MILE DEMOGRAPHICS</b>	2024 Population - 17,834 Annual % Population Growth -1.47% Avg. Household Income - \$89,907 Avg. Home Value - \$362,326
<b>TRAFFIC COUNTS</b>	S. Hartmann Drive - 15,394 AADT I-40 - 93,116 AADT Murfreesboro Rd - 11,554 AADT

# LOCATION MAP



# HOTEL SITE PLAN



SITE DATA	
LAND AREA:	+/- 2.34 ACRES
HOTEL BUILDING AREA:	56 000 S.F. HEIGHT: 4 STORIES, MAX. PARAPET WALL HEIGHT : 58' - 0"
TOTAL PARKING REQUIRED:	1 SPACE FOR EACH 2 RENTAL ROOMS + 1 SPACE FOR EACH 4 EMPLOYEES APPROX. 90 KEYS = 2 RENTAL ROOMS / 1 PARKING SPACE = 45 SPACES
TOTAL PARKING PROVIDED:	142 SPACES + 5 ADA SPACES INCLUDES 4 ELECTRIC CHARGE SPACES

**ARCHITECTURAL SITE PLAN**  
SCALE: 1/16" = 1'-0"

# Master-Planned Community

 [Click to Learn More](#)

Barton Village is located within Lebanon's South Hartmann gateway district just outside of greater Nashville. The 365-acre, master planned development will blend suburban town center charm with a vibrant and active urban core. Thoughtfully designed to be a walkable and connected lifestyle destination, Barton Village will offer a collection of dining, shopping, office, medical, outdoor recreation and residential lifestyle options, all cohesively collected in one place.

When completed, Barton Village will provide over 1,900 dwelling units and approximately 200,000 Sf of commercial space.

Del Webb at Barton Village, a 240-acre resort-style senior living community is underway and will offer 700 single-family homes ranging from 1,345 to 2,712 SF, as well as a clubhouse, outdoor amphitheater, indoor and outdoor pools, pickle-ball and bocce ball courts, and a dog park.



**REVERE**  
At Barton's Creek

**GROSS RESIDENTIAL**

**Medical Plaza**  
Hugston Clinic Orthopaedics  
Tennessee Oncology  
Phoenix Ambulatory Surgery Center  
Pediatric Dentistry of Lebanon  
Wilson Surgical Associates

**Physicians Plaza of Lebanon**  
St. Thomas West Hospital  
St. Thomas Heart  
Summit Imaging  
Lebanon Endoscopy

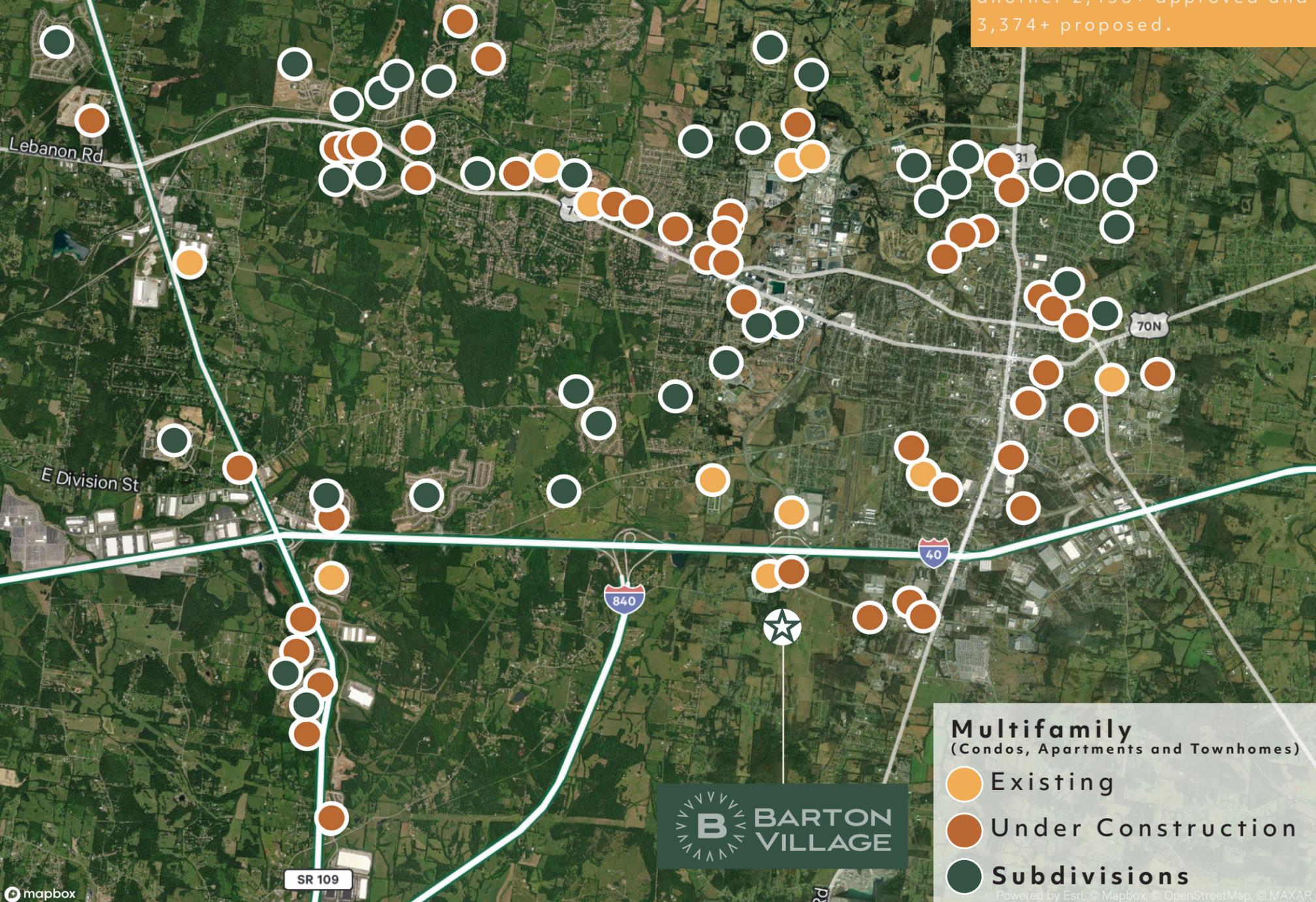
PROJECT SUMMARY	
SITE AREA: +/- 365 ACRES	
BARTON VILLAGE NORTH: +/- 125 ACRES	
BARTON VILLAGE SOUTH: +/- 240 ACRES	
PROJECT USES: HOUSING, MEDICAL OFFICE, & TOWN CENTER COMMERCIAL	
PROJECT AMENITIES: OPEN GREEN SPACES, COMMUNITY PARKS, SWIMMING POOLS, GATHERING AREAS, NATURAL WALKING TRAILS, BIKE PATHS, DOG PARKS, AND A NATURE PRESERVATION & EDUCATION CENTER.	
TOTAL PROPOSED COMMERCIAL AREAS:	+/- 204,560 SF
GENERAL COMMERCIAL:	53,200 SF
OFFICE/COMMERCIAL:	37,360 SF
MEDICAL OFFICE:	45,800 SF
HOTEL:	68,200 SF
TOTAL PROPOSED DENSITY: 1,916 RESIDENTIAL DWELLING UNITS	
FLATS:	691 UNITS
TOWNHOMES:	454 UNITS
DUPLEX HOMES:	28 UNITS
SINGLE-FAMILY HOMES:	745 UNITS



# Interstate Adjacent/Regional Access



# Rapidly Growing Submarket





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