



## OUTPARCELS FOR SALE

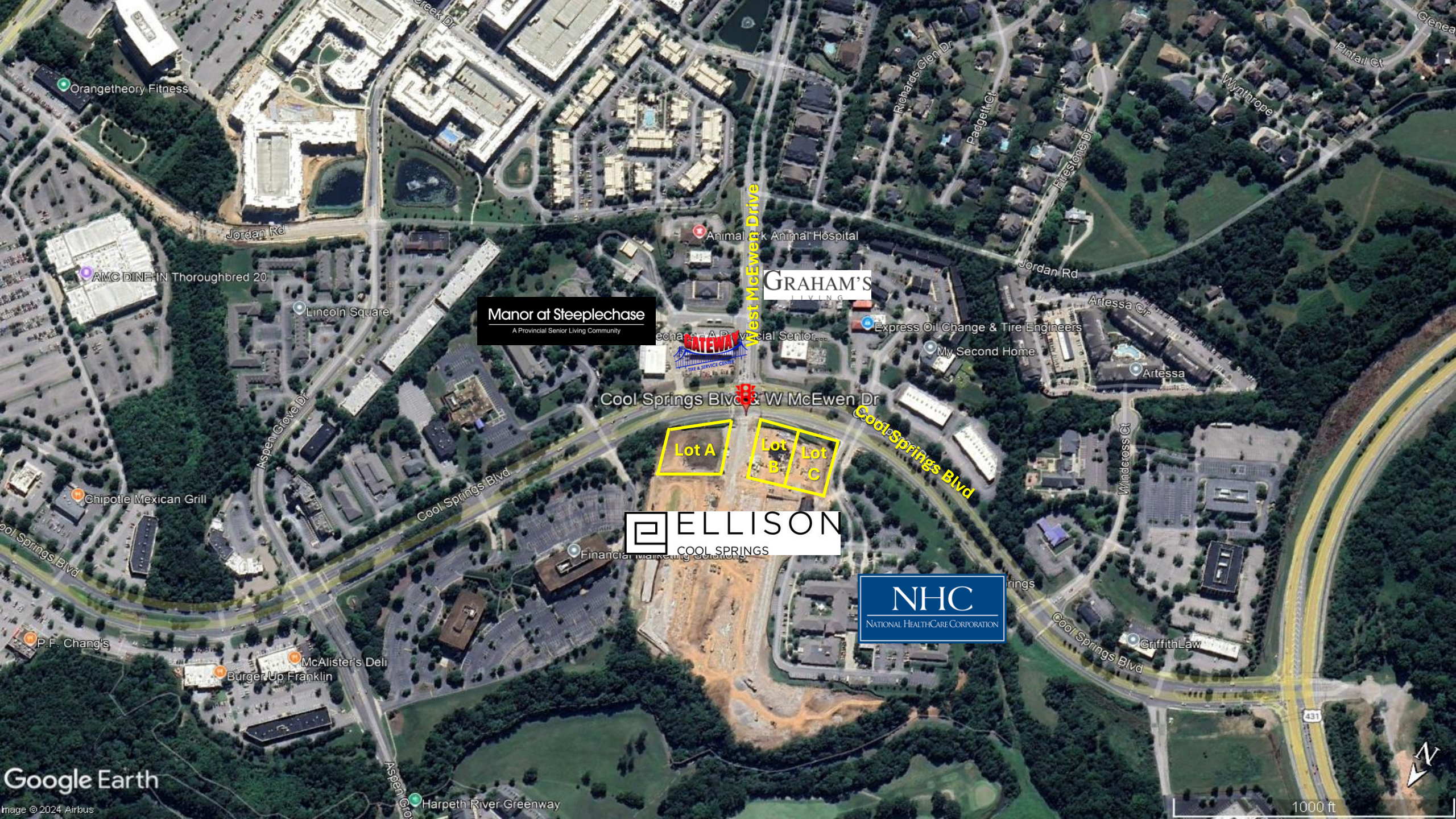
Cool Springs Blvd & W McEwen Drive  
Franklin, TN

**ParkTrust**  
COMMERCIAL

John Harney  
615.542.0715 Cell  
615.234.5020 Office  
john@parktrust.com  
TNLIC# 221569

- Lot A : 1.02 Ac      \$2,900,000
- Lot B : 0.68 Ac      \$2,100,000
- Lot C : 0.65 Ac      \$1,750,000
- Parcels in front of the new Optima Franklin Luxury Apartments
- Close to Cool Springs Mall
- Off I-65 @ Exit 67
- Population within 5 Mile Radius: 107,186 +/-
- Average HHI within 5 Mile Radius: \$137,509 +/-

1225 GARRISON DRIVE, SUITE 202, MURFREESBORO, TN 37129

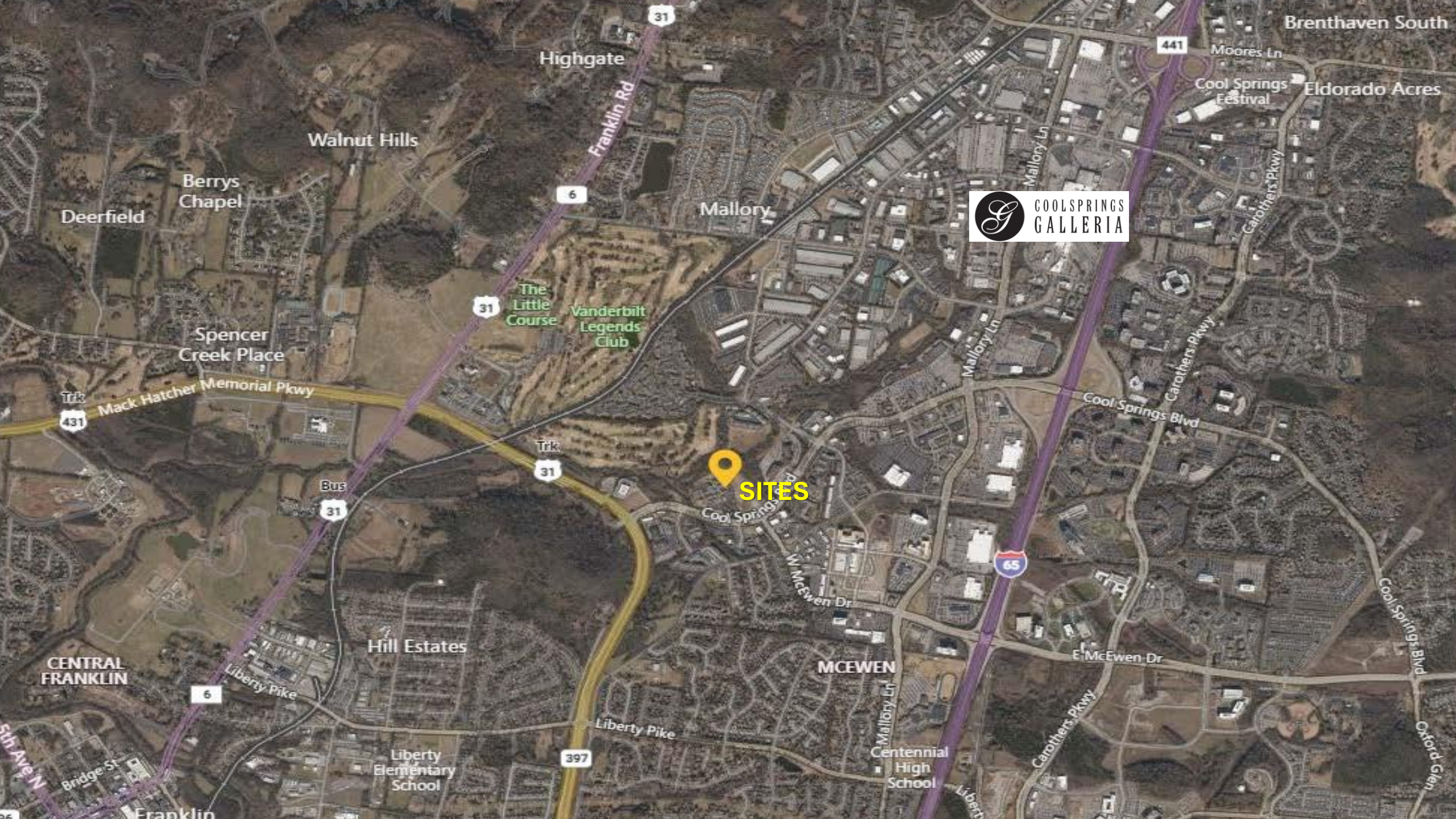


**Manors at Steeplechase**  
A Provincial Senior Living Community

**GRAHAM'S**  
LIVING

**ELLISON**  
COOL SPRINGS

**NHC**  
NATIONAL HEALTHCARE CORPORATION



Deerfield

Berrys Chapel

Walnut Hills

Highgate

Mallory

Brenthaven South

Cool Springs Festival

Eldorado Acres



Spencer Creek Place

The Little Course  
Vanderbilt Legends Club

Mack Hatcher Memorial Pkwy

SITES

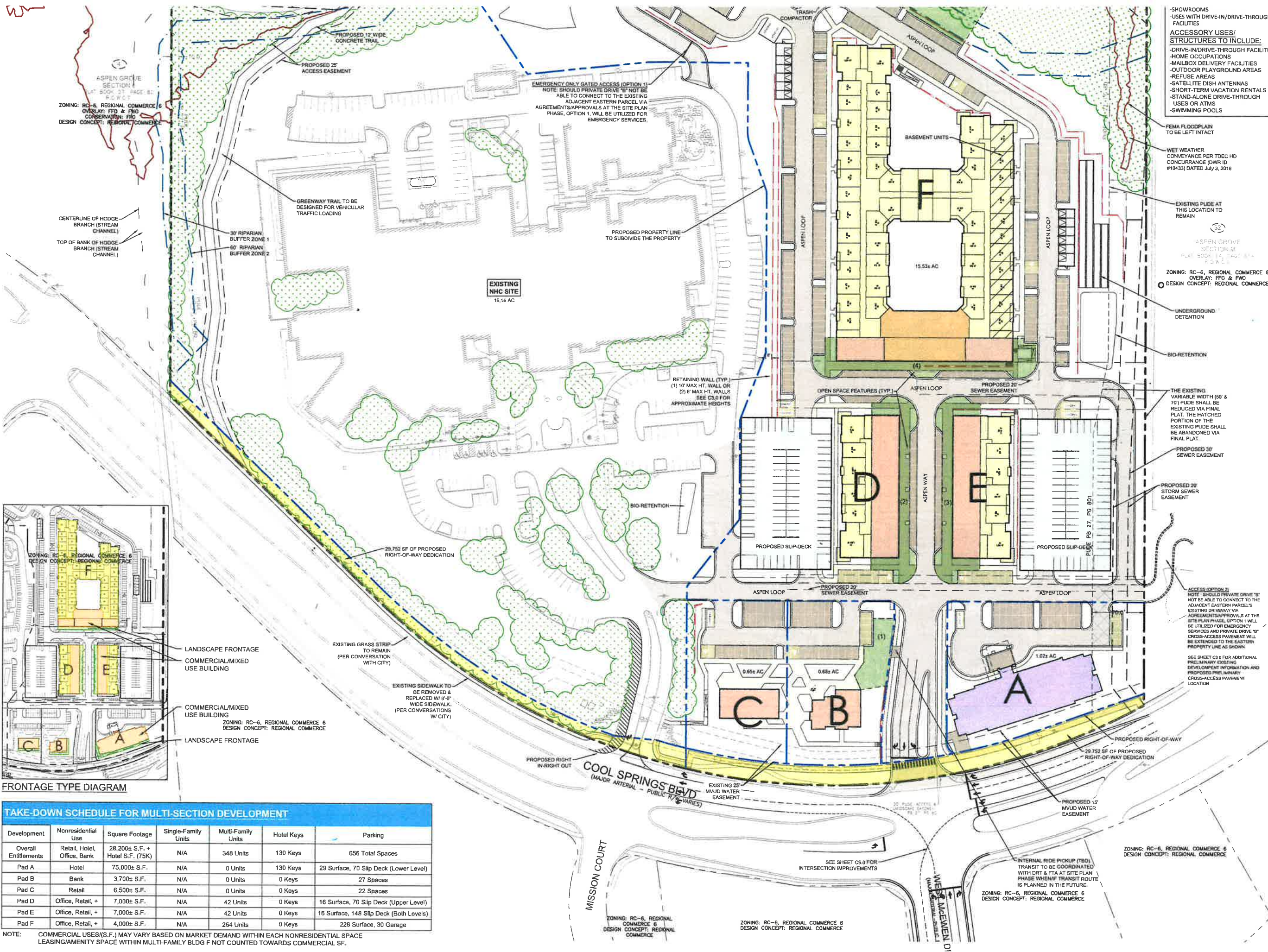
CENTRAL FRANKLIN

Hill Estates

MCEWEN

Liberty Elementary School

Centennial High School



Side Yard (Intern	
Western Side Yard (Intern, Adj. to NH	
Northern Rear Yard (Extern	
Rear Yard (Intern	
Dwelling Unit Count, By Type:	
	Multi-Famr
Commercial S.F., By Use (Total):	
	Office
	Ba
	Rel
Existing NHC (Facility):	
Hotel (Keys / SF±):	
Building Height:	
	Commercial/Mixed Use Building
	Commercial/Mixed Use Building B &
	Multi-Family & Commercial/Mixed L
	Building D &
	Multi-Family & Commercial/Mixed L
	Building
Min. Landscape Surface Ar	
Open Space S.F. Requir	
Natural Area S.F. Requir	
Tree Canopy Retention Ac. Requir	
Tree Canopy Retention Ac. Provid	
Parking Required, By U	
Historic Resource Treatment (Y/N):	

**PRELIMINARY ENGINEERIN**  
This Preliminary Engineering Assessment plan s  
design (including site layout, site utilities, site gra  
Various preliminary level design assumptions hav  
design progresses from preliminary to further deli  
and any governing / jurisdictional agencies shall c  
within this set may be influenced by these review

**BUILDING TYPES NOTE**  
Buildings A, B, C, D, E, F are the Commercial / M  
applicable Site Plan. Building Construction Type  
Types will be determined at Site Plan and will me

**STATEMENT OF IMPACTS**  
Currently the existing site stormwater flows over  
west towards the Existing NHC Site and the existi  
of the Site Drainage Basin flows generally north to  
A small area along the southern portion of the site

Currently no existing stormwater quality or quantit  
Existing NHC Development contains an existing s  
The Proposed Site Development will comply with  
standards. Stormwater pipe conveyance calculat

For the Proposed Mixed Use Development, Initial  
Strategy is to utilize stormwater lid measures (biow  
water quantity and peak flow attenuation.

To address the stormwater requirements for the p  
springs blvd), the Overall Development Plan Strat  
Mixed-Use ("The Optima") Site, that will ultimately  
drainage area will route to the existing NHC  
Current placement and strategy can be seen on t

**COMPLIANCE WITH ENVISIO**

The Optima Franklin proposed mixed-use develo  
Envision Franklin. This higher-intensity developm  
activate the streetscapes and embrace a walkabl  
along existing infrastructure and will further supp  
development is at the intersection of two major ar  
layout has a compact land-use pattern that supp  
commercial space proposed along the developme  
viable space within the community at an economi  
residents, community members, and proposed tea  
runs along the Little Harpeth River. This greenwa  
beauty of Franklin, TN while connecting the comm

The site sits within the Regional Commerce Desir  
consistent with the design concept's approach of  
design. Building character is strengthened by fir  
internal streets. The new development provides  
close walkable retail and opportunities for transit

NOTE:  
BEARINGS SHOWN HEREON ARE B  
TENNESSEE STATE PLANE COORD  
ZONE 5301, FIPSZONE 4100; NAD 83

# Demographic Summary Report

201 Cool Springs Blvd, Franklin, TN 37067

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	7,709		54,561		115,499	
2023 Estimate	7,050		50,556		107,117	
2010 Census	4,724		39,439		84,359	
Growth 2023 - 2028	9.35%		7.92%		7.83%	
Growth 2010 - 2023	49.24%		28.19%		26.98%	
2023 Population by Hispanic Origin	748		4,492		7,686	
2023 Population	7,050		50,556		107,117	
White	5,576	79.09%	41,819	82.72%	91,902	85.80%
Black	588	8.34%	3,459	6.84%	5,959	5.56%
Am. Indian & Alaskan	40	0.57%	160	0.32%	317	0.30%
Asian	677	9.60%	4,052	8.01%	6,849	6.39%
Hawaiian & Pacific Island	12	0.17%	28	0.06%	46	0.04%
Other	157	2.23%	1,038	2.05%	2,045	1.91%
U.S. Armed Forces	4		8		20	
Households						
2028 Projection	2,942		21,686		42,752	
2023 Estimate	2,701		20,133		39,676	
2010 Census	1,896		16,070		31,531	
Growth 2023 - 2028	8.92%		7.71%		7.75%	
Growth 2010 - 2023	42.46%		25.28%		25.83%	
Owner Occupied	1,401	51.87%	11,923	59.22%	29,096	73.33%
Renter Occupied	1,300	48.13%	8,210	40.78%	10,580	26.67%
2023 Households by HH Income	2,701		20,131		39,677	
Income: <\$25,000	133	4.92%	1,965	9.76%	3,571	9.00%
Income: \$25,000 - \$50,000	583	21.58%	3,476	17.27%	5,527	13.93%
Income: \$50,000 - \$75,000	363	13.44%	2,245	11.15%	4,539	11.44%
Income: \$75,000 - \$100,000	433	16.03%	2,694	13.38%	4,373	11.02%
Income: \$100,000 - \$125,000	705	26.10%	2,738	13.60%	4,533	11.42%
Income: \$125,000 - \$150,000	189	7.00%	1,528	7.59%	3,109	7.84%
Income: \$150,000 - \$200,000	177	6.55%	2,497	12.40%	5,401	13.61%
Income: \$200,000+	118	4.37%	2,988	14.84%	8,624	21.74%
2023 Avg Household Income	\$94,973		\$120,066		\$138,323	
2023 Med Household Income	\$90,675		\$97,081		\$110,084	