



OUTPARCELS FOR SALE

Cool Springs Blvd & W McEwen Drive
Franklin, TN

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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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 +/-

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129

Manor at Steeplechase

A Provincial Senior Living Community



West McEwen Drive

GRAHAM'S
LIVING

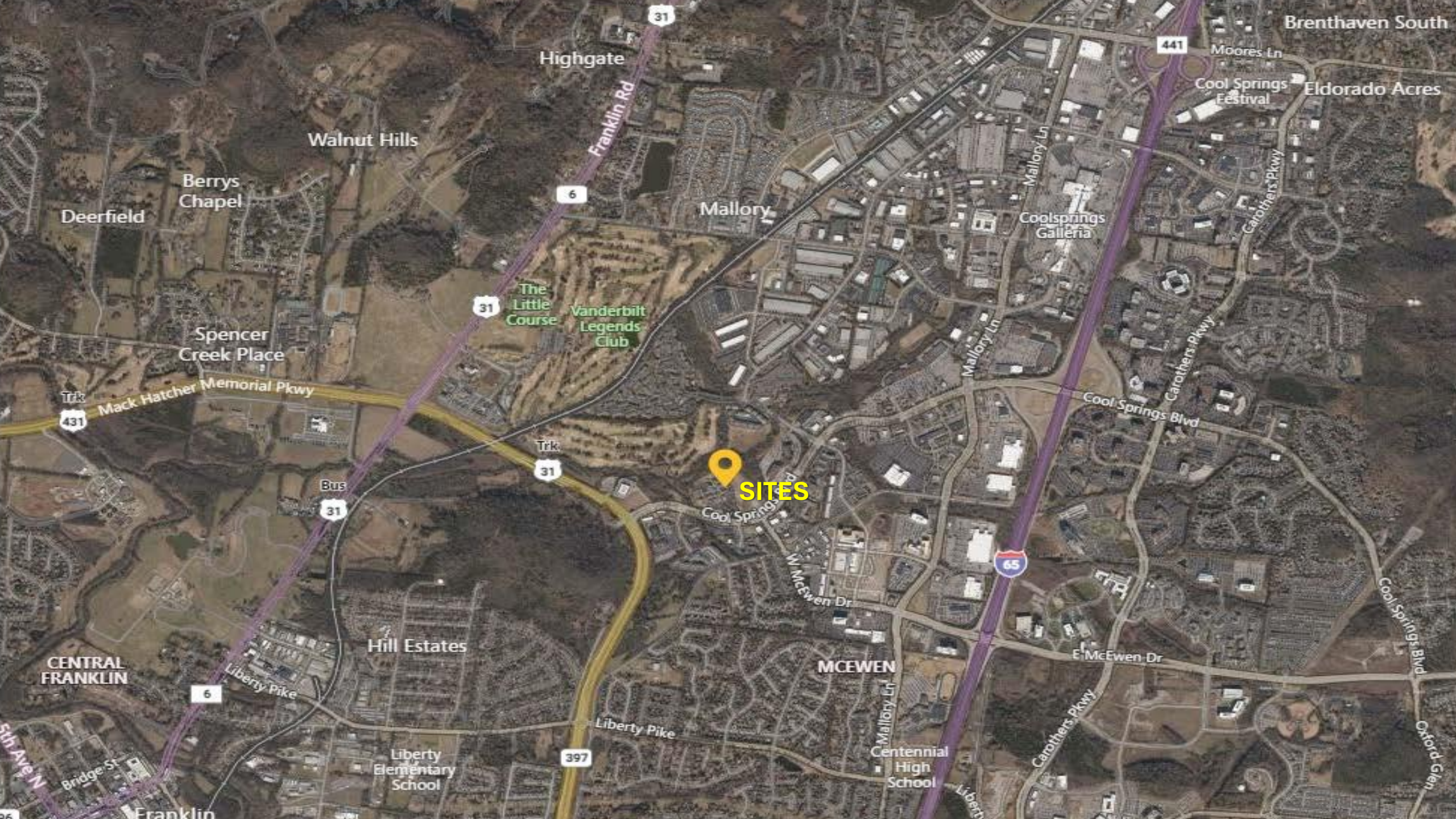
Hodge Branch

Lot A 1.02 Ac	Lot B 0.68 Ac	Lot C 0.65 Ac
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Cool Springs Blvd

Primrose School
of Cool Springs

NHC
NATIONAL HEALTHCARE CORPORATION



SITES

Deerfield

Berrys Chapel

Walnut Hills

Highgate

Mallery

Brenthaven South

Eldorado Acres

The Little Course
Vanderbilt Legends Club

Spencer Creek Place

Coolsprings Galleria

Mack Hatcher Memorial Pkwy

Cool Springs Blvd

Bus 31

Trk 31

CENTRAL FRANKLIN

Hill Estates

MCEWEN

Liberty Pike

Liberty Elementary School

Liberty Pike

Centennial High School

E McEwen Dr

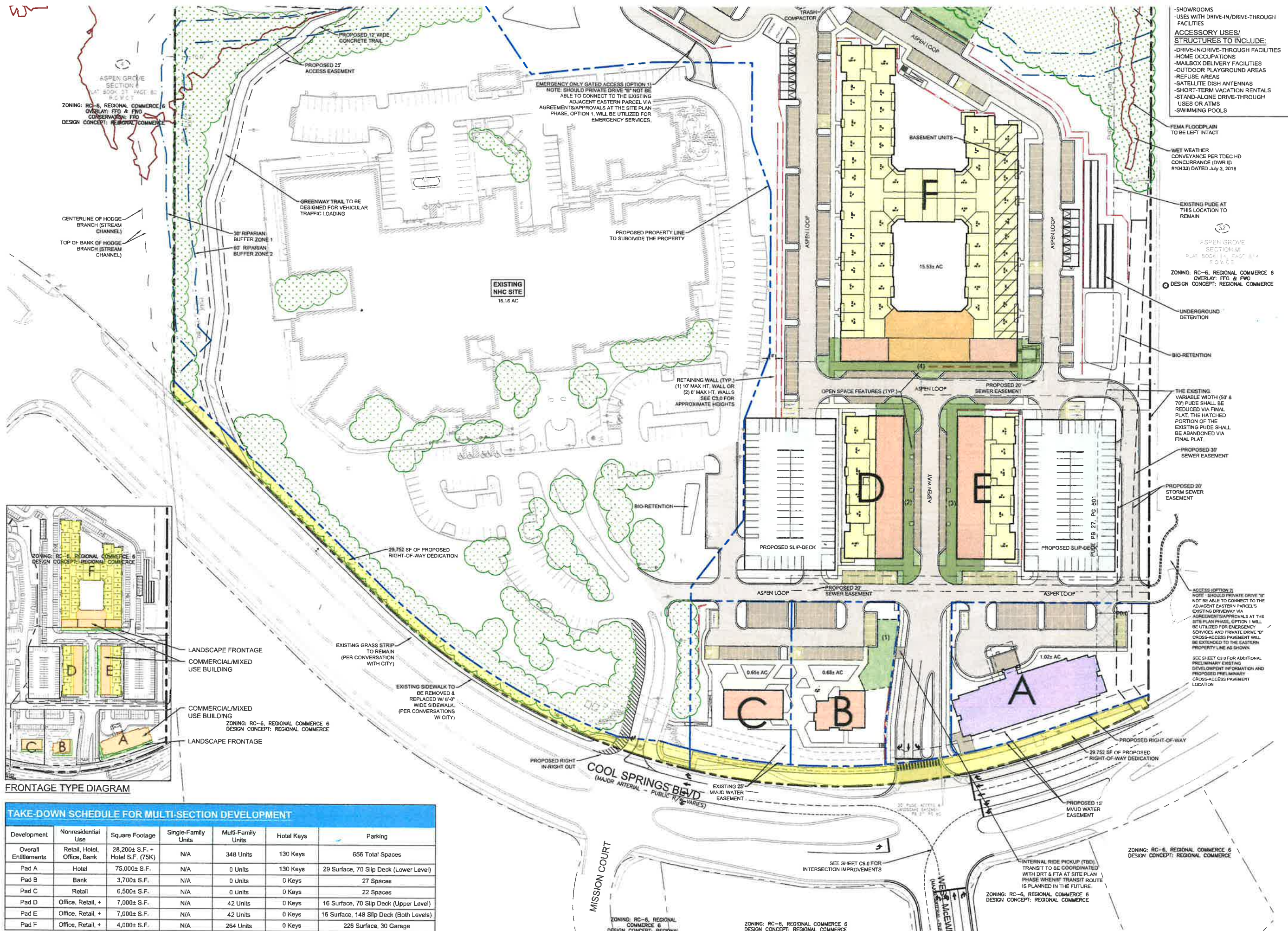
Cool Springs Blvd

5th Ave N

Bridge St

Franklin

Oxford Glen



- SHOWROOMS
- USES WITH DRIVE-IN/DRIVE-THROUGH FACILITIES
- ACCESSORY USES/STRUCTURES TO INCLUDE:
 - DRIVE-IN/DRIVE-THROUGH FACILITIES
 - HOME OCCUPATIONS
 - MAILBOX DELIVERY FACILITIES
 - OUTDOOR PLAYGROUND AREAS
 - REFUSE AREAS
 - SATELLITE DISH ANTENNAS
 - SHORT-TERM VACATION RENTALS
 - STAND-ALONE DRIVE-THROUGH USES OR ATMS
 - SWIMMING POOLS
- FEMA FLOODPLAIN TO BE LEFT INTACT
- WET WEATHER CONVEYANCE PER TDEC HD CONCURRENCE (DWR ID #10433) DATED July 3, 2018
- EXISTING PUIE AT THIS LOCATION TO REMAIN
- UNDERGROUND DETENTION
- BIO-RETENTION
- THE EXISTING VARIABLE WIDTH (50' & 70') PUIE SHALL BE REDUCED VIA FINAL PLAT. THE HATCHED PORTION OF THE EXISTING PUIE SHALL BE ABANDONED VIA FINAL PLAT
- PROPOSED 30' SEWER EASEMENT
- PROPOSED 20' STORM SEWER EASEMENT
- ACCESS OPTION 2: NOTE: SHOULD PRIVATE DRIVE 'B' NOT BE ABLE TO CONNECT TO THE ADJACENT EASTERN PARCEL'S EXISTING DRIVEWAY VIA AGREEMENTS/APPROVALS AT THE SITE PLAN PHASE, OPTION 1 WILL BE UTILIZED FOR EMERGENCY SERVICES AND PRIVATE DRIVE 'D' CROSS-ACCESS PAVEMENT WILL BE EXTENDED TO THE EASTERN PROPERTY LINE AS SHOWN. SEE SHEET C3.0 FOR ADDITIONAL PRELIMINARY EXISTING DEVELOPMENT INFORMATION AND PROPOSED PRELIMINARY CROSS-ACCESS PAVEMENT LOCATION

Side Yard (Intern)

Western Side Yard (Intern, Adj. to NH)

Northern Rear Yard (Extern)

Rear Yard (Intern)

Dwelling Unit Count, By Type:

Multi-Fam	
Commercial S.F., By Use (Total):	
Office	
Ba	
Rel	

Existing NHC (Facility):

Hotel (Keys / SF₂):

Building Height:

Commercial/Mixed Use Building

Commercial/Mixed Use Building B & Multi-Family & Commercial/Mixed U Building D & Multi-Family & Commercial/Mixed U 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 Requir. By U

Historic Resource Treatment (Y/N):

PRELIMINARY ENGINEERING

This Preliminary Engineering Assessment plan is design (including site layout, site utilities, site gra Various preliminary level design assumptions hav design progresses from preliminary to further deis 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 r Types will be determined at Site Plan and will me

STATEMENT OF IMPACTS

Currently the existing site stormwater flows overa west towards the Existing NHC Site and the existil 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 quant Existing NHC Development contains an existing s

The Proposed Site Development will comply with standards. Stormwater pipe conveyance calculat

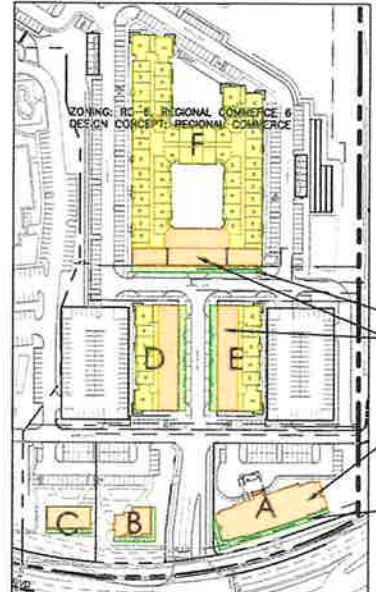
For the Proposed Mixed Use Development, Initial Strategy is to utilize stormwater lid measures (bio water quantity and peak flow attenuation.

To address the stormwater requirements for the p springs Blvd), the Overall Development Plan Str 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 developm 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 com

The site sits within the Regional Commerce Desi 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



FRONTAGE TYPE DIAGRAM

TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT

Development	Nonresidential Use	Square Footage	Single-Family Units	Multi-Family Units	Hotel Keys	Parking
Overall Entitlements	Retail, Hotel, Office, Bank	28,200± S.F. + Hotel S.F. (75K)	N/A	348 Units	130 Keys	656 Total Spaces
Pad A	Hotel	75,000± S.F.	N/A	0 Units	130 Keys	29 Surface, 70 Slip Deck (Lower Level)
Pad B	Bank	3,700± S.F.	N/A	0 Units	0 Keys	27 Spaces
Pad C	Retail	6,500± S.F.	N/A	0 Units	0 Keys	22 Spaces
Pad D	Office, Retail, +	7,000± S.F.	N/A	42 Units	0 Keys	16 Surface, 70 Slip Deck (Upper Level)
Pad E	Office, Retail, +	7,000± S.F.	N/A	42 Units	0 Keys	16 Surface, 148 Slip Deck (Both Levels)
Pad F	Office, Retail, +	4,000± S.F.	N/A	264 Units	0 Keys	228 Surface, 30 Garage

NOTE: COMMERCIAL USES/(S.F.) MAY VARY BASED ON MARKET DEMAND WITHIN EACH NONRESIDENTIAL SPACE LEASING/AMENITY SPACE WITHIN MULTI-FAMILY BLDG F NOT COUNTED TOWARDS COMMERCIAL SF.

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Demographic Summary Report

201 Cool Springs Blvd, Franklin, TN 37067

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



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