

FOR SALE

Lynnwood Way
Brentwood, TN 37027

Where Brentwood, Cool
Springs, and Franklin Merge

- 216.9 AC split by Lynnwood Way
- 78± AC on South side, excellent for secluded residential lots
- 2 AC lake on site
- 139 AC on North side
- Walking and horseback trails
- In Brentwood Urban Growth Boundary
- 0.4 Miles from Camden Common mixed-use development
- 1/2 mile from Franklin road
- 1.6 Miles from Cool Springs area

CHUCK COLLINS, CCIM

+1 615 850 2708

Chuck.Collins@colliers.com



COLLIERS INTERNATIONAL
615 3rd Avenue South, Suite 500
Nashville, TN 37210
+1 615 850 2700
www.colliers.com/en-us/nashville

BRENTWOOD



COOL
SPRINGS



FRANKLIN

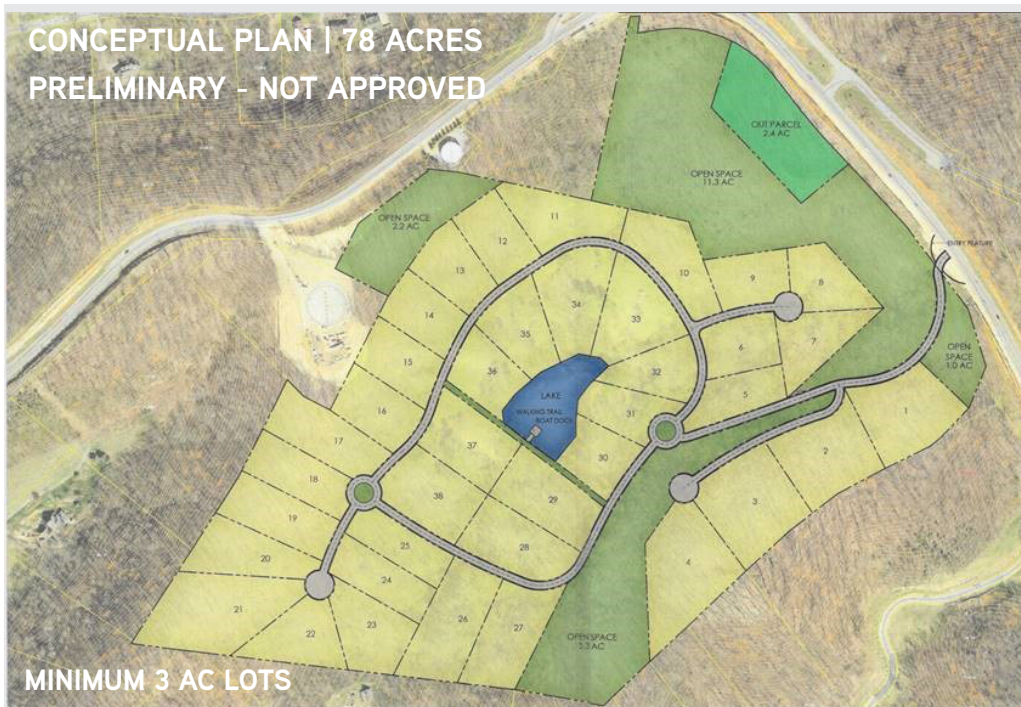


Google

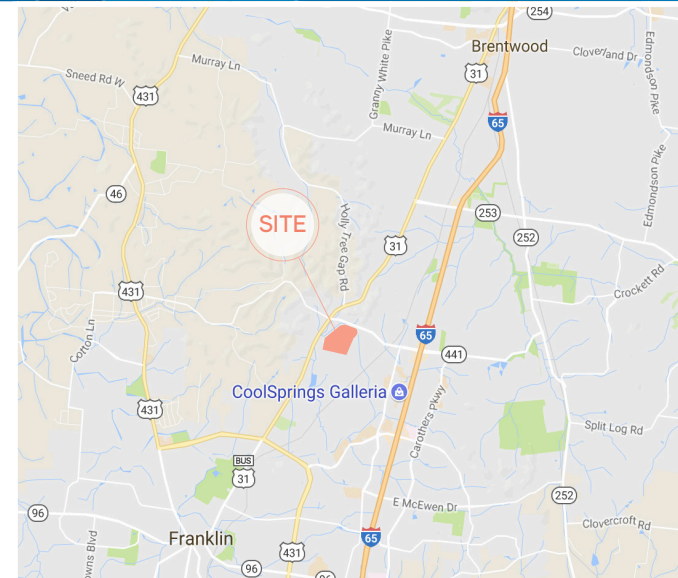
FOR SALE

LYNNWOOD WAY, BRENTWOOD, TN 37027

CONCEPTUAL PLAN | 78 ACRES
PRELIMINARY - NOT APPROVED



AERIAL



FOR MORE INFORMATION,
PLEASE CONTACT:

CHUCK COLLINS

+1 615 850 2708

Chuck.Collins@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



COLLIERS INTERNATIONAL

615 3rd Avenue South, Suite 500

Nashville, TN 37210

+1 615 850 2700

www.colliers.com

FOR SALE

LYNNWOOD WAY, BRENTWOOD, TN 37027

BRENTWOOD TENNESSEE

BRENTWOOD is located in northern **WILLIAMSON COUNTY** just across the county line from Nashville and is one of the most desirable small towns in Tennessee. It can boast excellent public and private schools, flourishing neighborhoods, retirement and healthcare communities, thriving office parks with multiple corporate headquarters, growing retail shopping, 3 golf courses, library, multiple parks and greenways. The diversified economy includes technology, healthcare, financial, music and entertainment.

BRENTWOOD DEMOGRAPHICS

42,347	13,702	43.7	\$134,271
POPULATION	HOUSEHOLDS	MEDIAN AGE	MEDIAN HH INCOME

WILLIAMSON COUNTY TRENDS

Franklin Tennessee was named the “2014 Greatest Southern Town” by Garden & Guns Magazine, which includes Cool Springs. Located in Williamson County, Franklin is one of the wealthiest suburbs in Tennessee and includes households with significant amounts of disposable income. Consumer index spending in Williamson County is higher than the national average as well as in the region, ranked at 151 with the U.S. index at 100. Immediate interstate access, convenient eateries, quality hotel and conference facilities, healthcare, superior schools and low crime rate further enhance its desirability and add to the area’s high quality of life. Residents can live, work, shop, play and thrive in this community, making Williamson County one of the most desirable suburbs in Middle Tennessee.

The Cool Springs submarket houses over 7.4 million square feet of office space and 9.5 million square feet of retail space. An area favored by the technology,

WILLIAMSON COUNTY DEMOGRAPHICS

216,717	111,360	69,478	148,819	72,301	15%	3.4%
POPULATION	LABOR FORCE	HOUSEHOLDS	ADT ON I-65	HOUSING UNITS	POPULATION GROWTH OVER THE LAST 5 YEARS	UNEMPLOYMENT

corporate services, and health care industries, Cool Springs is attractive to tenants that desire a suburban campus with multiple amenities and a corporate atmosphere. This area is home to corporate giants including Nissan North America, Mars Petcare, Community Health Systems, Tractor Supply, United Healthcare, Ford Motor Credit Company, and Davita HealthCare Partners.

Cool Springs experienced significant growth since 1991 when the Cool Springs Galleria opened. Upscale development expanded to encompass land on both sides of Interstate 65 and includes business parks, office buildings, over 600 restaurants, low-rise apartments and condominiums, big box retail apartments, multiple car dealerships, and business parks.

The labor pool is highly-educated, working in professional, healthcare and management jobs. According to EMSI data released by the Williamson County Chamber of Commerce, Williamson County will experience a projected growth of over 30% across the education and health services, and professional and business services industries through 2023.

- Williamson County just celebrated four consecutive quarters as one of the fastest-growing job markets in the nation.
- One-third of the fastest-growing companies in the state of Tennessee call Williamson County home.
- Diversified economy with the music business, no personal income tax, waterways, recreational areas and much more.
- Williamson County is part of the Nashville MSA with benefits including major sports teams, tourism, Ryman Auditorium, The Parthenon, Frist Center for Visual Arts, large academic community with several colleges and universities, new convention center, Symphony, and much more.