

# 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

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BRENTWOOD



COOL  
SPRINGS



FRANKLIN



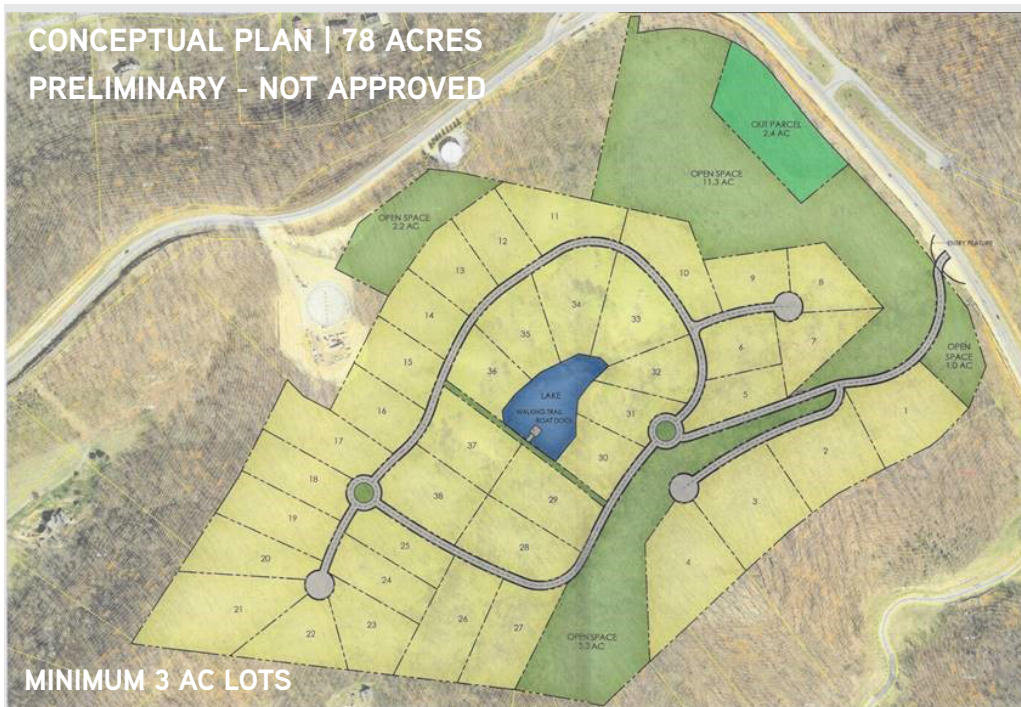
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LYNNWOOD WAY, BRENTWOOD, TN 37027

CONCEPTUAL PLAN | 78 ACRES  
PRELIMINARY - NOT APPROVED



FOR MORE INFORMATION,  
PLEASE CONTACT:

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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

|               |               |             |                  |
|---------------|---------------|-------------|------------------|
| <b>42,347</b> | <b>13,702</b> | <b>43.7</b> | <b>\$134,271</b> |
| 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

|                |                |               |                |               |   |              |
|----------------|----------------|---------------|----------------|---------------|---|--------------|
| <b>216,717</b> | <b>111,360</b> | <b>69,478</b> | <b>148,819</b> | <b>72,301</b> | <b>15%</b>                              | <b>3.4%</b>  |
| 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.