

An aerial photograph of a residential development named Jackson Commons. The complex features several multi-story apartment buildings with dark roofs and light-colored siding. Large parking lots are interspersed among the buildings, filled with cars and trucks. The development is surrounded by lush green trees and grassy areas. A multi-lane road with a median runs along the left side of the property. In the background, more residential buildings and a parking lot are visible. The overall scene is a mix of urban development and natural greenery.

JACKSON COMMONS

OFEK - TRIOUT Property

OFFERING SUMMARY



ACCESS

Easy access to I-65 and
Peytonsville Road
Interchange



LOCATION

20 mi. to Nashville, TN
6 mi. to Cool Springs, TN



HOUSING

Surrounded by over 600
single family homes and
townhouses



GROWTH

One of the fastest
growing areas in
Tennessee



LAND

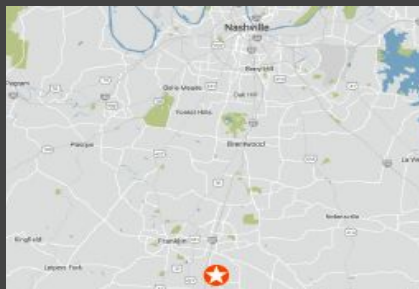
Total land size:
7.7 Acres



BUILT

Year built:
2020

LOCATION



Williamson County



Carothers Parkway and
Longpoint Way



Surrounded by Lockwood
Glen subdivision with
homes from the mid \$300s -
\$700s

POPULATION SUMMARY

POPULATION	3 MILES	5 MILES	10 MILES
2024 Projection	30,514	84,558	214,516
2019 Estimate	26,835	74,040	188,013
2010 Census	21,653	57,282	146,535
Growth 2019 - 2024	13.71%	14.21%	14.10%

HOUSEHOLD SUMMARY

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2024 Projection	30,514	84,558	214,516
2019 Estimate	26,835	74,040	188,013
Growth 2019 - 2024	13.71%	14.21%	14.10%
Owner Occupied	72.90%	68.98%	79.84%
Renter Occupied	27.11%	31.02%	20.16%
Average HH Income	\$118,989	\$121,646	\$135,680

PROPERTY OVERVIEW

PARKING

PRE-SCHOOL:	40 SPACES
GROCERY:	100 SPACES
RESTAURANT:	40 SPACES
VETERINARIAN:	10 SPACES
DRY CLEANER:	5 SPACES
LIQUOR STORE:	9 SPACES
RETAIL:	29 SPACES

TOTAL REQUIRED: 233 SPACES
TOTAL PROVIDED: 233 SPACES

WATERS EDGE
395 HOMES





KID'S DENTIST



TENANTS



PUBLIX GREENWISE MARKET
JACKSON COMMONS
FRANKLIN, TN

906



COMPETITOR OVERVIEW

- 6 mins to nearest hospital - Williamson Medical Center
- 9 mins to nearest Starbucks
- 10 mins nearest White Bison Coffee
- 3 miles to nearest animal hospital
- 6.1 miles to nearest doctor office
- 17, 500 VPD intersection
- 1,000-1,500 additional family units to be built in the next 24 months

DEMOGRAPHICS & GENERAL MARKET OVERVIEW

- Less than 3% unemployment
- Home prices in the surrounding area are from the mid \$300k-\$750k
- One of the top ten fastest growing areas in Tennessee
- Nissan, Verizon, & Nutro operate their headquarters in Franklin, TN
- Nearby Universities are Vanderbilt University & Fisk University
- Easy access to I-65 & Peytonsville Road Exchange

HOUSEHOLD TOP 4 EXPENDITURE SUMMARY

TOP 4 EXPENDITURE	1 MILE	3 MILES	5 MILES	10 MINUTE DRIVE TIME
Total out of 12 Criteria*	\$111.49M	\$1.11B	\$2.38B	\$1.28B
Household Operations	\$35.62M	\$354.63M	\$760.49M	\$408.68M
Transportation	\$20.17M	\$202.47M	\$431.84M	\$232.41M
Food and Beverage	\$16.53M	\$166.79M	\$357.34M	\$192.16M
Healthcare	\$9.87M	\$99.43M	\$212.37M	\$113.87M

* found on Block Group [full profile](#) on Carothers and Longpoint Way