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# Nashville Business Journal

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## Franklin builder buys 206 acres on Carothers, weighs options

Nashville Business Journal - by [Janel Watson Lacy](#) Nashville Business Journal

Tim Hill is joining the effort to transform South Carothers Road in Franklin from a winding country road to a straight suburban thoroughfare.

Hill, owner of Franklin-based building company HT&A, has recently shifted his focus from cranking out homes to developing land. And his most recent purchase is 206 acres known as the Bond property at 4413 South Carothers Road.

Hill bought the property about a month ago for \$2.3 million through Mark Lucas, a broker with **Keller Williams Realty**, who also has an invested interest in the deal. The land has been surveyed and Hill is now preparing it for resale with a price tag of \$3.8 million.

The property is currently zoned for agricultural use, as it's been a family farm for more than 50 years. The original farm house will remain intact during the process of redeveloping the land. Hill says the space could be used for a number of purposes with rezoning. Lucas says there's already been interest from a school, a church and a developer looking to do a golf course.

Only about 30 percent of the acreage is suitable for any sort of structure - the rest of it is in a flood plain. Despite this, Hill says there have also been residential developers inquiring about using the land for a subdivision, which seems to be the trend for much of the land in the vicinity.

Bob Martin, Franklin city planner, says the reason for this is the city's plans to reroute South Carothers Road so that it connects to Peytonsville Road. The original route - that connects to Arno Road - will be renamed Old South Carothers.

South Carothers currently has five 90-degree turns in it. And the road extension, which will start at the first bend after Murfreesboro Road heading south, will be a straight shot that connects Moores Lane in Cool Springs to the Goose Creek area.

Franklin Mayor Tom Miller says there's not a solid time frame for building the new South Carothers



Todd Stringer, Nashville Business Journal

Mark Lucas of Keller Williams Realty and Tim Hill of builder HT&A. Hill recently purchased the Bond property in Franklin for future development.

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Road. Individual land developers will be responsible for overseeing the construction of the portions of the road that cross their land, so progress will only go as quickly as the area becomes developed.

In addition to Hill's property, there are still several surrounding tracts of land on the market. Miller says if a piece of property isn't developer-owned by the time the road heads its way, the neighboring developer will have to build its road with the promise of being reimbursed when it does sell.

As for projects along this strip already in the works, the largest by far is Berry Farms. It's a 600-acre, mixed-use community off Peytonsville Road being done by Memphis-based **Boyle Investment**. The development has been sectioned off into three parcels, and will contain residential, office and retail projects.

Miller says Berry Farms has been the catalyst for all of the area's subsequent development, which includes The Highlands at Ladd Park. **Trillium Ventures Inc.** recently broke ground on the subdivision that will take up what was the Ladd property with about 1,000 homes at completion.

Across from Hill's land, Simmons Ridge is being built out by Jay Franks with Enterprise Construction. Hill says his goal is to work with the nearby developers in selling the acreage, so that all of the developments are cohesive.

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