



BERRY FARMS

A BOYLE DEVELOPMENT

FRANKLIN, TN (NASHVILLE)

BOYLE[®]

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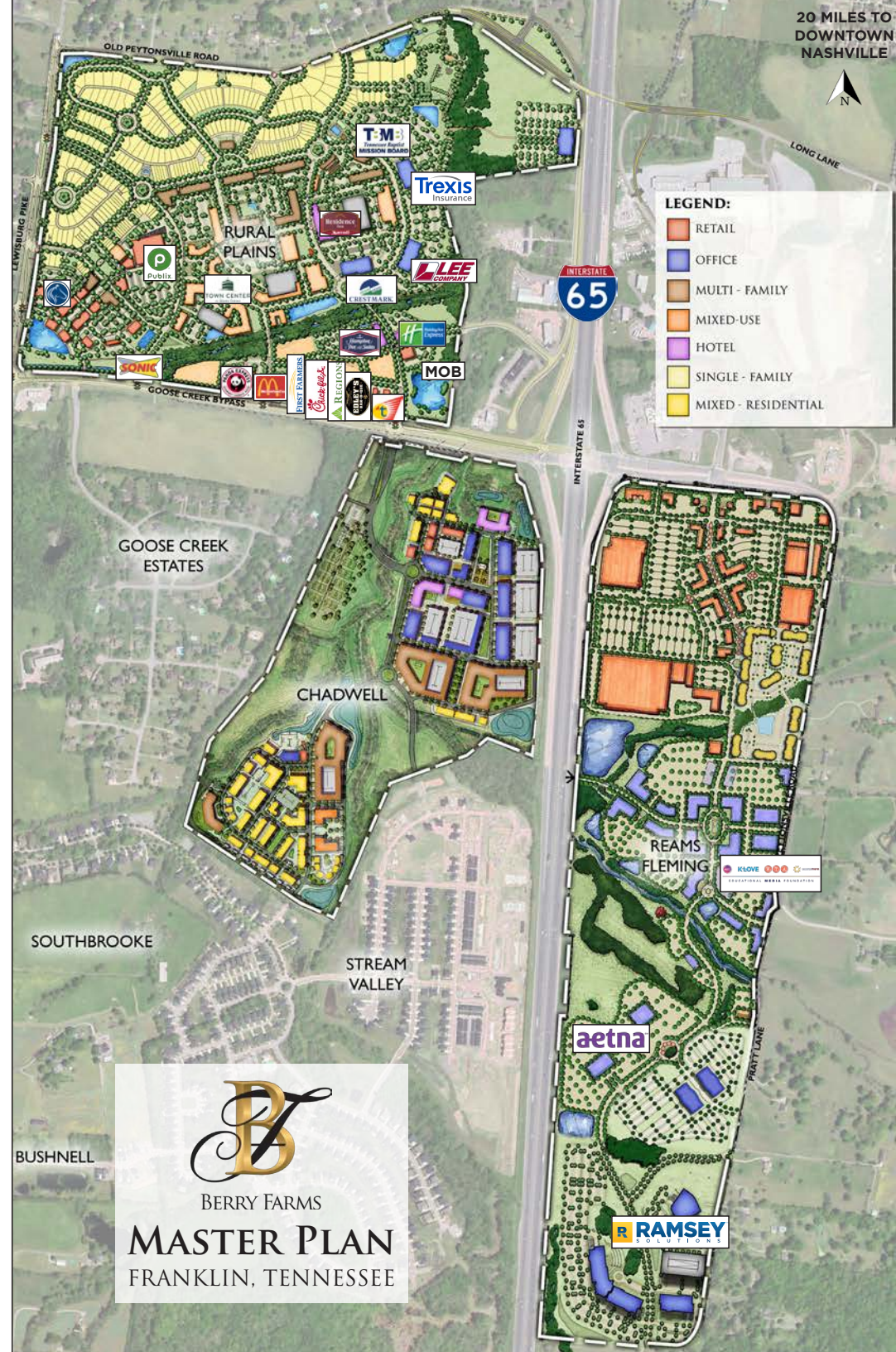


A FRANKLIN, TN MIXED-USE MASTER PLANNED COMMUNITY



Located in Franklin, TN, Berry Farms is a mixed-use master planned community where work, shopping, and leisure blends seamlessly with front porch living on pedestrian-friendly streets. It is the Southern Gateway to Franklin, Tennessee, and is on the forefront of economic activity in one of the nation's fastest-growing, most affluent counties. Located on 600 acres in the heart of Williamson County, Berry Farms is centered around connecting people to work, shopping, restaurants and meaningful open space.

Conveniently located at the Interstate 65 / Peytonsville Road (Goose Creek Bypass) interchange, Berry Farms is strategically situated for easy access and growth. Berry Farms represents a new, classic way of living, working and playing that not only changes how a planned community looks, but how it feels. With a preserved history that dates back to the early 1800's, this unique subdivision has a compelling story to tell.



BERRY FARMS



2023 DEMOGRAPHICS

	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population			
2023 Estimate	24,696	66,998	117,091
2028 Projection	27,155	74,113	130,900
Annual Growth			
2023-2028	2.0%	2.1%	2.4%
2010-2020	4.3%	3.9%	3.8%
Total Households			
2023 Estimate	8,998	25,253	44,221
2028 Projection	10,374	29,334	51,870
Average Household Income			
2023 Estimate	\$194,551	\$154,826	\$156,919
Median Household Income			
2023 Estimate	\$171,310	\$147,584	\$146,221
Median Age			
2023 Estimate	41.6	39.4	38.7

*Radius 1, 2 and 3 originate at Goose Creek Bypass and Lewisburg Pike – statistics from Regis Sites USA

BERRY FARMS



600-ACRE MIXED-USE COMMUNITY



BERRY FARMS



OVER 3,000 RESIDENTIAL UNITS



BERRY FARMS



1.8 M SF RETAIL & RESTAURANTS



BERRY FARMS



3.3 M SF CLASS A OFFICE



BERRY FARMS

TOWN CENTER



LEWISBURG PK

GOOSE CREEK BYPASS

AVERAGE DAILY TRAFFIC	
1-65	109,713
GOOSE CREEK BYPASS	17,753
LEWISBURG PIKE	12,606

BERRY FARMS

TOWN CENTER MASTER PLAN

RETAIL & RESTAURANTS

- | | |
|-------------------------------|------------------------------------|
| Abby Leigh Gifts | First Bank |
| Artistry Salon South | Honest Coffee Roasters |
| Benchmark Sports Pub & Eatery | Lucas Orthodontics |
| Berry Farms Animal Hospital | Ludlow & Prime |
| Berry Farms Chiropractic | Mainstream Boutique |
| Berry Farms Dental | McDonalds |
| Berry Farms Eyecare | No. 1 Chinese |
| Berry Farms Wine & Spirits | Panda Express |
| Beyond Physical Therapy | Physicians Urgent Care |
| Biscuit Love | Regions Bank |
| Centricity Music | SOCIETY Boutique |
| Chick Fil A | Sonic |
| Club Pilates | SoulShine Pizza Factory |
| Cookie Fix | State Farm Insurance |
| Crossfit Goose Creek | Sugaring NYC |
| Dee - O - Gee | Taziki's |
| Edley's Bar-B-Que | The Goddard School |
| Edward Jones | The Look Facial Aesthetic Boutique |
| F-45 | The Nail Parlor |
| Fantastic Sams | The Tutoring Center |
| Farm Bureau | Tito's Mexican Restaurant |
| First Farmers Bank | Twice Daily |
| Flow Yoga | Umi Japanese Restaurant |
| For Every Child | Whit's Frozen Custard |



TRAIL SYSTEM
 --- EXISTING
 --- TBD

BERRY FARMS
TOWN CENTER
 MASTER PLAN

- LEGEND:**
- RETAIL
 - OFFICE
 - MULTI-FAMILY
 - MIXED-USE
 - HOTEL
 - SINGLE-FAMILY

Certain architectural elements, community facilities and amenities described herein are in the planning stages, and some are not yet in development and are subject to change. The community plan depicted herein is conceptual. Parts of the community plan have been filed with the City of Franklin.

BERRY FARMS

CURRENT COMMERCIAL ACTIVITY

OPEN - 40K SF CORPORATE OFFICE
TENN. BAPTIST MISSION BOARD

OPEN - 118-KEY RESIDENCE INN

OPEN - 254 RESIDENTIAL LOTS
76 MULTI-FAMILY CONDOS
10 LIVE/WORK UNITS

HUGHES CROSSING

OPEN - 152K SF RETAIL/RESTAURANTS
PUBLIX
48 RESIDENTIAL CONDOS

TOWN CENTER

OPEN - 331 MULTI-FAMILY APARTMENTS
27K SF RETAIL/RESTAURANTS

FUTURE DEVELOPMENT -

376K SF OFFICE & MEDICAL
30K SF RETAIL/RESTAURANTS
406 RESIDENTIAL UNITS

SECTION 4 COMMERCIAL OUTPARCELS

OPEN -

FIRST FARMERS BANK
TWICE DAILY
CHICK-FIL-A
MCDONALD'S
PANDA EXPRESS

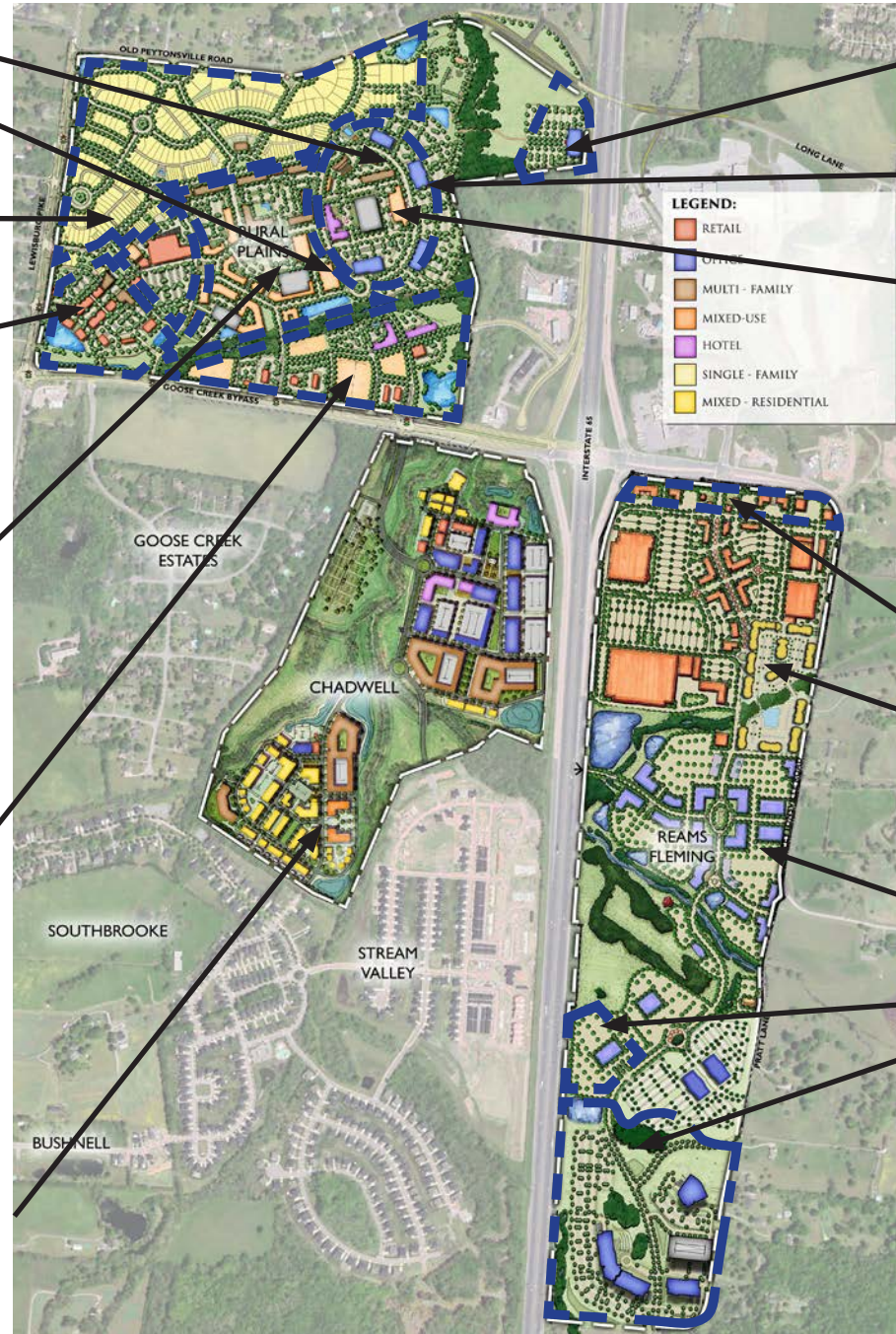
100-KEY HOLIDAY INN EXPRESS
123-KEY HAMPTON INN
LUCAS ORTHODONTICS

UNDER CONSTRUCTION -

EDLEY'S BBQ (2022)
REGIONS BANK (2022)

CHADWELL

FUTURE DEVELOPMENT -
1.6 MM SF OFFICE & RETAIL
1,650 RESIDENTIAL UNITS
450 HOTEL KEYS



FUTURE DEVELOPMENT -
100K SF CORPORATE OFFICE

OPEN - 400K SF CORPORATE OFFICE
TREXIS INSURANCE HQ
LEE COMPANY HQ
CRESTMARK BANK HQ

FUTURE DEVELOPMENT -
100K SF CORPORATE OFFICE

REAMS FLEMING
FUTURE DEVELOPMENT -
COMMERCIAL OUTPARCELS

FUTURE DEVELOPMENT -
400 RESIDENTIAL UNITS
1 MM SF COMMERCIAL

FUTURE -
486K SF OFFICE
170K SF EDUCATIONAL MEDIA
FOUNDATION

OPEN - 83K SF AETNA

RAMSEY SOLUTIONS HQ CAMPUS
OPEN - 407K SF CORPORATE OFFICE

UNDER CONSTRUCTION -
57K SF OFFICE

INSPIRED COMMUNITIES INSPIRE CONNECTION

Vibrant communities that stand the test of time. Homes that draw you in, and surroundings that beckon you out. Work environments that engage employees and foster collaboration, with open space that nurtures creativity. Retail shops that delight and eating experiences to savor. Boyle mixed-use communities blend walkability, livability and workability within Middle Tennessee's most desirable locations in Nashville and Williamson County.

BOYLE®



FIND YOUR NEW SPACE IN AN EXTRAORDINARY PLACE



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