

VILLAGE

VG

GREEN

2340 Nolensville Road
Nolensville, TN 37135

Introducing Village Green, a Publix anchored 90,525 SF specialty retail center located in Nolensville, TN, one of the Nashville MSA's fastest growing communities (2.61% residential growth within 5 miles). This shopping center has excellent visibility from the main thoroughfare and retail corridor. This property is located 3.8 miles from the existing Grocery options and better surrounded by the residential density in Nolensville this will make Village Green the new dominant grocery anchored center in the market. Shop space is available up to 9,750 SF.

Delivering Q4 2024



WATKINS
Real Estate Group

JLL

Nolensville's newest gathering spot



VILLAGE GREEN

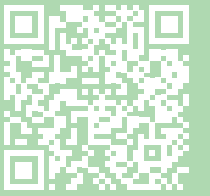
Nolensville is located in the panoramic rolling hills of northeastern Williamson County; the wealthiest county in Tennessee. The community still preserves a small-town feel and rural beauty while consistently showing rapid growth in both residential communities and commercial businesses. Nolensville is known for its antique district, historic sites and award-winning school system.

 ± 90,525 SF Development

 Unique Upscale Restaurants and Retail

 Anchored by Publix

Village Green site plan



Download site plan



Proposed pedestrian stream crossing



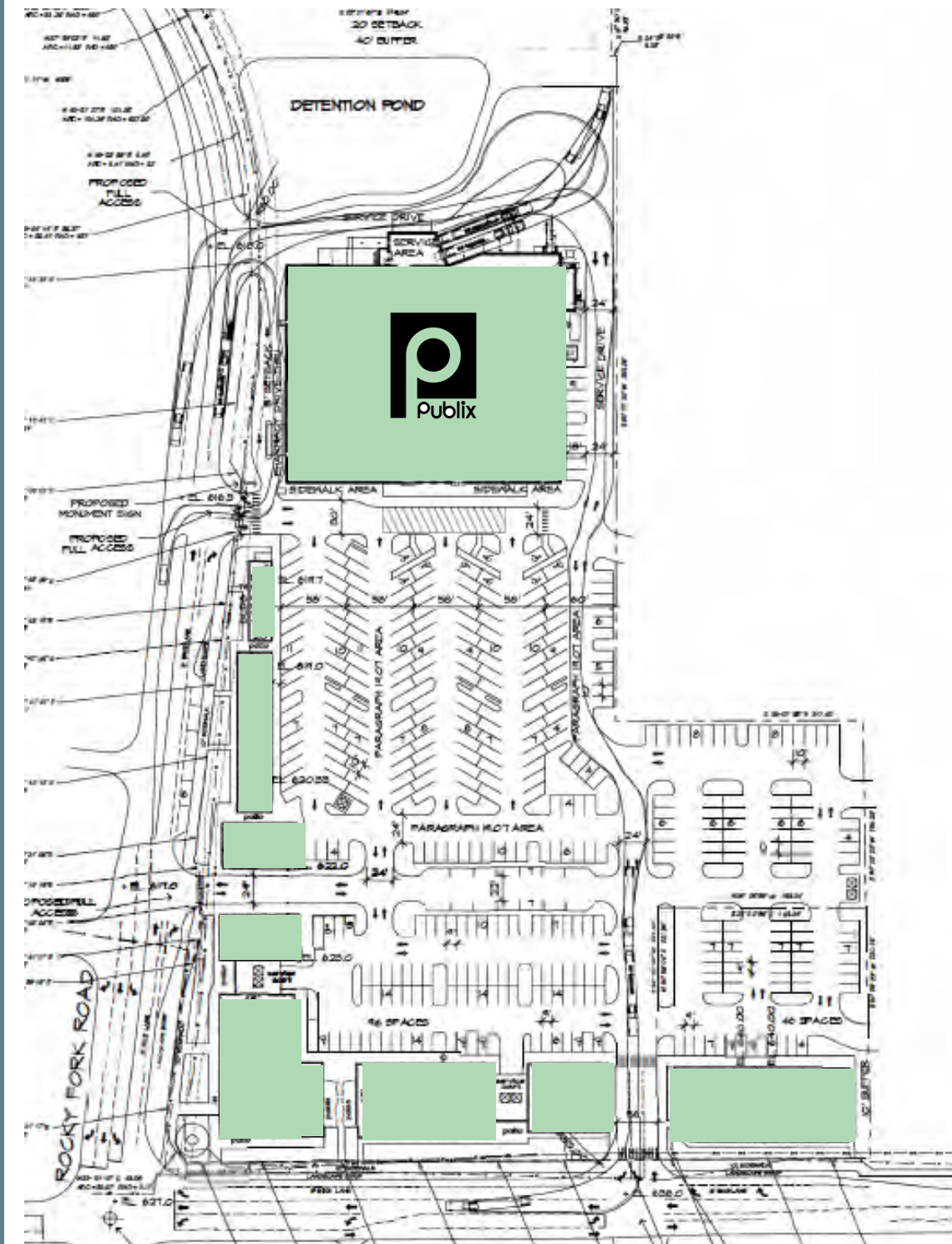
Current zoning PD



Proposed use Commercial / Retail Center



Allows for 397 parking spaces + 6 offsite parallel spaces



Approved Future Nolensville Developments

Southern Land
735 Homes

Goodall
493 Homes

Westmoreland
202 Homes

Greenbrook South
68 Town homes

Darcey Mixed Use
Kroger - 199 Apartments

Four Springs
288 Homes



Williamson County

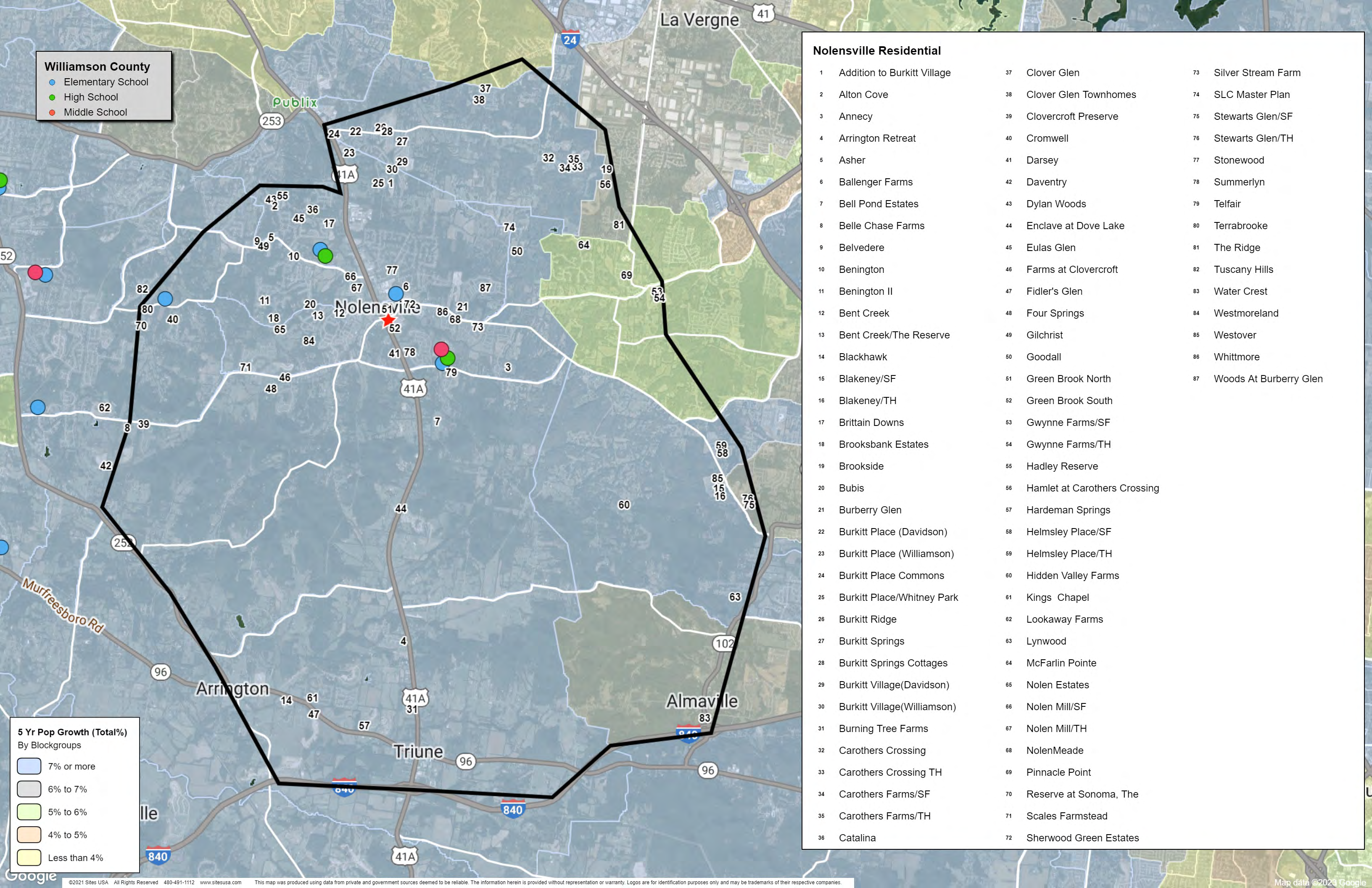
- Elementary School
- High School
- Middle School

Nolensville Residential

1	Addition to Burkitt Village	37	Clover Glen	73	Silver Stream Farm
2	Alton Cove	38	Clover Glen Townhomes	74	SLC Master Plan
3	Annecy	39	Clovercroft Preserve	75	Stewarts Glen/SF
4	Arrington Retreat	40	Cromwell	76	Stewarts Glen/TH
5	Asher	41	Darsey	77	Stonewood
6	Ballenger Farms	42	Daventry	78	Summerlyn
7	Bell Pond Estates	43	Dylan Woods	79	Telfair
8	Belle Chase Farms	44	Enclave at Dove Lake	80	Terrabrooke
9	Belvedere	45	Eulas Glen	81	The Ridge
10	Benington	46	Farms at Clovercroft	82	Tuscany Hills
11	Benington II	47	Fidler's Glen	83	Water Crest
12	Bent Creek	48	Four Springs	84	Westmoreland
13	Bent Creek/The Reserve	49	Gilchrist	85	Westover
14	Blackhawk	50	Goodall	86	Whittmore
15	Blakeney/SF	51	Green Brook North	87	Woods At Burberry Glen
16	Blakeney/TH	52	Green Brook South		
17	Brittain Downs	53	Gwynne Farms/SF		
18	Brooksbank Estates	54	Gwynne Farms/TH		
19	Brookside	55	Hadley Reserve		
20	Bubis	56	Hamlet at Carothers Crossing		
21	Burberry Glen	57	Hardeman Springs		
22	Burkitt Place (Davidson)	58	Helmsley Place/SF		
23	Burkitt Place (Williamson)	59	Helmsley Place/TH		
24	Burkitt Place Commons	60	Hidden Valley Farms		
25	Burkitt Place/Whitney Park	61	Kings Chapel		
26	Burkitt Ridge	62	Lookaway Farms		
27	Burkitt Springs	63	Lynwood		
28	Burkitt Springs Cottages	64	McFarlin Pointe		
29	Burkitt Village(Davidson)	65	Nolen Estates		
30	Burkitt Village(Williamson)	66	Nolen Mill/SF		
31	Burning Tree Farms	67	Nolen Mill/TH		
32	Carothers Crossing	68	NolenMeade		
33	Carothers Crossing TH	69	Pinnacle Point		
34	Carothers Farms/SF	70	Reserve at Sonoma, The		
35	Carothers Farms/TH	71	Scales Farmstead		
36	Catalina	72	Sherwood Green Estates		

5 Yr Pop Growth (Total%)
By Blockgroups

- 7% or more
- 6% to 7%
- 5% to 6%
- 4% to 5%
- Less than 4%



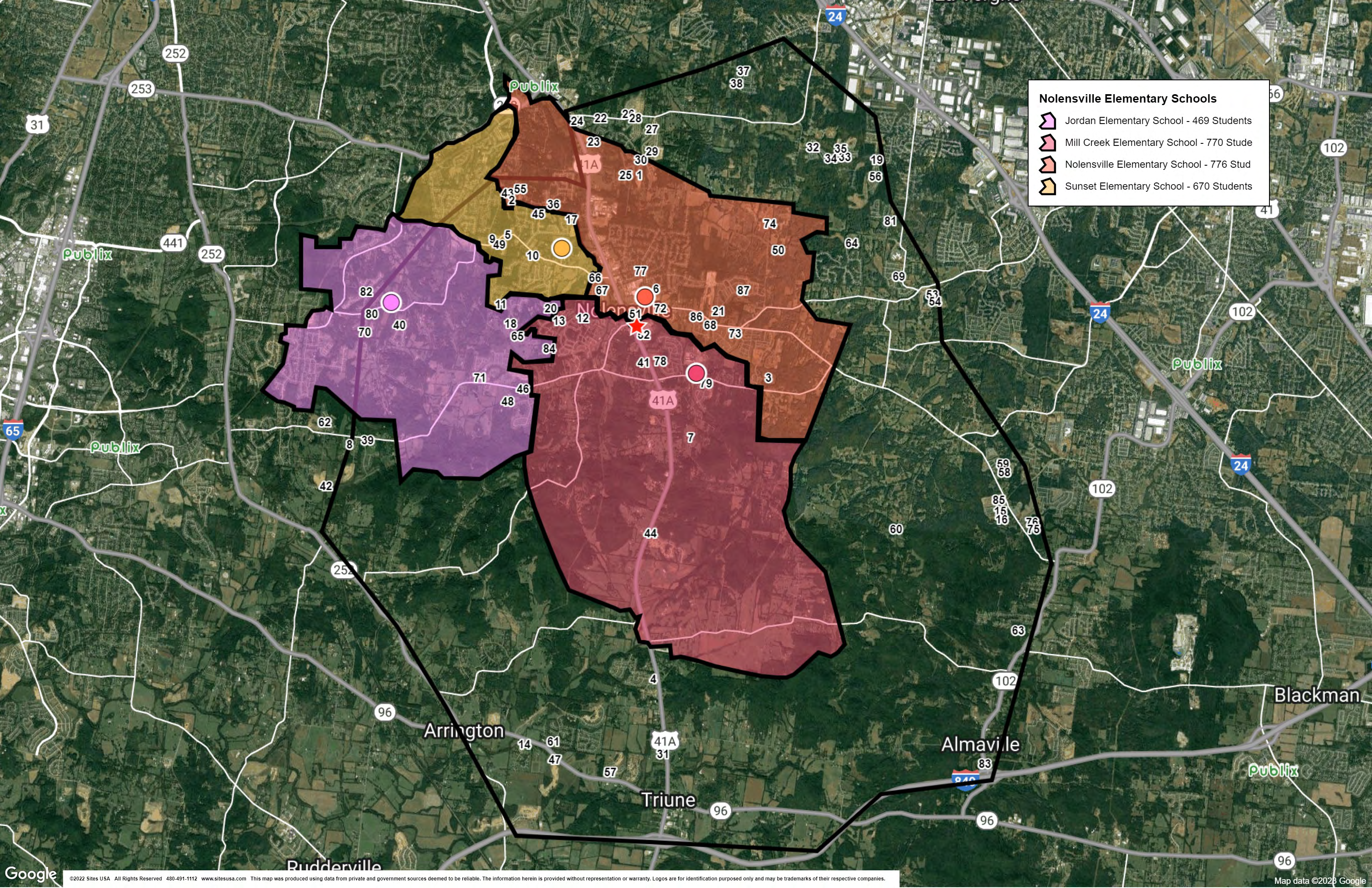
**Nolensville
Residential Status Report**

Map #	Quadrant	Name of Development	Latitude	Longitude	Development Commencement Date	Projected Completion Date	Buildout # of Units	Current # of Units	# of Units Under Construction	Typical Package Price	Contact Name & Phone
1	NEQ	Addition to Burkitt Village	35°58'44.63"N	86°39'56.28"W	4Q18	Active	36	32	1	500	Lifestyle Home Builders/On Point Construction/Yazdian Construction
2	NWQ	Alton Cove	35°58'31.71"N	86°41'41.43"W	2Q19	4Q22	6	6	0	1.5M	Wiesner Custom Homes
3	SEQ	Annecy	35°56'18.71"N	86°38'1.66"W	3Q21	Active	263	152	42	1.5M	AR Homes/Archilles/Celebration Homes/David Weekley Homes/Drees/The Jones Company/Turnberry Homes
4	SWQ	Arrington Retreat	35°52'41.16"N	86°39'43.98"W	2Q10	2Q22	216	216	0	650	Drees Premiere Homes/River Birch Nashville/Turnberry Homes
5	NWQ	Asher	35°58'1.63"N	86°41'54.33"W	2Q18	Active	26	19	0	1.3M	Drees Premiere Homes
6	NEQ	Ballenger Farms	35°57'22.28"N	86°39'40.94"W	1Q04	3Q12	284	284	0	450	
7	SEQ	Bell Pond Estates	35°55'35.75"N	86°39'10.73"W	1Q08	2Q20	8	8	0	700	
8	SWQ	Belle Chase Farms	35°55'30.90"N	86°44'14.61"W	1Q08	1Q20	35	35	0	949	Carpenter Construction/Majors Construction/Richardson Construction/Tennessee Valley Homes
9	NWQ	Belvedere	35°57'58.53"N	86°42'6.92"W	4Q15	2Q20	5	5	0	700	Dalamar Homes
10	NWQ	Benington	35°57'47.16"N	86°41'31.86"W	1Q08	4Q19	194	194	0	715	Barlow Builders/DAC Homes
11	SWQ	Benington II	35°57'12.24"N	86°41'59.83"W	2Q16	2Q22	57	57	0	1.1M	GP Luxury/Hidden Valley Homes/Legacy Homes of TN,LLC/Legend Homes
12	SWQ	Bent Creek	35°57'1.99"N	86°40'47.31"W	1Q08	4Q20	713	713	0	493	Cates & Kottas Development/Celebration Homes/DAC Homes/Landmark Homes of Tennessee
13	NWQ	Bent Creek/The Reserve	35°57'0.07"N	86°41'7.72"W	1Q08	1Q17	103	103	0	450	
14	SWQ	Blackhawk	35°51'53.96"N	86°41'38.93"W	1Q08	2Q20	27	27	0	1500	Hannah Custom Homes/Homes by Design/Kole Construction
15	SEQ	Blakeney/SF	35°54'39.39"N	86°34'34.58"W	4Q20	Active	195	71	12	565	Regent Homes
16	SEQ	Blakeney/TH	35°54'39.39"N	86°34'34.58"W		Future	75	31	15	350	Regent Homes
17	NWQ	Brittain Downs	35°58'12.46"N	86°40'56.85"W	1Q08	3Q19	163	163	0	565	Joon Properties/Lake Forest Homes/On Point Construction
18	NWQ	Brooksbank Estates	35°56'57.39"N	86°41'51.85"W	2Q17	3Q21	58	58	0	700	The Jones Company of Tennessee
19	NEQ	Brookside	35°58'55.57"N	86°36'24.94"W	1Q08	Active	198	182	0	400	Michaels Homes
20	NWQ	Bubis	35°57'8.74"N	86°41'15.03"W		Future	7	0	0	0	
21	NEQ	Burberry Glen	35°57'7.10"N	86°38'46.12"W	3Q16	3Q21	158	158	0	510	Meritage Homes of TN/Patterson Company
22	NEQ	Burkitt Place (Davidson)	35°59'25.93"N	86°40'30.80"W	1Q08	2Q22	294	294	0	419	
23	NEQ	Burkitt Place (Williamson)	35°59'8.82"N	86°40'36.86"W	1Q08	3Q17	102	102	0	460	
24	NEQ	Burkitt Place Commons	35°59'24.17"N	86°40'51.94"W	2Q18	Active	171	170	1	500	Regent Homes
25	NEQ	Burkitt Place/Whitney Park	35°58'45.10"N	86°40'8.14"W	2Q15	2Q17	61	61	0	442	
26	NEQ	Burkitt Ridge	35°59'28.61"N	86°40'6.29"W	1Q21	Active	238	56	56	600	
27	NEQ	Burkitt Springs	35°59'17.92"N	86°39'44.62"W	1Q14	3Q20	63	63	0	454	Regent Homes
28	NEQ	Burkitt Springs Cottages	35°59'25.85"N	86°39'59.69"W	3Q14	3Q18	81	81	0	300	
29	NEQ	Burkitt Village(Davidson)	35°59'1.54"N	86°39'45.11"W	3Q13	Active	369	318	4	500	Regent Homes
30	NEQ	Burkitt Village(Williamson)	35°58'56.27"N	86°39'55.65"W	3Q13	Active	58	57	1	480	Regent Homes
31	SWQ	Burning Tree Farms	35°51'47.91"N	86°39'35.25"W	4Q17	2Q22	18	18	0	1.2M	DeFatta Custom Homes
32	NEQ	Carothers Crossing	35°59'4.76"N	86°39'4.76"W	1Q08	3Q16	29	29	0	300	
33	NEQ	Carothers Crossing TH	35°58'57.93"N	86°36'53.35"W	1Q08	3Q16	21	21	0	185	
34	NEQ	Carothers Farms/SF	35°58'56.71"N	86°37'5.73"W	3Q16	Active	184	181	0	450	Regent Homes
35	NEQ	Carothers Farms/TH	35°59'1.29"N	86°36'52.94"W	3Q16	3Q22	144	144	0	340	Regent Homes
36	NWQ	Catalina	35°58'24.16"N	86°41'12.58"W	1Q08	4Q20	152	152	0	750	Emerald Homes - DR Horton
37	NEQ	Clover Glen	35°59'59.62"N	86°38'23.98"W	2Q18	1Q23	243	243	0	490	Meritage Homes of TN
38	NEQ	Clover Glen Townhomes	35°59'51.07"N	86°38'29.56"W	1Q19	1Q20	12	12	0	280	KVR Homes
39	NWQ	Clovercroft Preserve	35°55'33.38"N	86°43'59.17"W	2Q16	2Q20	95	95	0	595	Ryan Homes
40	NWQ	Cromwell	35°56'57.13"N	86°43'29.65"W	2Q13	2Q20	59	59	0	877	Encore Construction/Signature Homes,LLC
41	SWQ	Darsey	35°56'30.16"N	86°39'53.02"W		Future	199	0	0	0	Kroger
42	SWQ	Daventry	35°55'0.95"N	86°44'35.10"W	2Q19	Active	89	56	3	1M - 1.1M	Pulte Homes
43	NWQ	Dylan Woods	35°58'31.78"N	86°41'53.74"W	2Q19	Active	29	11	4	1.5M	
44	NEQ	Enclave at Dove Lake	35°54'27.00"N	86°39'46.39"W	2019	Active	128	119	7	1.2M	Dalamar Homes/David Weekley Homes
45	NWQ	Eulas Glen	35°58'16.97"N	86°41'27.00"W	2Q16	1Q19	29	29	0	670	
46	SWQ	Farms at Clovercroft	35°56'10.90"N	86°41'40.03"W	3Q15	1Q20	84	84	0	735	Turnberry Homes
47	SWQ	Fidler's Glen	35°51'45.0"N	86°41'10.2"W		Future	81	0	0	0	John Wieland Homes
48	SWQ	Four Springs	35°56'2.22"N	86°41'53.31"W		Future	288	0	0	0	
49	NWQ	Gilchrist	35°57'54.67"N	86°42'1.32"W	2Q16	4Q18	6	6	0	750	

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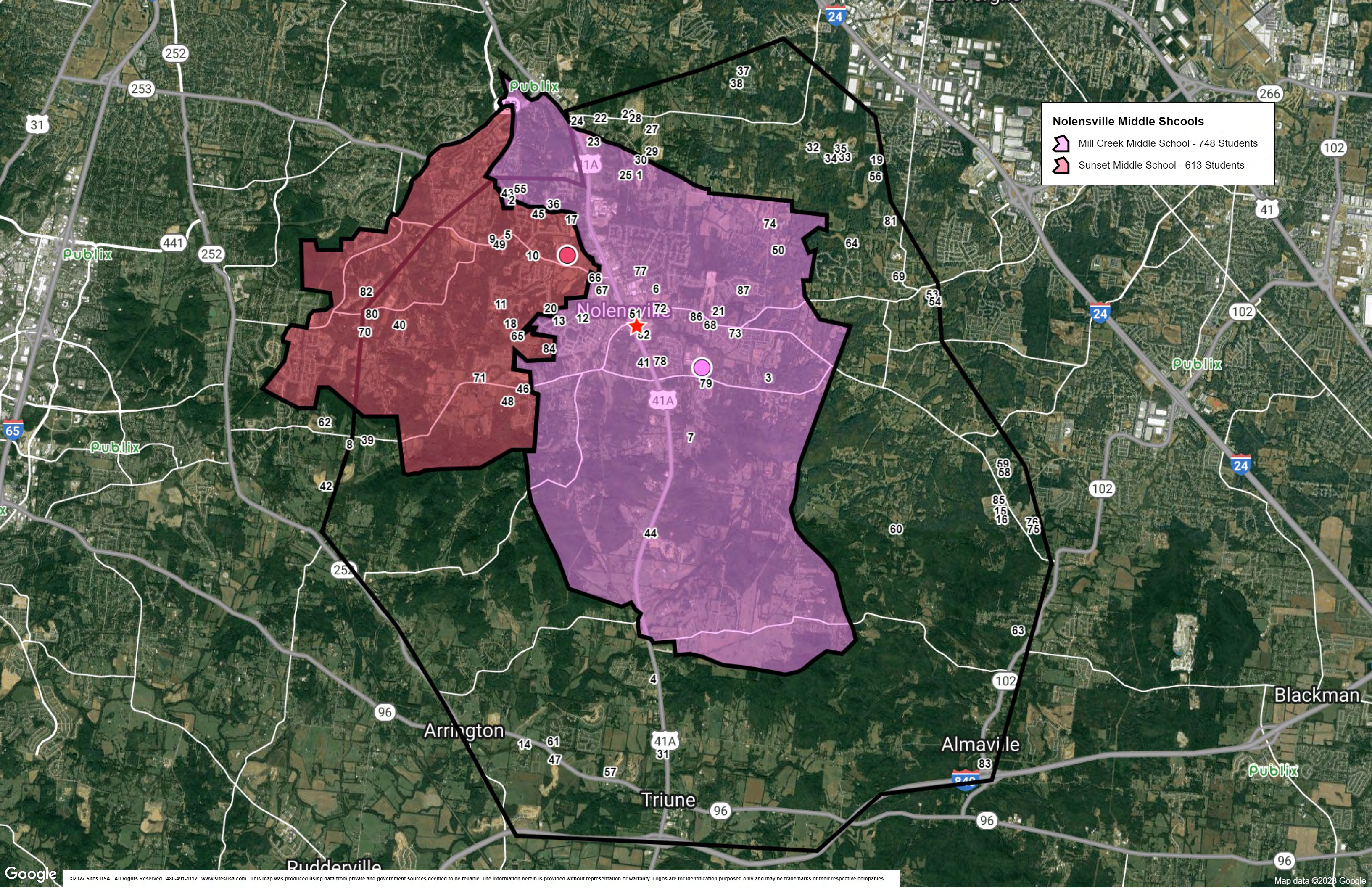
Map #	Quadrant	Name of Development	Latitude	Longitude	Development Commencement Date	Projected Completion Date	Buildout # of Units	Current # of Units	# of Units Under Construction	Typical Package Price	Contact Name & Phone	
50	NEQ	Goodall	35°57'50.81"N	86°37'52.37"W		Future	493	0	0	0		
51	SEQ	Green Brook North	35°56'54.21"N	86°39'55.30"W	3Q19	3Q20	28	28	0	0		
52	SEQ	Green Brook South	35°56'51.27"N	86°39'56.18"W		Future	68	0	0	0	Yaslian Development	
53	NEQ	Gwynne Farms/SF	35°57'18.49"N	86°35'35.55"W		Future	420	0	0	500	Lennar Homes	
54	NEQ	Gwynne Farms/TH	35°57'18.49"N	86°35'35.55"W		Future	217	0	0	350	Lennar Homes	
55	NWQ	Hadley Reserve	35°58'31.82"N	86°41'45.91"W	2Q17	1Q21	8	8	0	1000	Legacy Homes of TN, LLC/Tennessee Valley Homes	
56	NEQ	Hamlet at Carothers Crossing	35°58'44.01"N	86°36'26.69"W	2Q21	Active	325	43	48	425	Dalamar Homes	
57	SWQ	Hardeman Springs	35°51'33.93"N	86°40'22.20"W	2Q19	Active	137	88	2	1.4M	Turnberry Homes	
58	SEQ	Helmsley Place/SF	35°55'12.65"N	86°34'30.81"W		Future	33	0	0	500	Ryan Homes	
59	SEQ	Helmsley Place/TH	35°55'12.65"N	86°34'30.81"W		Future	24	0	0	350	Ryan Homes	
60	SEQ	Hidden Valley Farms	35°54'29.97"N	86°36'7.26"W	1Q08	Active	15	9	0	697		
61	SWQ	Kings Chapel	35°51'56.39"N	86°41'13.27"W	1Q08	Active	448	365	15	1.6M	Drees Premiere Homes/Gregg & Rains Building Group/Legacy Builders/Old South Construction	
62	SWQ	Lookaway Farms	35°55'46.99"N	86°44'36.82"W	4Q16	Active	144	69	13	1.2M	Partners in Building	
63	SEQ	Lynwood	35°53'16.18"N	86°34'18.32"W		Future	1,500	0	0	0		
64	NEQ	McFarlin Pointe	35°57'55.92"N	86°36'46.75"W	1Q08	4Q20	350	350	0	500		
65	NWQ	Nolen Estates	35°56'48.84"N	86°41'44.69"W		Future	225	0	0	0		
66	NWQ	Nolen Mill/SF	35°57'31.20"N	86°40'35.76"W	1Q18	3Q20	59	59	0	504	Goodall-Clayton Properties Group	
67	NWQ	Nolen Mill/TH	35°57'21.82"N	86°40'29.64"W	1Q18	4Q20	90	90	0	377	Goodall-Clayton Properties Group	
68	NEQ	NolenMeade	35°56'56.76"N	86°38'53.88"W	4Q16	4Q22	21	21	0	499	Celebration Homes/Woodridge Homes LLC	
69	NEQ	Pinnacle Point	35°57'32.13"N	86°36'4.60"W	1Q08	2Q20	119	119	0	275	Michaels Home/Michaels Homes/Scott Butler Homes	
70	NWQ	Reserve at Sonoma, The	35°56'51.75"N	86°44'1.40"W	3Q09	4Q18	9	9	0	850		
71	SWQ	Scales Farmstead	35°56'18.93"N	86°42'18.46"W	1Q17	Active	294	291	2	880	Barlow Builders/David Weekley Homes/Drees Premiere Homes/Hidden Valley Homes/Patterson Company/Stern Construction/Turnberry Homes	
72	NEQ	Sherwood Green Estates	35°57'8.85"N	86°39'37.93"W	3Q14	3Q20	77	77	0	630	Regent Homes	
73	NEQ	Silver Stream Farm	35°56'50.58"N	86°38'31.47"W	1Q08	3Q17	327	327	0	390		
74	NEQ	SLC Master Plan	35°58'10.7"N	86°37'59.6"W		Future	735	0	0	0		
75	SEQ	Stewarts Glen/SF	35°54'33.60"N	86°34'5.70"W		Future	20	0	0	0		
76	SEQ	Stewarts Glen/TH	35°54'33.60"N	86°34'5.70"W		Future	32	0	0	0		
77	NEQ	Stonewood	35°57'36.06"N	86°39'55.42"W	1Q08	4Q19	191	191	0	375		
78	SEQ	Summerlyn	35°56'30.32"N	86°39'38.27"W	2Q15	4Q20	247	247	0	720	Drees Premiere Homes/The Jones Company of Tennessee	
79	SEQ	Telfair	35°56'15.23"N	86°38'57.01"W	2Q17	Active	128	126	2	700	Achilles Custom Builders/American Home Construction/Archilles/Barlow Builders/Celebration Homes/DAC Homes/Drees Premiere Homes	
80	NWQ	Terrabrooke	35°57'4.75"N	86°43'54.46"W	4Q15	Active	8	7	1	2M	Partners in Building	
81	NEQ	The Ridge	35°58'12.11"N	86°36'12.43"W	2Q16	Active	141	101	11	500	Michaels Homes	
82	NWQ	Tuscany Hills	35°57'20.35"N	86°44'0.04"W	1Q08	Active	133	123	0	1.625M	Aspen Construction/Idlewild Custom Homes/Ridgemont Homes	
83	SEQ	Water Crest	35°51'40.8"N	86°34'48.3"W		Future	68	0	0	0		
84	SWQ	Westmoreland	35°56'39.55"N	86°41'17.09"W		Future	202	0	0	0		
85	SEQ	Westover	35°54'49.74"N	86°34'35.11"W	4Q21	Active	170	51	10	540	Ryan Homes	
86	NEQ	Whittmore	35°57'2.40"N	86°39'5.16"W	1Q16	3Q19	53	53	0	550	Beazer Homes	
87	NEQ	Woods At Burberry Glen	35°57'21.87"N	86°38'24.10"W	4Q17	Active	149	111	1	700	DAC Homes/DeFatta Custom Homes/The Jones Company of Tennessee	
TOTAL							13,862	7,938				

(Current # units) x 2010 Persons per household (2.9):	23,020
Trade Area 2010 Census Population:	22,119
Total current population: =	45,139



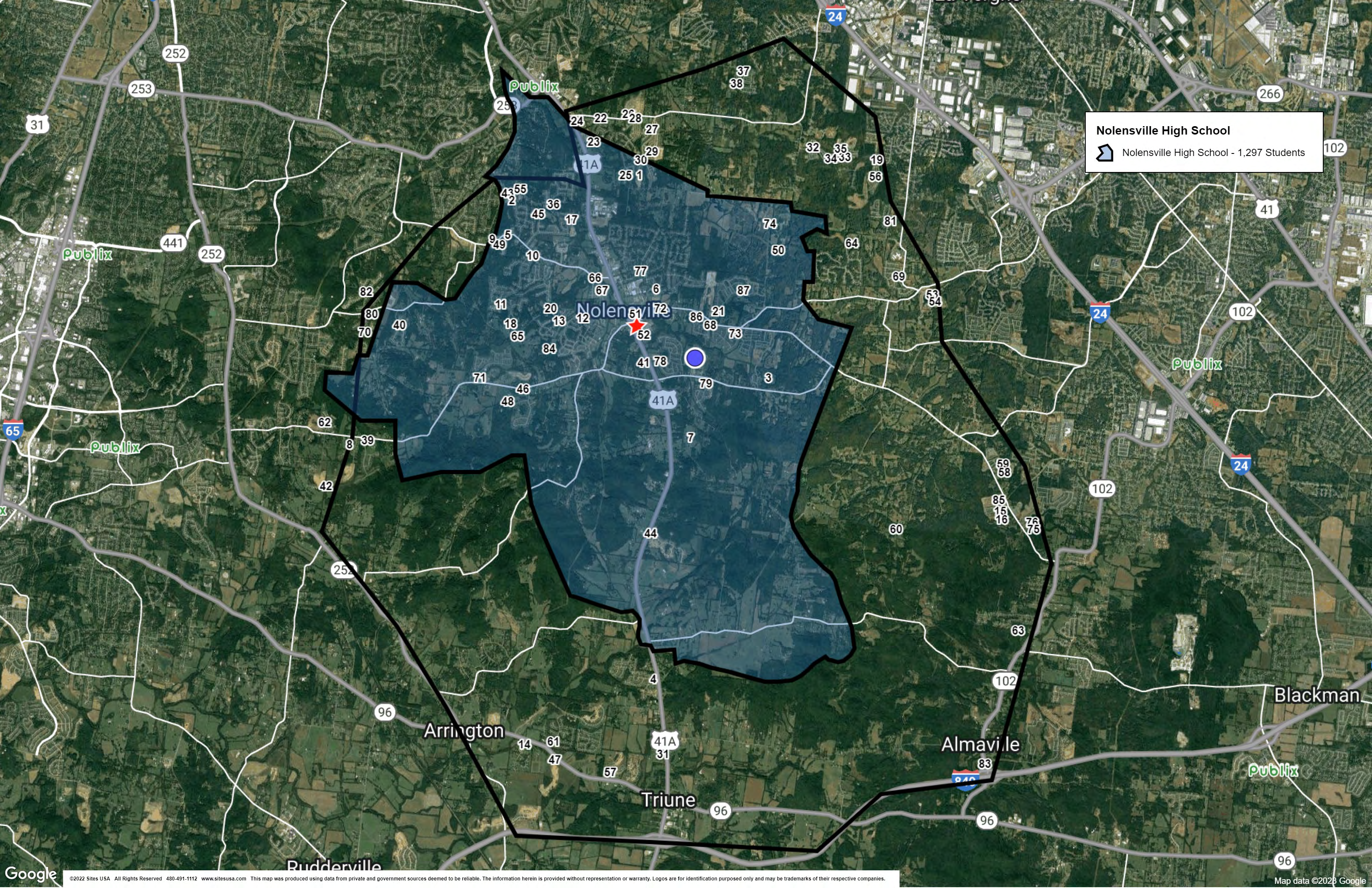
Nolensville Elementary Schools

- Jordan Elementary School - 469 Students
- Mill Creek Elementary School - 770 Students
- Nolensville Elementary School - 776 Students
- Sunset Elementary School - 670 Students



Nolensville Middle Schools

-  Mill Creek Middle School - 748 Students
-  Sunset Middle School - 613 Students



Nolensville High School

 Nolensville High School - 1,297 Students

24 22 228 27

23 29 30

43 55 2 36 17

9 49 5 10

11 20 13 12

66 67 77 6

84 41 78 52

71 46 48 7

62 8 39 42

44 41A 79 3

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Publix

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.9495/-86.6673

Village Green Publix Nolensville, TN 37135	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2023)	6,398		22,208		57,865		389,482	
Projected Population (2028)	8,007		26,978		66,124		420,736	
Census Population (2020)	5,864		20,212		54,923		379,136	
Census Population (2010)	2,543		9,966		34,703		306,005	
Projected Annual Growth (2023-2028)	1,609	5.0%	4,770	4.3%	8,259	2.9%	31,254	1.6%
Historical Annual Growth (2020-2023)	533	3.0%	1,996	3.3%	2,942	1.8%	10,346	0.9%
Historical Annual Growth (2010-2020)	3,322	13.1%	10,246	10.3%	20,220	5.8%	73,131	2.4%
Estimated Population Density (2023)	2,038	psm	786	psm	737	psm	1,240	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households								
Estimated Households (2023)	1,908		7,026		19,133		146,362	
Projected Households (2028)	2,505		8,856		22,464		160,570	
Census Households (2020)	1,720		6,298		17,961		141,099	
Census Households (2010)	786		3,204		11,725		114,924	
Projected Annual Growth (2023-2028)	597	6.3%	1,830	5.2%	3,331	3.5%	14,208	1.9%
Historical Annual Change (2010-2023)	1,122	11.0%	3,822	9.2%	7,408	4.9%	31,438	2.1%
Average Household Income								
Estimated Average Household Income (2023)	\$164,107		\$175,841		\$185,990		\$129,942	
Projected Average Household Income (2028)	\$132,941		\$148,168		\$168,712		\$124,194	
Census Average Household Income (2010)	\$109,958		\$105,204		\$106,071		\$73,969	
Census Average Household Income (2000)	\$76,303		\$74,351		\$77,537		\$64,608	
Projected Annual Change (2023-2028)	-\$31,166	-3.8%	-\$27,674	-3.1%	-\$17,278	-1.9%	-\$5,748	-0.9%
Historical Annual Change (2000-2023)	\$87,803	5.0%	\$101,490	5.9%	\$108,454	6.1%	\$65,333	4.4%
Median Household Income								
Estimated Median Household Income (2023)	\$169,938		\$167,533		\$154,750		\$103,839	
Projected Median Household Income (2028)	\$174,752		\$173,484		\$160,183		\$104,013	
Census Median Household Income (2010)	\$92,531		\$84,580		\$86,571		\$61,012	
Census Median Household Income (2000)	\$64,539		\$63,433		\$64,917		\$54,699	
Projected Annual Change (2023-2028)	\$4,814	0.6%	\$5,950	0.7%	\$5,433	0.7%	\$174	-
Historical Annual Change (2000-2023)	\$105,399	7.1%	\$104,100	7.1%	\$89,833	6.0%	\$49,141	3.9%
Per Capita Income								
Estimated Per Capita Income (2023)	\$48,939		\$55,645		\$61,510		\$48,913	
Projected Per Capita Income (2028)	\$41,585		\$48,648		\$57,327		\$47,473	
Census Per Capita Income (2010)	\$34,054		\$33,847		\$35,846		\$27,780	
Census Per Capita Income (2000)	\$24,881		\$24,941		\$27,742		\$25,388	
Projected Annual Change (2023-2028)	-\$7,354	-3.0%	-\$6,997	-2.5%	-\$4,183	-1.4%	-\$1,439	-0.6%
Historical Annual Change (2000-2023)	\$24,058	4.2%	\$30,704	5.4%	\$33,768	5.3%	\$23,525	4.0%
Estimated Average Household Net Worth (2023)	\$1.21 M		\$1.21 M		\$1.1 M		\$671,560	

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Delivering Q4 2024



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