

B/C

BLAKENEY COMMONS

An 80-Townhome, Class A Investment Opportunity

SMYRNA | NASHVILLE MSA | TENNESSEE



THE OFFERING

JLL, as exclusive advisor, is pleased to present Blakeney Commons (the “Property”), an 80-townhome, Class A investment opportunity located in Smyrna, Tennessee, a rapidly growing suburb of Nashville, Tennessee. The property consists of 2- and 3-bedroom townhomes that feature attached garages, private outdoor space, luxury vinyl plank flooring, stainless-steel appliances, granite countertops, brick siding, and subway tile backsplashes. Residents enjoy a full suite of amenities which include an expansive onsite dog park, outdoor pavilion with grilling stations, and community playground.

Completed in 2024, Blakeney Commons presents the opportunity to acquire the highest quality construction asset within the supply constrained city of Smyrna. The property is in the heart of Nashville’s path of growth between Nashville & Murfreesboro along I-24 granting residents access to one of Tennessee’s most desired public school districts.

PROPERTY TOURS – Tours must be scheduled in advance by contacting Kym Seaborn. The owner and JLL respectfully request that interested parties refrain from contacting on-site personnel or residents.

Kym Seaborn
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Kym.Seaborn@jll.com





Property Overview



ADDRESS
8706 Rocky Fork Almale Rd, Smyrna, TN 37167



YEAR COMPLETED
2024



BUILDING TYPE
2-Story Townhome



NUMBER OF TOWNHOMES
80 Townhomes



LAND AREA
±10.48 Acres
±465,509 SF



TOTAL RESIDENTIAL NRSF
±118,784



NUMBER OF BUILDINGS
17



OCCUPANCY
95% (1.15.2026)



PARKING SPACES
223 Total Spaces



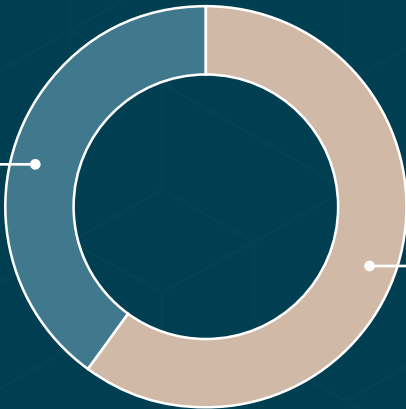
AVERAGE UNIT SIZE
±1,485 SF



ATTACHED GARAGES
32 Garages

Townhome Mix Summary

3 Bed / 2.5 Bath
32 Townhomes
40%



2 Bed / 2.5 Bath
48 Townhomes
60%

LUXURIOUS TOWNHOME PRODUCT

HIGH QUALITY FINISHES

Blakeney Commons offers best-in-market townhome product featuring premier home finishes and community amenities. Residents have access to personal garages, private outdoor spaces, a community playground, a pavilion with 2 grilling stations, and a furnished dog park.



One of the best townhouses in Smyrna!

- Vanessa V.

Great landscape, enjoyable amenities, strong sense of community, and state-of-the-art furnishing/appliances. Definitely recommendable.

- Kyo-eun C.



FULL SUITE OF AMENITIES



Granite Countertops



Stainless-Steel Appliances



Luxury Vinyl Plank Flooring



White Cabinetry



Gooseneck Faucets



Direct Access Garages



Resident Playground



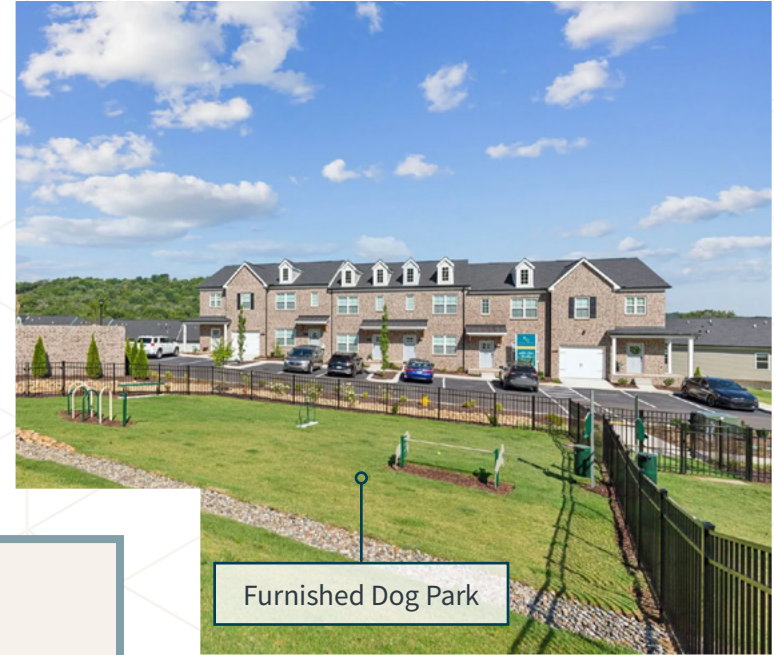
Community Pavillion



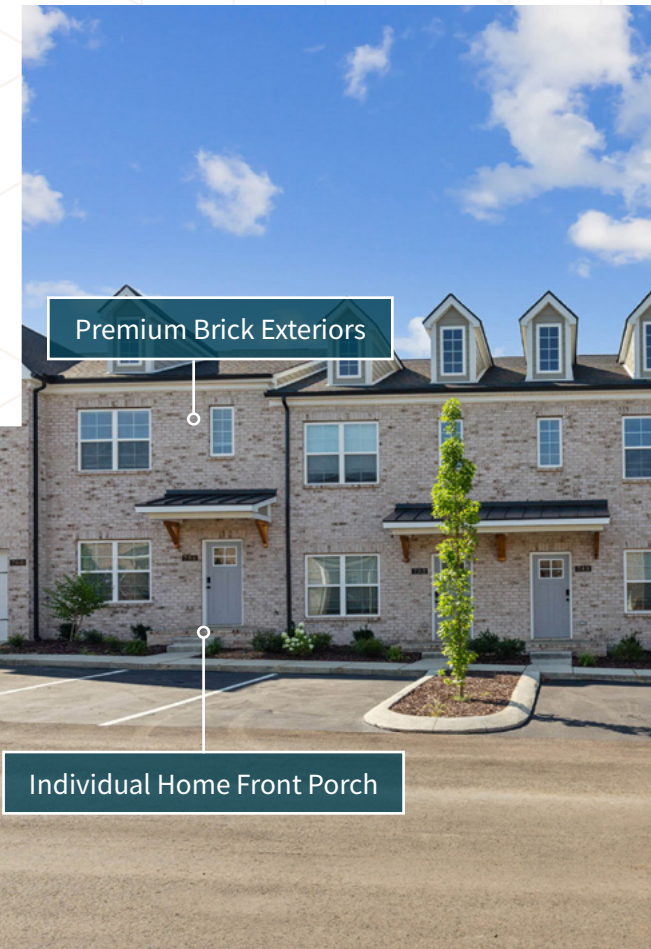
Grilling Stations



Dog Park



Furnished Dog Park



Premium Brick Exteriors

Individual Home Front Porch



Grilling Stations

Individual Home Deck

Resident Pavilion



Stainless Steel Appliances

Gooseneck Faucets

Subway Tile Backsplash

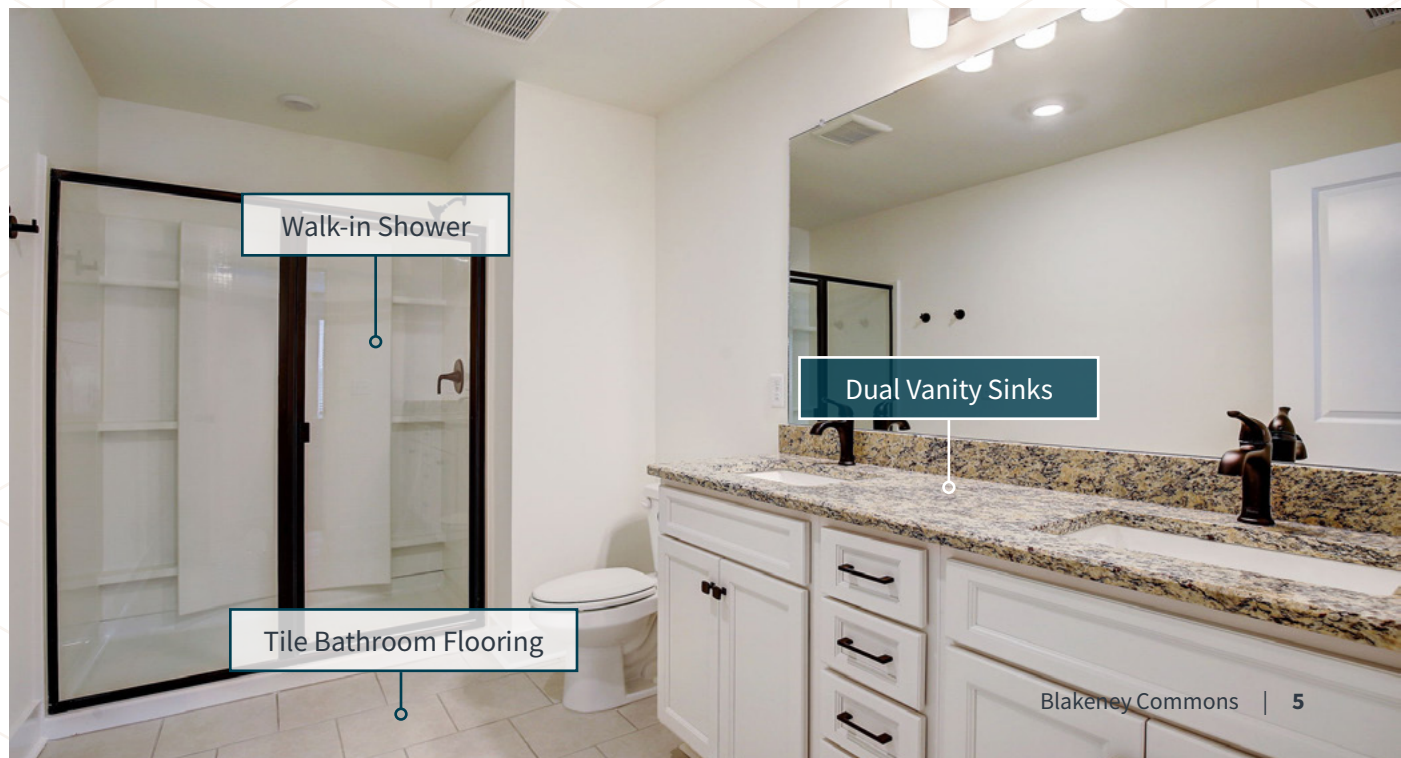
French Door Refrigerators

Expansive Granite Countertops

Luxury Vinyl Plank Flooring



Attached Garages



Walk-in Shower

Dual Vanity Sinks

Tile Bathroom Flooring

DYNAMIC SMYRNA LOCATION

RAPIDLY GROWING SMYRNA SUBMARKET

Smyrna has emerged as one of Nashville's most sought after suburbs and attracted an abundance of affluent new residents. Since 2020 Smyrna's population has grown by more than 10%, with the city welcoming more than 35,000 new residents and is projected to further grow by ~3.7% year-over-year through 2029.

EVERYDAY CONVENIENCE

Publix.

±9 Minute Drive



±14 Minute Drive

Academy
SPORTS+OUTDOORS

±14 Minute Drive



±14 Minute Drive

TARGET

±14 Minute Drive

ROSS
DRESS FOR LESS

±15 Minute Drive

KOHL'S

±15 Minute Drive

PETSMART

±15 Minute Drive



±9 Minute Drive



Downtown Nolensville

±10 Minute Drive





TOP TENNESSEE EMPLOYMENT CORRIDOR

Blakeney Commons is located along I-24 in one of the fastest growing employment & distribution corridors within the state. Rutherford county employs nearly 220K people and is home to several expansive employment and distribution centers. The southeast I-24 corridor is the largest industrial submarket in the Nashville metro. With direct access to Chattanooga and Atlanta from Nashville, the I-24 corridor is primed for continued population and e-commerce growth.

Top Employers



Nashville's Top Industrial Market



EXCELLENT SUBMARKET FUNDAMENTALS

SUPPLY CONSTRAINED SUBMARKET

Blakeney Commons faces exceptionally limited competitive supply, with 0 properties under construction or in lease-up within a 5-mile radius of the asset. Additionally, townhomes remain scarce, with only one newly constructed community comprising just 52 homes representing the sole comparable product within the immediate 5-mile radius.

This supply-constrained micro-market, coupled with robust population growth in the submarket positions Blakeney Commons to capitalize on favorable supply-demand fundamentals and achieve above-market rent growth for the foreseeable future.

±4.6%

Avg. Effective Renewal
Rent Growth
*(Blakeney Commons,
February 2026)*

±4.1%

Avg. Projected
Rent Growth
(2028 - 2030)

100%

Renewal Rate
in 2026
*(4 out of 4 on
February Renewals)*

5 Mile Radius



0 Properties

Under Construction



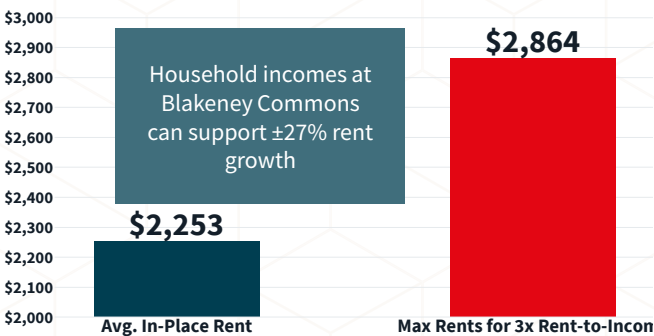
0 Properties

in Lease-Up



OUTSTANDING PROPERTY DEMOGRAPHICS

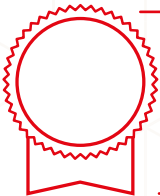
Blakeney Commons’ strong demographics provide a runway for strong future rent growth. With an average household income of ±\$104K, rents at Blakeney Commons could increase ±27% while maintaining a 3x income-to-rent ratio.



ACCESS TO TOP TIER SCHOOLS

Blakeney Commons is advantageously assigned to the Rutherford County school district which allows residents access to the highly sought-after Stewarts Creek Schools without having to pay the steep costs of owning a single-family home.

Source: GreatSchools.org

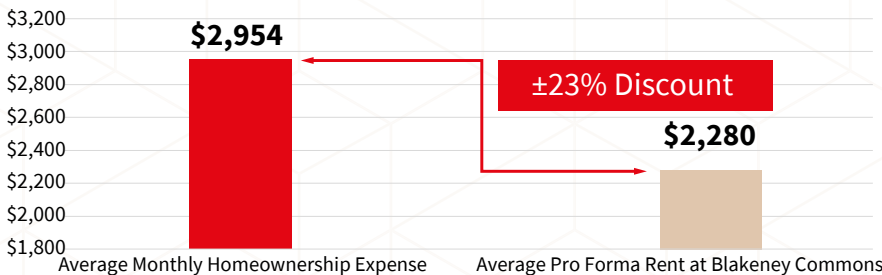


10/10
STEWARTS CREEK
ELEMENTARY SCHOOL

8/10
STEWARTS CREEK
MIDDLE SCHOOL

8/10
STEWARTS CREEK
HIGH SCHOOL

DISCOUNT TO RETAIL HOME SALES



ELEVATED DEVELOPMENT COSTS

Rising construction and labor costs coupled with the difficulty to develop in the city of Smyrna and Nolensville have made reproducing an asset to Blakeney Commons’ quality unattainable.



Estimated replacement cost today
±\$32.8MM

	Per Unit	Total
Land Costs	\$45,000	\$3,600,000
Hard Costs	\$292,000	\$23,360,000
Soft Costs (20%)	\$73,000	\$5,840,000
Total Construction Costs	\$410,000	\$32,800,000



BLAKENEY COMMONS

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SEE A BRIGHTER WAY