



# THE CROSSINGS

A 349-Unit, Class A , New Construction,  
Investment Opportunity

ANTIOCH | NASHVILLE MSA | TENNESSEE



# EXECUTIVE SUMMARY

JLL, as exclusive advisor, is pleased to present The Crossings (the "Property"), a 349-unit, Class A investment opportunity located in Antioch, Tennessee, a rapidly growing suburb of Nashville, Tennessee.

Completed in 2023, The Crossings presents the opportunity to acquire the highest quality construction asset within a rapidly stabilizing submarket with 0 properties under construction allowing for out-sized future rent growth. The property is in the heart of Nashville's path of growth adjacent to Century Farms and along I-24 granting residents access to a plethora of diverse employment opportunities.

**0**  
Properties Under Construction Nearby

**300**  
Acre Mixed-Use Development Next Door

**2023**  
Luxurious New Construction Product

**±\$100K**  
Avg. Household Income

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

**Kym Seaborn**  
T: +1 (404) 626-2620  
Kym.Seaborn@jll.com

# PROPERTY OVERVIEW

**ADDRESS**  
5700 Crossings Blvd, Antioch, TN 37013

**YEAR COMPLETED**  
2023

**NUMBER OF UNITS**  
349 Units

**TOTAL RESIDENTIAL NRSF**  
±317,201

**OCCUPANCY**  
±91%

**AVERAGE HOME SIZE**  
±909 SF

**BUILDING TYPE**  
3- & 4-Story Low-Rise

**ACREAGE**  
±13.21 acres (575,428 SF)

**NUMBER OF BUILDINGS**  
8

**PARKING SPACES**  
518

# UNIT MIX SUMMARY

3 Bed / 2 Bath | 18 Units

5%

Studio | 28 Units

8%

2 Bed / 2 Bath | 144 Units

41%

1 Bed / 1 Bath | 149 Units

43%

1 Bed / 1 Bath Live Work | 10 Units

3%

# LUXURIOUS NEW CONSTRUCTION PRODUCT OFFERED BELOW REPLACEMENT COST

**±290K** Per Unit Estimated Replacement Cost

## APARTMENT AMENITIES



Granite Countertops



Stainless Steel Appliances



Luxury Vinyl Plank Flooring



In-Unit Washer & Dryer



Live/Work Units

## COMMUNITY AMENITIES



Detached Garages



Resort-Style Pool



Two-Level Fitness Center



Conference Room



Dog Park & Pet Spa

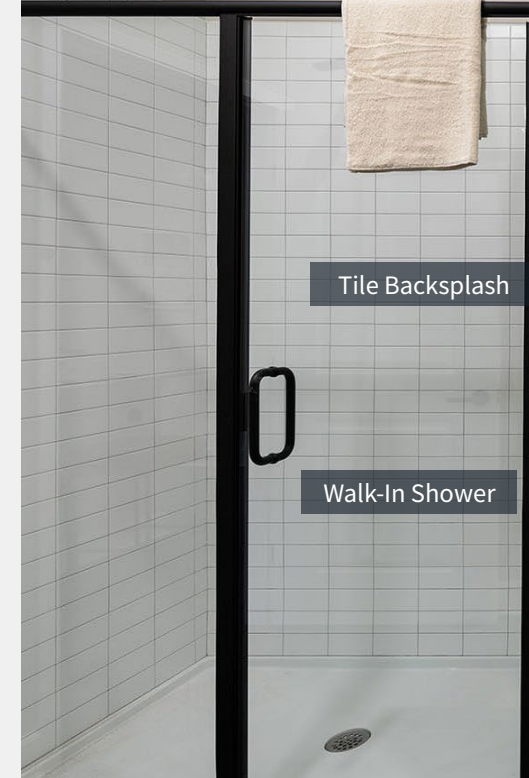


Stainless Steel Appliances

White Cabinetry

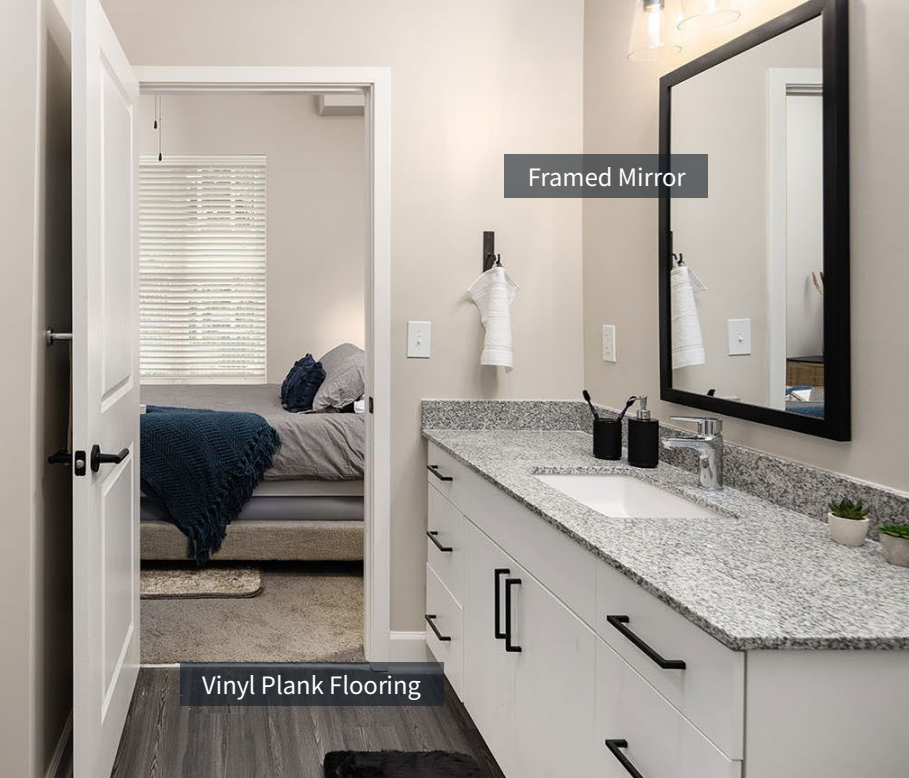
Granite Countertops

Gooseneck Faucets



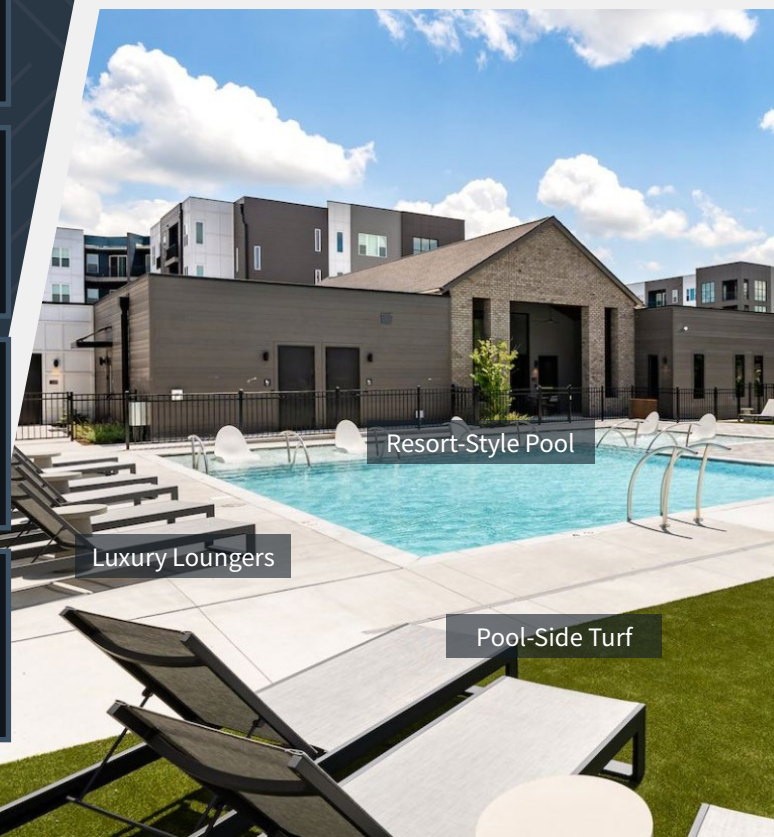
Tile Backsplash

Walk-In Shower



Framed Mirror

Vinyl Plank Flooring



Resort-Style Pool

Luxury Loungers

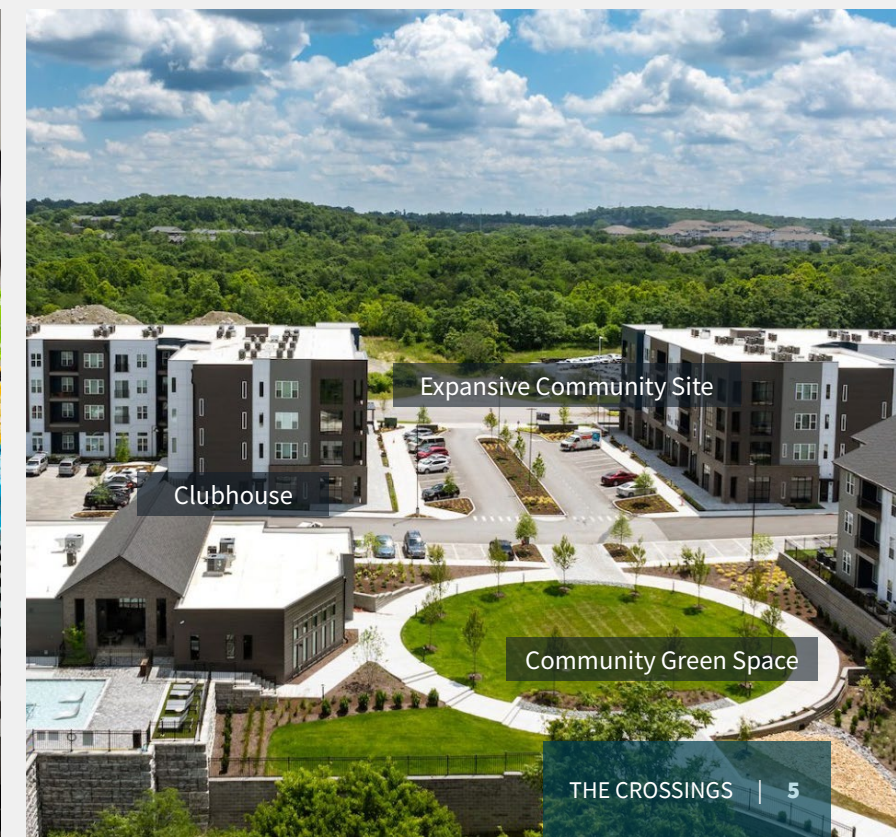
Pool-Side Turf



Two-Story Fitness Center

Functional Trainer

Power Rack



Expansive Community Site

Clubhouse

Community Green Space

# FUTURE RENTAL UPSIDE

Southeast Nashville is projected to return and exceed previous 2022 rent level highs, giving subsequent ownership the opportunity to see outsized rent growth at The Crossings due to no properties under construction within the submarket.

## Southeast Nashville Asking Rent & Unit Deliveries

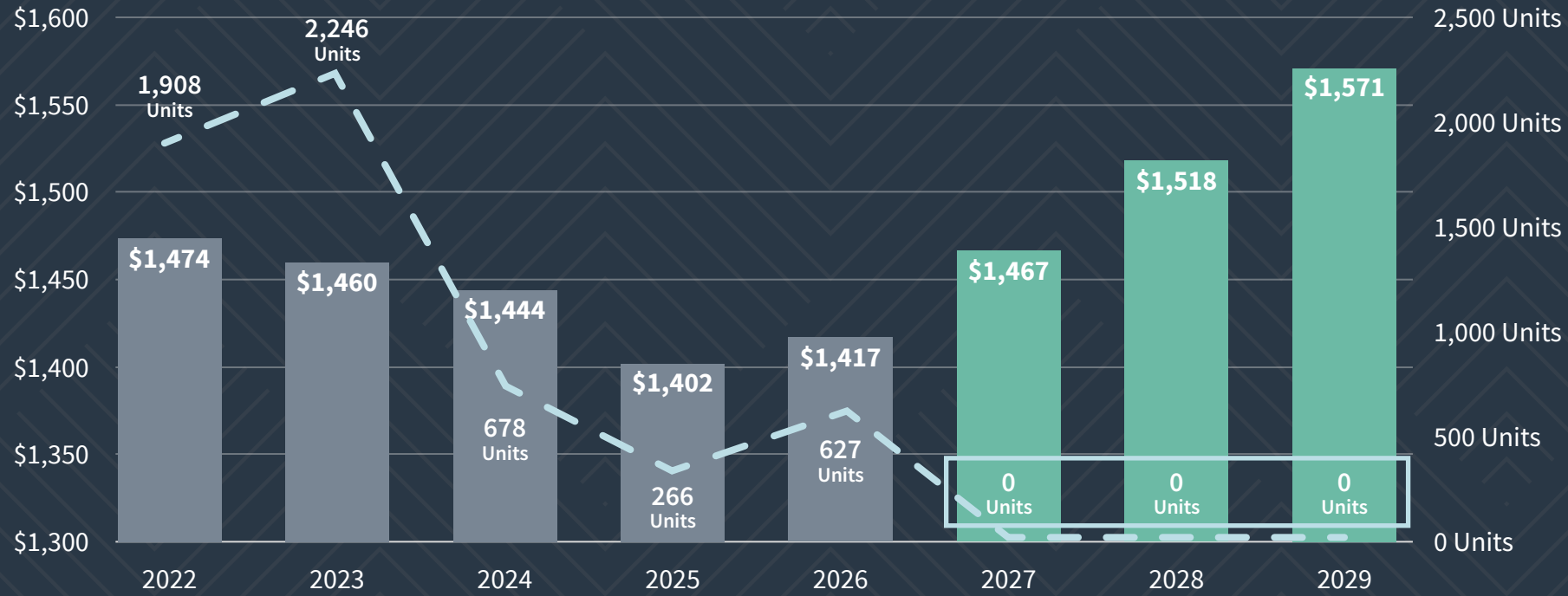


Chart assumes 3.5% average annual rent growth from 2026 onwards

Source: ApartmentIQ, CoStar

# POSITIVE LEVERAGE DAY 1

The Crossings presents a compelling acquisition opportunity on a new construction asset with the ability to achieve positive leverage in year 1 of ownership.



# IMMINENT SUBMARKET STABILIZATION WITH NO NEW SUPPLY

The Crossings is located in a rapidly diminishing supply market with 2 properties in lease-up and 0 under construction within the immediate 5-mile radius.

This supply-constrained micro-market coupled with robust historical population growth positions The Crossings to capitalize on favorable supply-demand fundamentals and achieve above-market rent growth for the foreseeable future.

<b>0</b> Properties Under Construction <i>(5-Mile Radius)</i>	<b>±5%</b> Projected Population Growth <i>(2025-2030, 2-Mile Radius)</i>	<b>±3.5%</b> Projected Rent Growth <i>(2027-2030)</i>
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# TRANSFORMATIONAL CENTURY FARMS LOCATION

**TriStar**

**CHIPOTLE MEXICAN GRILL**

**POPSTROKE** EAT. PUTT. DRINK.

**IN-N-OUT BURGER**  
#8 Fast Food Location Nationally

**DRURY PLAZA HOTEL**

**Hampton by Hilton**

**HOME 2 SUITES**

**TARGET**  
Planned

**38K SF Medical Office**

**Tanger NASHVILLE**

**WHATABURGER**

**Chick-fil-&**

**Panera BREAD**

**CAVA**

**FIRST WATCH** THE DAYTIME CAFE

**TEXAS ROADHOUSE**

**NASHVILLE SC**  
Training Facility

**INTERSTATE 24**

**THE CROSSINGS**

# 300-ACRE LIVE-WORK-PLAY NEIGHBORHOOD

**±2.8MM**  
Annual Visits

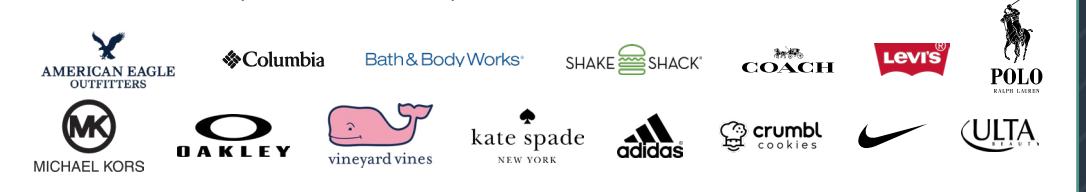
**±600K**  
Retail SF

**±20**  
Acres Left To Be Developed

## Tanger Outlets



290K SF | 60+ Brands | #2 Tanger Outlet Center Nationally



**#8** Busiest Fast-Food Location Nationwide,  
±550K Annual Visits

# SURROUNDED BY AN ABUNDANCE OF RETAIL AND ENTERTAINMENT

Antioch has emerged as a thriving retail hub in Southeast Nashville that is strategically positioned along rapidly expanding I-24 corridor. The submarket is anchored by established destinations like Tanger Outlets Nashville and further strengthened by the Century Farms development, which is bringing additional modern retail and mixed-use components to meet rising consumer demand. With strong household growth, improving infrastructure, and a diverse demographic base, Antioch presents attractive and expanding options for residents to shop, dine, and enjoy several entertainment options.

### SHOPPING

60+ Retailers

### DINING

### RECREATION

### ENTERTAINMENT



# TOP TENNESSEE EMPLOYMENT CORRIDOR

±127K Jobs within 15 Minutes

### I-24 Corridor

asurion ±1 Minute	Tanger ±3 Minutes
LKQ ±3 Minutes	Nashville State Community College ±5 Minutes
FORD ICE CENTER ±5 Minutes	amazon ±10 Minutes
TriStar StoneCrest MEDICAL CENTER ±14 Minutes	BNA Nashville International Airport ±16 Minutes
MOTLOW STATE ±16 Minutes	NISSAN ±20 Minutes

# RAPID ACCESS TO NASHVILLE

±20 Minutes

# THE CROSSINGS

## Execution Team

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SEE A BRIGHTER WAY