

Camden Commons
135,000 SF Commercial
442 Residential Units

6 AC Development Site for Sale

1615 Franklin Rd, Brentwood TN

Gary Shanks
gary.shanks@jll.com
615 928 5323

Miller Fitts
miller.fitts@jll.com
615 928 5324

For Sale

Property Overview

Located in the highly sought after Brentwood submarket, this site presents a rare development opportunity in Tennessee's most affluent county (Williamson County). Situated 15 miles south of Nashville and minutes away from the super-regional Cool Springs trade area, this property offers unparalleled opportunity for an owner/user or developer with flexible zoning.

Property Highlights

- Fully entitled & zoned for a 3-story building +/- 46,000 SF—retail and office
- Prime location on highly trafficked Franklin Rd corridor (20,272 vehicles per day)
- Close proximity to the signalized intersection of Moores Lane which averages 19,721 VPD
- Convenient access to I-65
- Excellent visibility with over 360 feet of frontage
- Zoning: C-2 (suitable for a wide range of retail, office, service, and institutional uses)

Price

Contact brokers for pricing

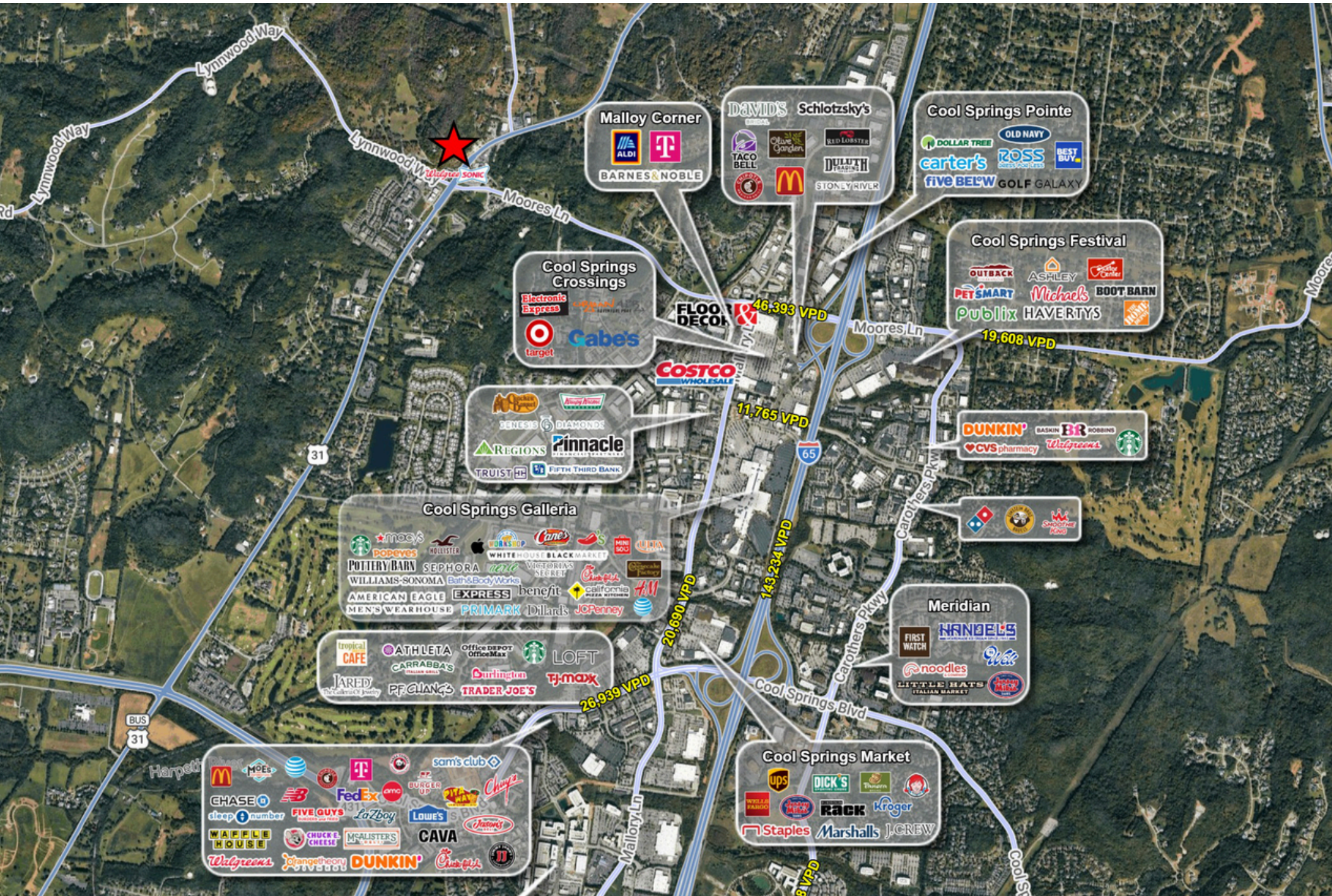


Building Rendering

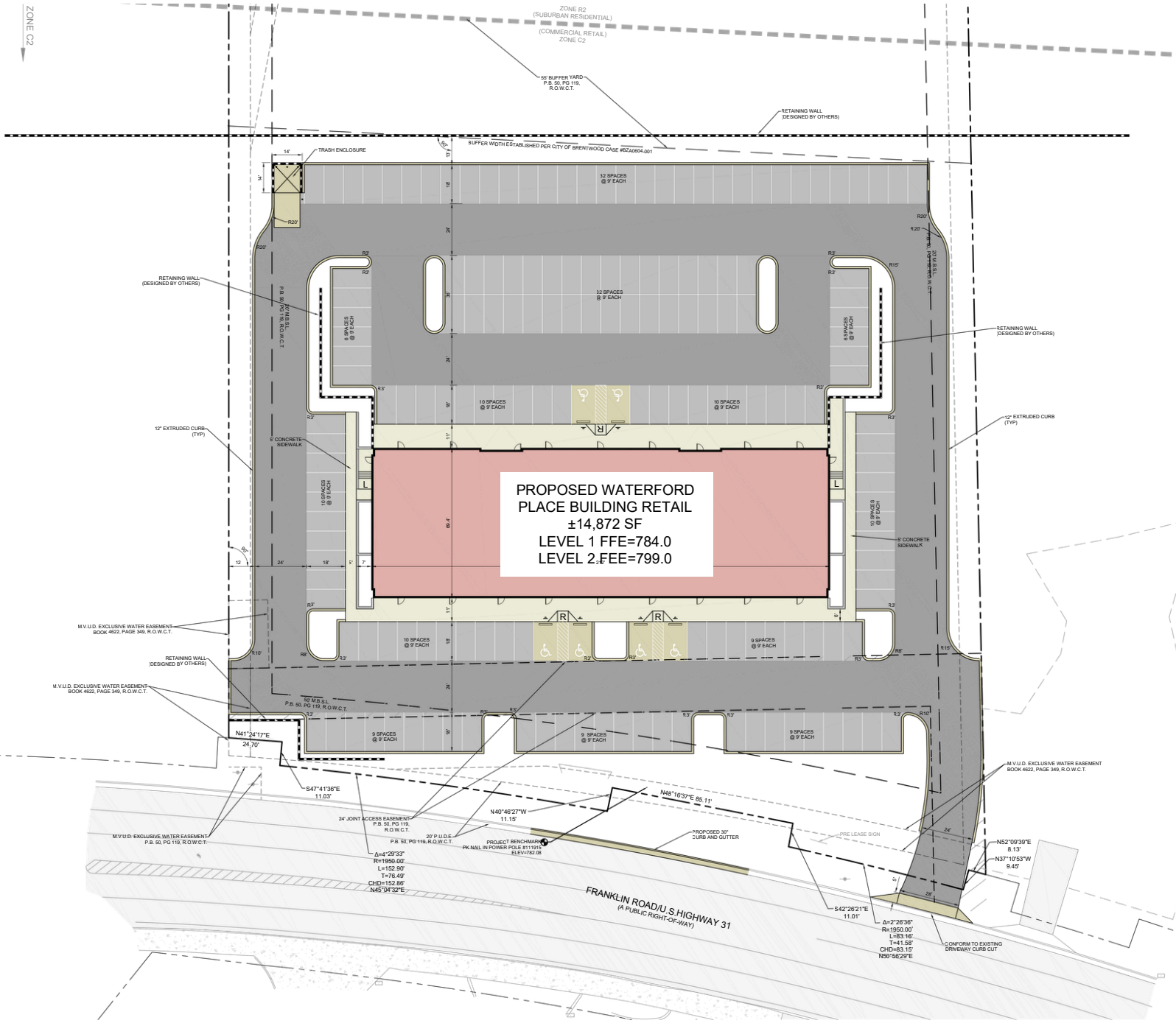


Rear Building Elevation

Area Overview



Conceptual Site Plan



WATERFORD PLACE RETAIL FOR VASTLAND COMPANIES

CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=20'
 Date: NOVEMBER 1, 2024
 Approved By: M. LACKEY

Revisions:

Drawing Title:
ENLARGED SITE LAYOUT PLAN

Drawing No.
C1.1
 Project No.
 24-0204

LEGEND

- EXISTING ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- R ADA RAMP
- L ADA ACCESSIBLE LANDING (MAX 2% SLOPE IN ANY DIRECTION)

Conceptual Building Renderings



Front Elevation



Side Elevation



Demographics

2025 Total Population

4,690	30,546	96,507
1-mile	3-mile	5-mile

2025 Daytime Population

3,889	70,5647	167,669
1-mile	3-mile	5-mile

2025 Average HH Income

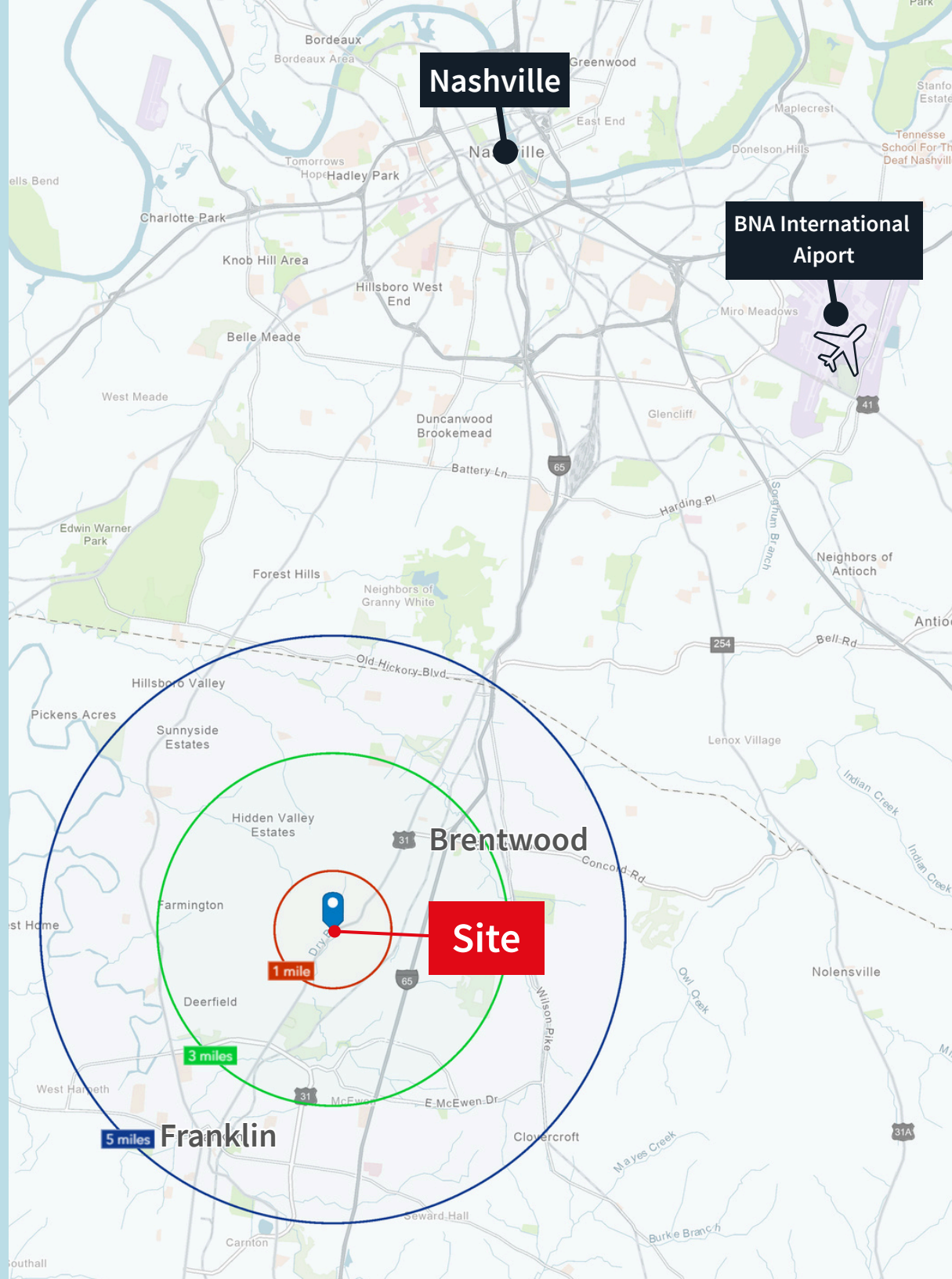
\$154,674	\$166,181	\$189,472
1-mile	3-mile	5-mile

2025 Median Age

41.8	40.3	41.9
1-mile	3-mile	5-mile

5-Year Population Growth Rate

1.1%	1.26%	1.32%
1-mile	3-mile	5-mile



WILLIAMSON COUNTY

Market Overview

Williamson County stands as Nashville's premier suburban growth area, anchored by the prominent Brentwood and Cool Springs districts. Recognized nationally as one of the 20 wealthiest counties per capita, the region features some of the most prosperous residential neighborhoods in the area. The housing market spans from \$500,000 to upwards of \$7 million, supported by a highly regarded public school system that consistently achieves top national rankings. The county maintains its position as a state leader in both demographic expansion and employment growth.

265,421

Population

138,649

Total Employment

\$125,943

Average Income

\$611,100

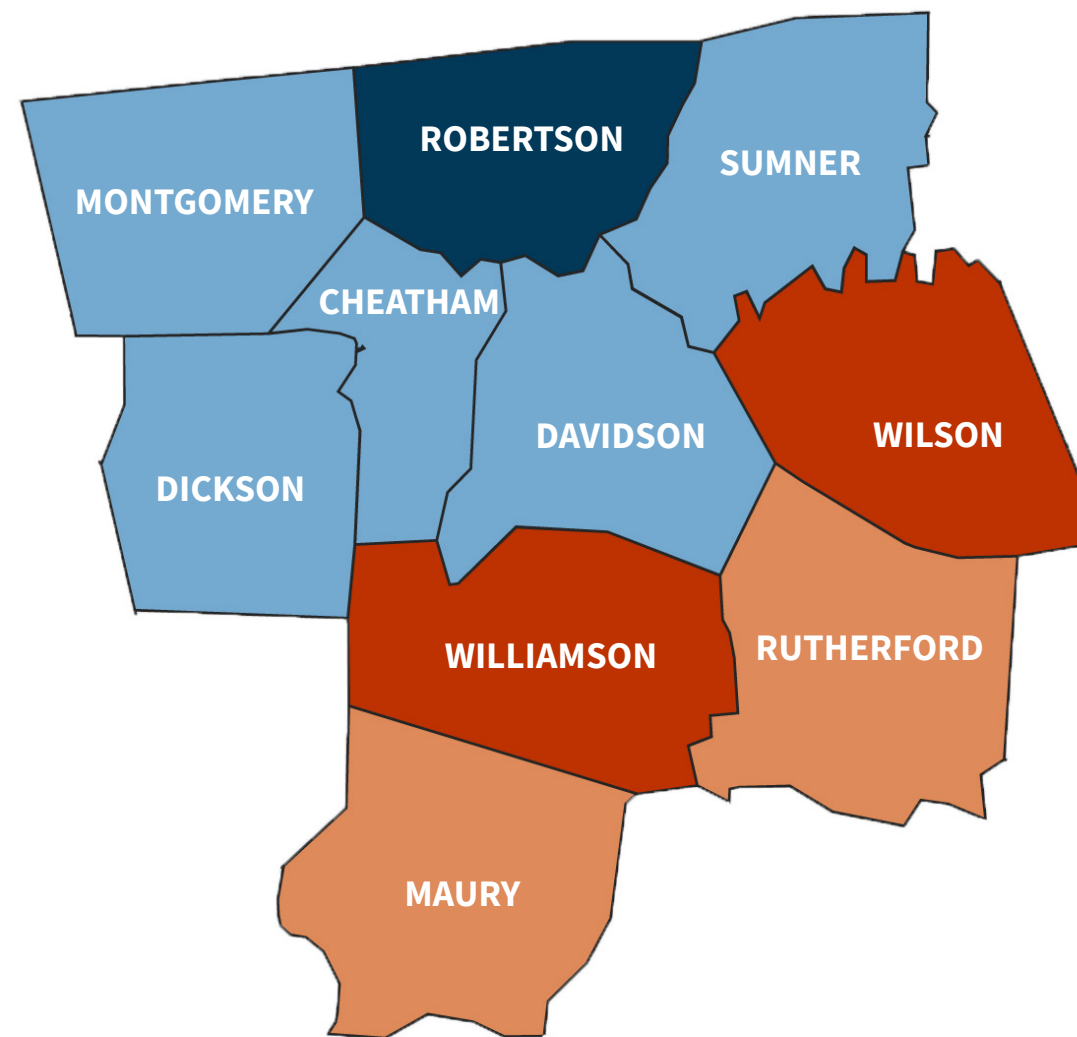
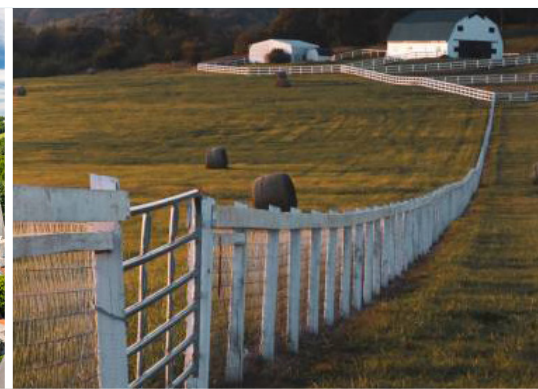
Median Home Value

39.3

Median Age

Franklin, TN

Best Places to Live in the U.S. in 2023
Livability.com, 2023



% JOB GROWTH Key

9% > growth | 10-19% growth | 20-29% growth | 30%+ growth

Regional Job Growth

Nashville's robust employment expansion has positioned the region as a standout market nationally. Between 2017 and 2023, the 10-county metropolitan area experienced 16% employment growth, increasing from 950,000 to more than 1.1 million jobs. Williamson County alone contributed over 25,000 positions during this period. This momentum continues to attract businesses and drive population growth across the area.

Top Area Employers



Accolades

1.8% estimated population growth in the last year in Williamson County. Since 2010 the county's population has increased by almost 45%.

10,000+ employers call Williamson County home, including 40 public headquarters and 12 of the 25 largest publicly traded companies in the Nashville region.

According to Inc. Magazine's 5000 list, over 40% of the fastest growing companies in Tennessee are in Williamson County.

Top 3

Overall Public School District in the State

Top 10

Richest Counties in the U.S.
Forbes, 2023

#19

Healthiest Communities
U.S. News, 2023



Contact

Gary Shanks

Managing Director
gary.shanks@jll.com
615 928 5323

Miller Fitts

Executive Vice President
miller.fitts@jll.com
615 928 5324

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