Franklin Tennessee Development Land

4442 Pratt Lane
Franklin, TN 37064

J.P. KING
When a lot matters.

AUCTION EXTENDED!

Now Selling at or Above a Minimum Bid of $5 Million



Offering Memorandum

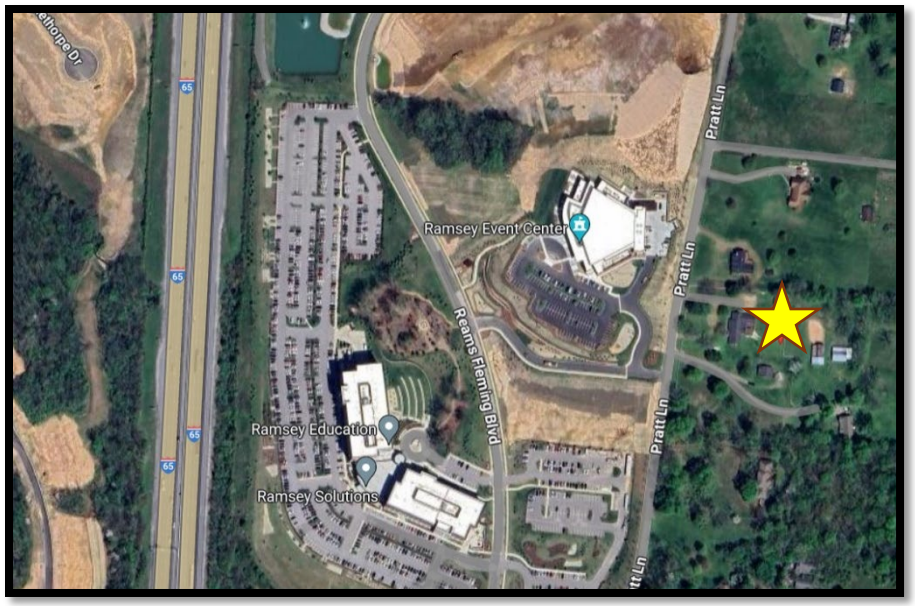
19.45 +/- Acres of Prime Development Land

Online Auction

Auction Closes Aug 8th
800-558-5464 / jpking.com

Property Information





Offering Summary

Acres	19.45 +/- Acres
Situated Near	I-65 interchange and I-840
Zoning	Zoning Potential Mixed Residential
Planned Land Use	Development projects, whether it be commercial, residential, or mixed-use.

Property Overview

Discover this 19.45 +/- acres of prime development land located in Franklin, Tennessee. As Nashville blooms with opportunities, this proximity offers developers a coveted chance to help shape the future of Middle Tennessee. Franklin and Williamson County continue to be one of the fastest growing areas in the nation and Williamson County has one of the strongest economies in the country.

Ramsey Event Center

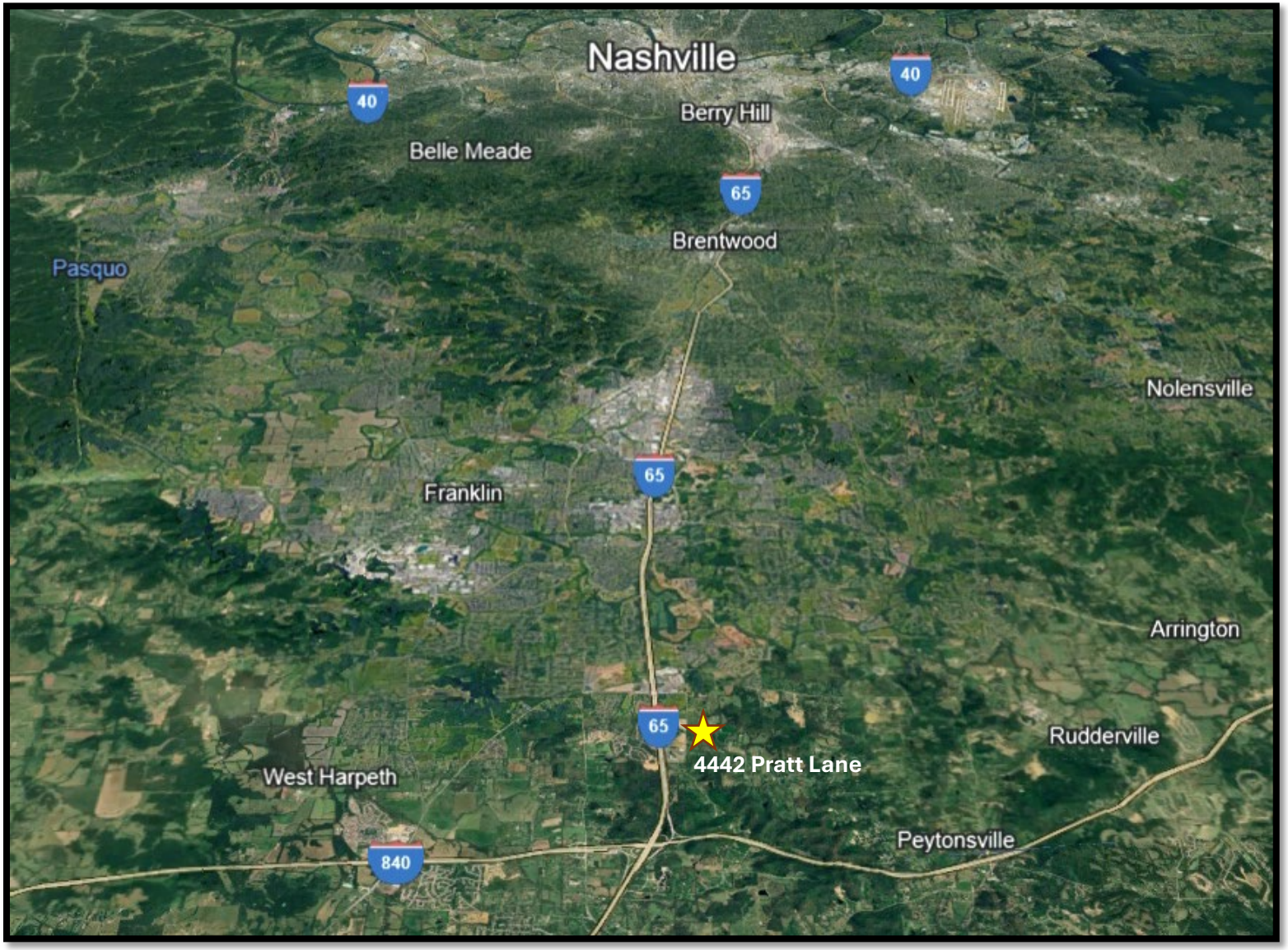


The Ramsey Event Center is located at Ramsey Solutions' headquarters in Franklin, TN, adjacent to ***4442 Pratt Lane***.

Ramsey Solutions, founded by personal money-management expert, best-selling author and radio personality Dave Ramsey enlisted Gresham Smith to develop a master plan comprising 600,000 square feet of office space and a 50,000-square-foot conference center.

The Ramsey Solutions headquarters not only facilitates collaboration, growth, and flexibility, but also serves as a new home office for a message of hope that embraces the company DNA for all users of the building—from team members and corporate clients to Fortune 500 companies, church groups and fans alike.

Location Overview



Nashville International Airport

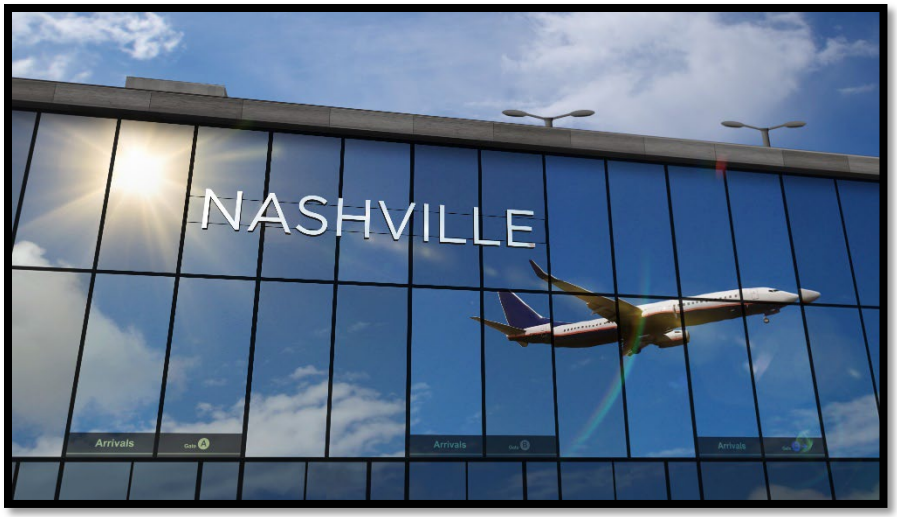
31st
Busiest Airport in the World by Passenger Traffic

1
Passenger Terminal 5 Concourses and a total of 54 Gates

4
Runways

22M
Passengers in 2023

The Nashville International Airport is the 31st busiest airport in the world, offering a vibrant travel experience for visitors. As of 2023, the airport welcomed 22 million passengers, showcasing its popularity and significance. Established in 1937, the airport has seen a significant increase in the number of flights since its inception, with continuous expansions and improvements to cater to the growing demand. With its strategic location, Nashville International Airport serves as a thriving hub for both tourism and business, providing excellent connectivity and amenities for travelers from around the globe.

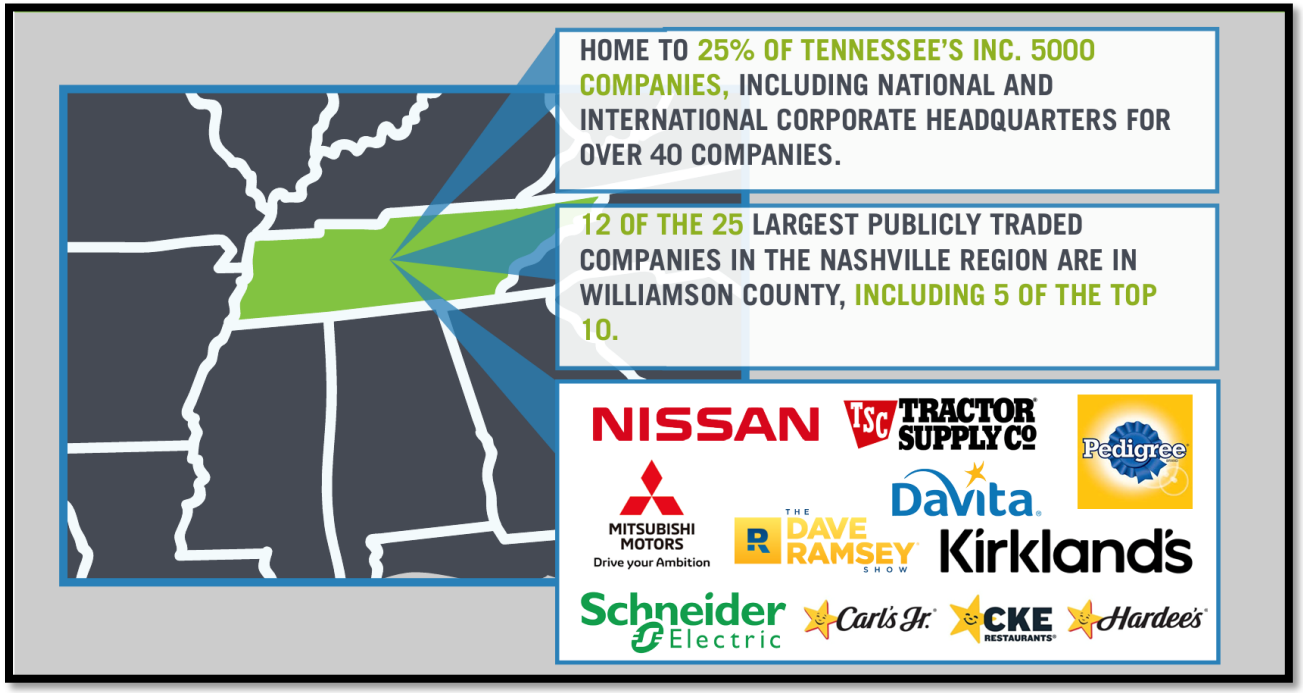




Franklin and Williamson County Development

Situated in a high growth area with Fortune 500 companies as well as other well-established companies nearby, this parcel offers immense potential for redevelopment. The terrain of the land makes it an ideal canvas for various development projects, whether it be residential, or mixed-use. The proximity to established businesses not only ensures a built-in customer base but also enhances the property's value and desirability. With its excellent location, growing surroundings, and ideal topography, this property stands as a lucrative prospect for any real estate developer looking to make a significant impact in the area.

Projections for this area include a new I-65 interchange, a future flyover to Lewisburg Pike, expansion of Carothers Pkwy to Peytonsville Rd, as well as widening Peytonsville Rd to 5 lanes. This area is in high demand as the City of Franklin just passed its Envision Franklin plan detailing the city's plan for growth. As part of this plan, this parcel's approximately and future zoning has been marked Mixed Residential. While currently in the county, the property can easily be annexed into the city.



With such growth, it's no wonder companies like Nissan North America, Mars Petcare, Tractor Supply, and Mitsubishi Motors, have expanded their presence into Williamson County in recent years. More than 40 companies have their headquarters here, including 12 of the 25 largest publicly traded companies in the Nashville area. In addition, a recent announcement has been made that the first In-N-Out location east of the Mississippi River will be located in Williamson County, with a corporate office in Franklin. This marks a significant expansion for the California-based family company, establishing its presence in the eastern territory.

Headquartered in Franklin, TN, Nissan North America, Inc. has expertise across the region in research and development, vehicle exports, automotive design, engineering, consumer and corporate financing, sales and marketing, distribution and manufacturing.	Mars Petcare is a leading provider of high quality, science-backed nutrition and therapeutic health products. This involves everything from their nutrition through foods, to high-quality medical care provided by BANFIELD® Pet Hospitals, VCA® and AniCura.	Through a network of more than 360 dealer partners across the United States, Mitsubishi Motors North America, Inc. (MMNA), is responsible for the sales, research and development, marketing and customer service of Mitsubishi Motors vehicles.	Advanced Correctional Healthcare, Inc. is the nation's largest jail contract management company, managing contracts for health care teams and customized programs in a variety of correctional settings across 22 states.	For more than 85 years, Tractor Supply Company (NASDAQ: TSCO) has been passionate about serving the needs of recreational farmers, ranchers, homeowners, gardeners, pet enthusiasts and all those who enjoy living Life Out Here.	In 1948, Harry Snyder opened In-N-Out Burger, California's first "drive-thru" hamburger stand. Today, hamburgers are still made-to-order, shakes are still made with real ice cream, and In-N-Out Associates are still treated like family.

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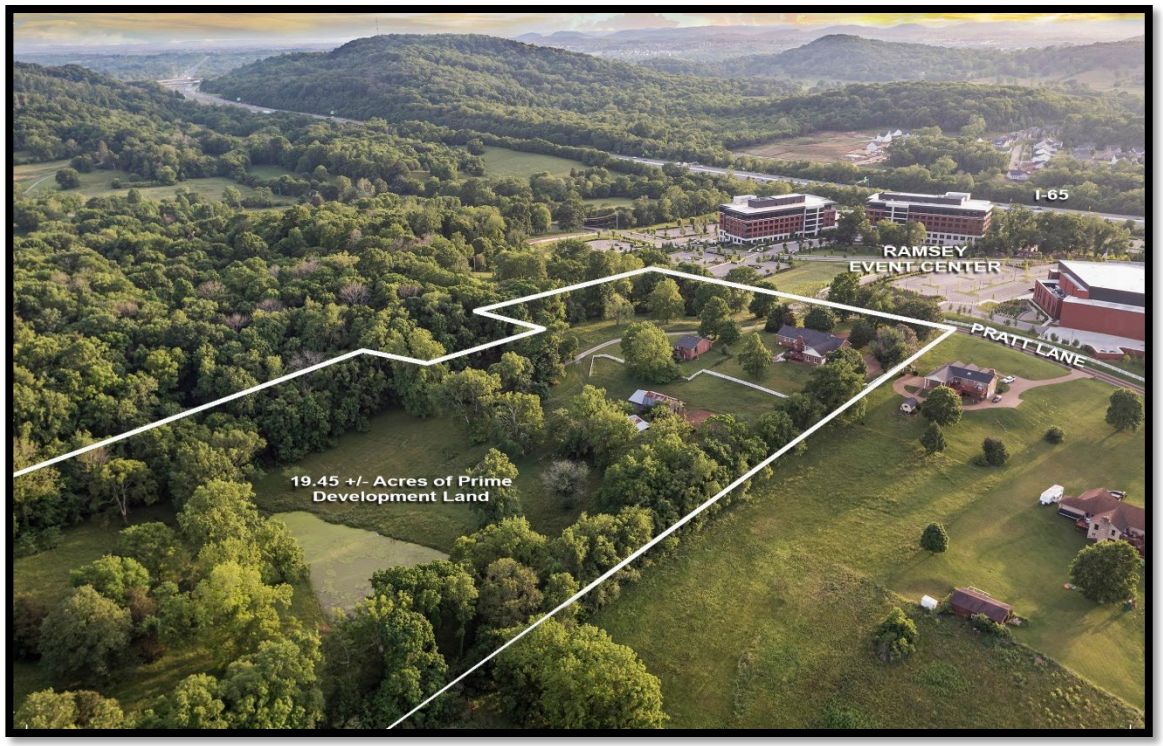
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Development Land

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Auction Closes:

August 8, 2024 2:00 pm CT



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