



BERRY FARMS

A BOYLE DEVELOPMENT

FRANKLIN, TN (NASHVILLE)

BOYLE®

BOYLE INVESTMENT CO
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BERRY FARMS



Welcome to BERRY FARMS

The Berry Farms district is one of the fastest growing submarkets in the greater Nashville region and a new economic engine for the City of Franklin. This 600-acre master planned, mixed-use project is a unique, landmark district that serves as the southern gateway to Franklin.

The Berry Farms master planned development contains 3 distinct commercial districts:

Town Center

Chadwell

Reams-Fleming

BERRYFARMSTN.COM

BERRY FARMS



Welcome to BERRY FARMS

Berry Farms is a master planned community and the Southern Gateway to Franklin, Tennessee in the heart of Williamson County, one of the nation's fastest-growing, most affluent counties. Conveniently located at the Interstate 65 / Peytonsville Road (Goose Creek Bypass) Interchange, Berry Farms is within close proximity to both a major metropolitan area and protected natural areas, such as the Natchez Trace Parkway. Berry Farms is strategically situated for easy access and growth.

2 minutes to 840 Interchange

5 minutes to Cool Springs

10 minutes to Historic Downtown Franklin

20 minutes to Downtown Nashville

25 minutes to Vanderbilt University

30 minutes to Nashville International Airport

35 minutes to Murfreesboro

***Entitlements equate to 80%
of the original Cool Springs.***

BERRY FARMS



600-ACRE MIXED-USE COMMUNITY



BERRY FARMS



1,100 RESIDENTIAL UNITS



BERRY FARMS



1.8 M SF RETAIL & RESTAURANTS



BERRY FARMS

RETAIL & RESTAURANTS - 1.8 MILLION SF



TOWN CENTER

585,000 SF of Retail

CHADWELL

393,500 SF of Retail

REAMS-FLEMING

847,600 SF of Retail



BERRY FARMS

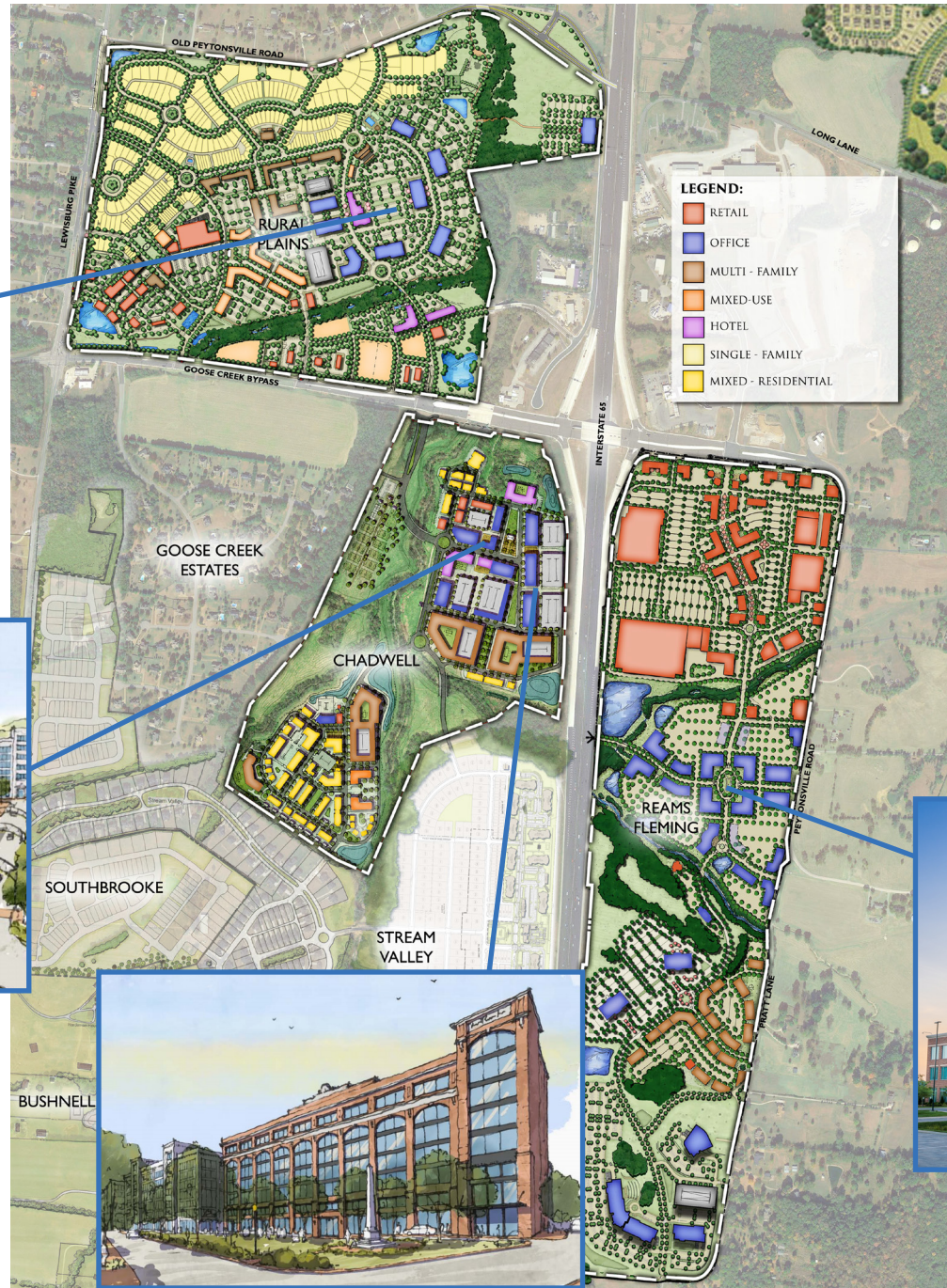


3 M SF CLASS A OFFICE



BERRY FARMS

OFFICE - 3 MILLION SF



TOWN CENTER

549,587 SF Class A Office

CHADWELL

1,169,500 SF Class A office

REAMS-FLEMING

1,365,100 SF Class A Office



BERRY FARMS

TOWN CENTER



AVERAGE DAILY TRAFFIC

1-65	97,664
GOOSE CREEK BYPASS	15,940
LEWISBURG PIKE	8,529

BERRY FARMS

TOWN CENTER MASTER PLAN

RETAIL & RESTAURANTS

- | | |
|-------------------------------|------------------------------------|
| Abby Leigh Gifts | Lucas Orthodontics |
| Artistry Salon South | Mainstream Boutique |
| Benchmark Sports Pub & Eatery | McDonalds |
| Berry Farms Animal Hospital | No. 1 Chinese |
| Berry Farms Chiropractic | Panda Express |
| Berry Farms Dental | Physicians Urgent Care |
| Berry Farms Eyecare | Sonic |
| Berry Farms Wine & Spirits | SoulShine Pizza Factory |
| Chick Fil A | State Farm Insurance |
| Coffee & Coconuts | The Barre at Berry Farms |
| Crossfit Goose Creek | The Goddard School |
| Edward Jones | The Look Facial Aesthetic Boutique |
| Fantastic Sams | The Nail Parlor |
| Farm Bureau | The Tutoring Center |
| First Farmers Bank | Tito's Mexican Restaurant |
| Flow Yoga | Twice Daily |
| For Every Child | Umi Japanese Restaurant |
| Franklin Synergy Bank | Whit's Frozen Custard |



20 MILES TO DOWNTOWN NASHVILLE



TRAIL SYSTEM

- EXISTING
- TBD



BERRY FARMS

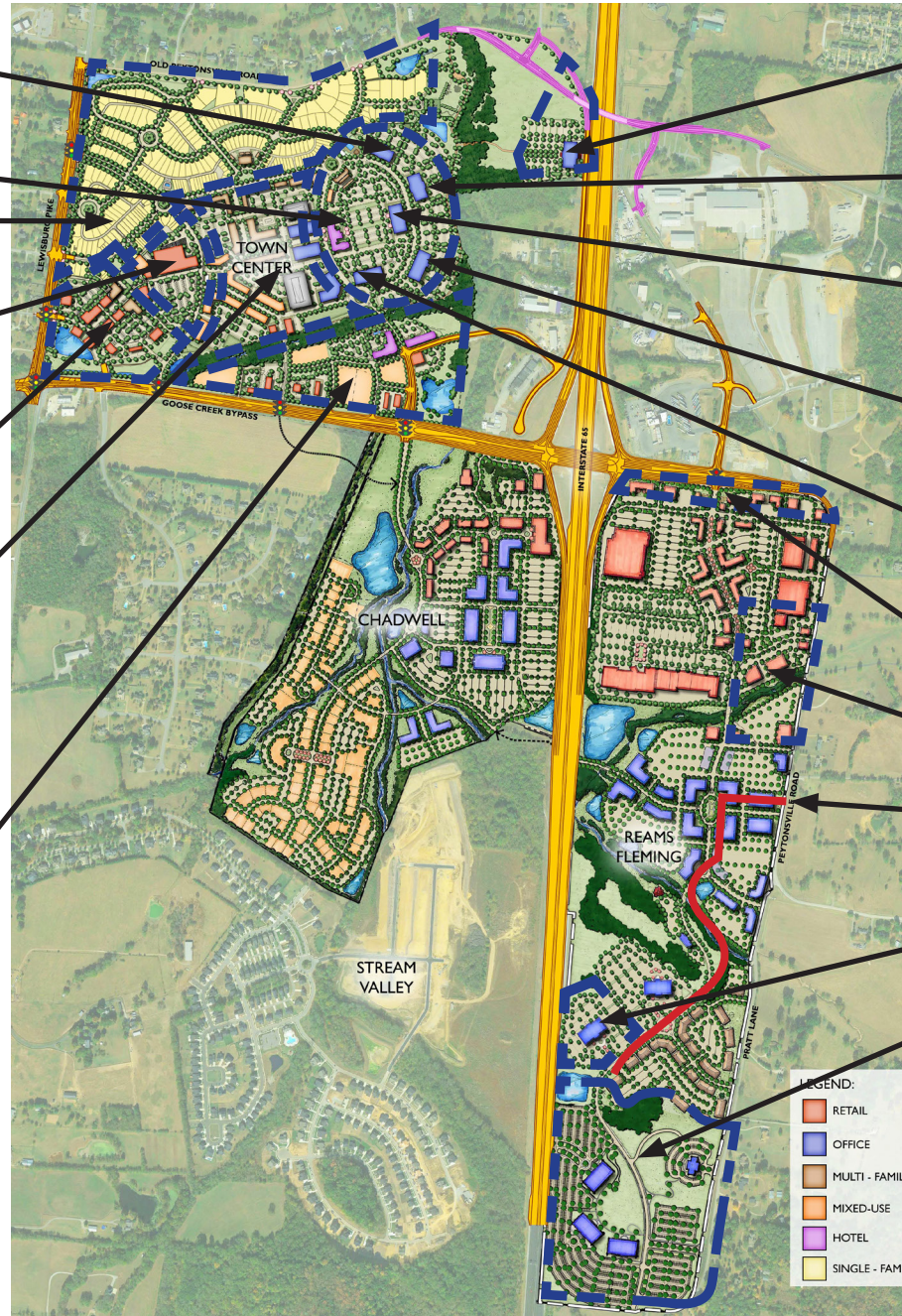
TOWN CENTER MASTER PLAN

- LEGEND:
- RETAIL
 - OFFICE
 - MULTI-FAMILY
 - MIXED-USE
 - HOTEL
 - SINGLE-FAMILY

Certain architectural elements, community facilities and amenities described herein are in the planning stages, and some are not yet in development and are subject to change. The community plan depicted herein is conceptual. Parts of the community plan have been filed with the City of Franklin.

BERRY FARMS

CURRENT COMMERCIAL ACTIVITY



OPEN - 40K CORPORATE OFFICE
TENN. BAPTIST MISSION BOARD

OPEN - 118-KEY RESIDENCE INN

OPEN - 259 RESIDENTIAL LOTS
28 MULTI-FAMILY CONDOS

VILLAGE SHOPS

OPEN - 66K RETAIL/RESTAURANTS
46K PUBLIX

HUGHES CROSSING

OPEN - 40K SHOPS/RESTAURANTS
48 MULTI-FAMILY CONDOS

TOWN CENTER

PRE-DEVELOPMENT -

331 MULTI-FAMILY APARTMENTS
27K RETAIL/RESTAURANTS

FUTURE -

248K OFFICE / MEDICAL OFFICE
62 K RETAIL/RESTAURANTS

SECTION 4 COMMERCIAL OUTPARCELS

OPEN -

FIRST FARMERS BANK

TWICE DAILY

123-KEY HAMPTON INN

CHICK-FIL-A

MCDONALD'S

PANDA EXPRESS

100-KEY HOLIDAY INN EXPRESS

UNDER CONSTRUCTION -

LUCAS ORTHODONTICS (2021)

FUTURE - 100K
CORPORATE OFFICE

OPEN - 105K CORPORATE OFFICE
TREXIS INSURANCE

FUTURE - 100K
CORPORATE OFFICE

OPEN - 100K CORPORATE OFFICE
LEE COMPANY HQ

UNDER CONSTRUCTION -
TWO TOWN CENTER - 89K
CORPORATE OFFICE

COMMERCIAL OUTPARCELS

PRE-DEVELOPMENT - 225 UNIT
MULTI-FAMILY

SPINE ROAD BUILT
100+ ACRES AVAILABLE FOR
COMMERCIAL DEVELOPMENT

OPEN - 83K BTS CORPORATE OFFICE
(2019) AETNA

RAMSEY SOLUTIONS HQ CAMPUS
OPEN - 200K CORPORATE OFFICE

UNDER CONSTRUCTION - 200K OFFICE

FUTURE -
200K OFFICE
50K CONFERENCE CENTER

- LEGEND:
- RETAIL
 - OFFICE
 - MULTI-FAMILY
 - MIXED-USE
 - HOTEL
 - SINGLE-FAMILY

INSPIRED COMMUNITIES INSPIRE CONNECTION

Vibrant communities that stand the test of time. Homes that draw you in, and surroundings that beckon you out. Work environments that engage employees and foster collaboration, with open space that nurtures creativity. Retail shops that delight and eating experiences to savor. Boyle mixed-use communities blend walkability, livability and workability within Middle Tennessee's most desirable locations in Nashville and Williamson County.

BOYLE®



CAPITOL VIEW
★★★ NASHVILLE



BERRY FARMS



MERIDIAN
COOL SPRINGS



CITYPARK
BRENTWOOD



McEWEN
NORTHSIDE



FIND YOUR NEW SPACE IN AN EXTRAORDINARY PLACE



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