

PROVIDENCE TOWN CENTER DEVELOPMENT SITES

±20 ACRES AT FUTURE I-40 & CENTRAL PIKE INTERCHANGE | MT. JULIET, TN



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PROJECT OVERVIEW



02

MAPS



DETAIL

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John Hager Rd

Adams Ln

Providence Town Center
Design Underway

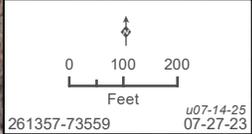
Enclave at
Providence
296 Apartments
Built In 2024

Creekside at
Providence
209 Units
Built in 2005

Confidential Mixed-Use
Project In Planning

Providence Pkwy

Central Pike



0 100 200
Feet
u07-14-25
07-27-23
261357-73559

EXISTING HOTELS

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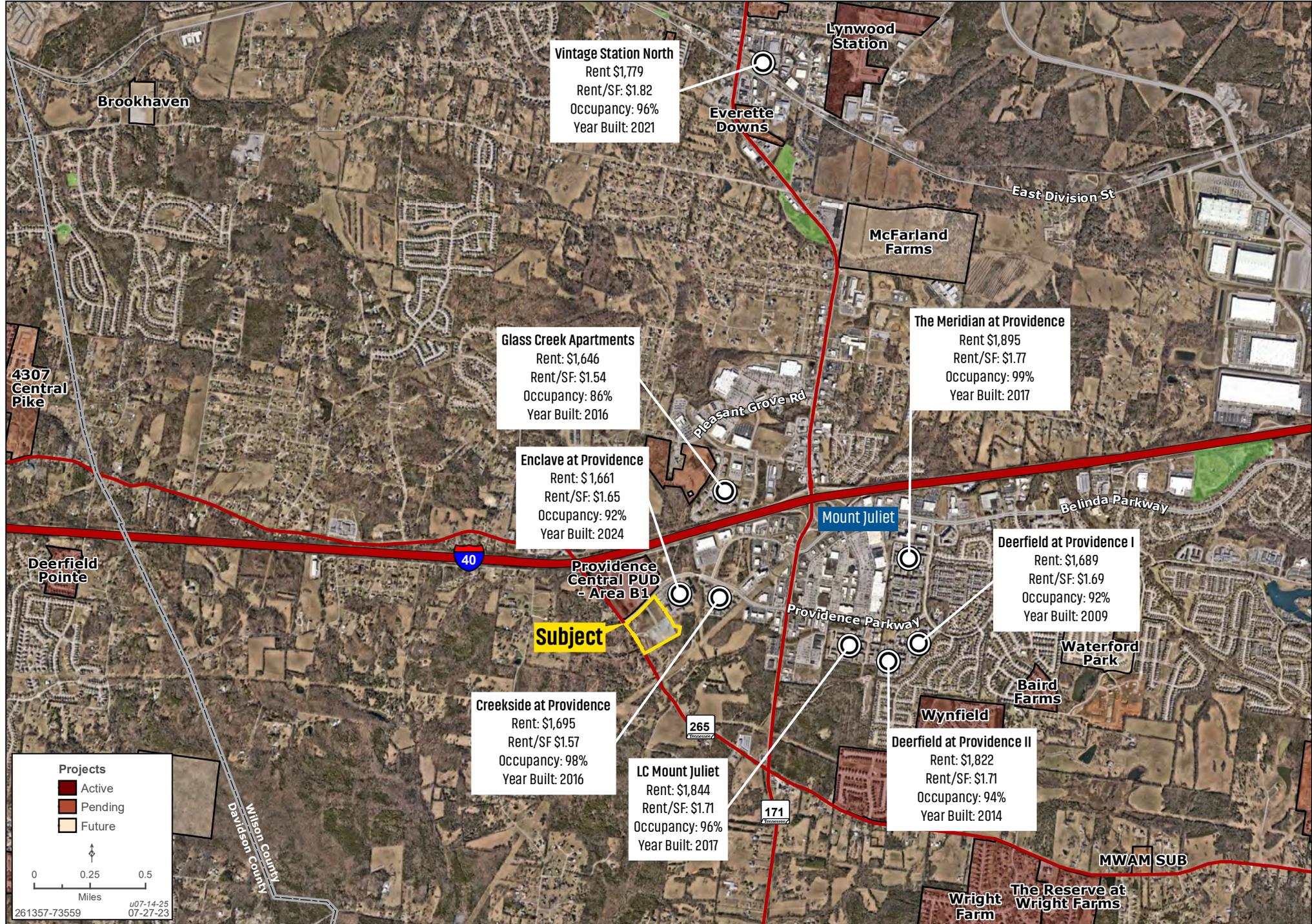
AREA RETAIL

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AREA APARTMENTS

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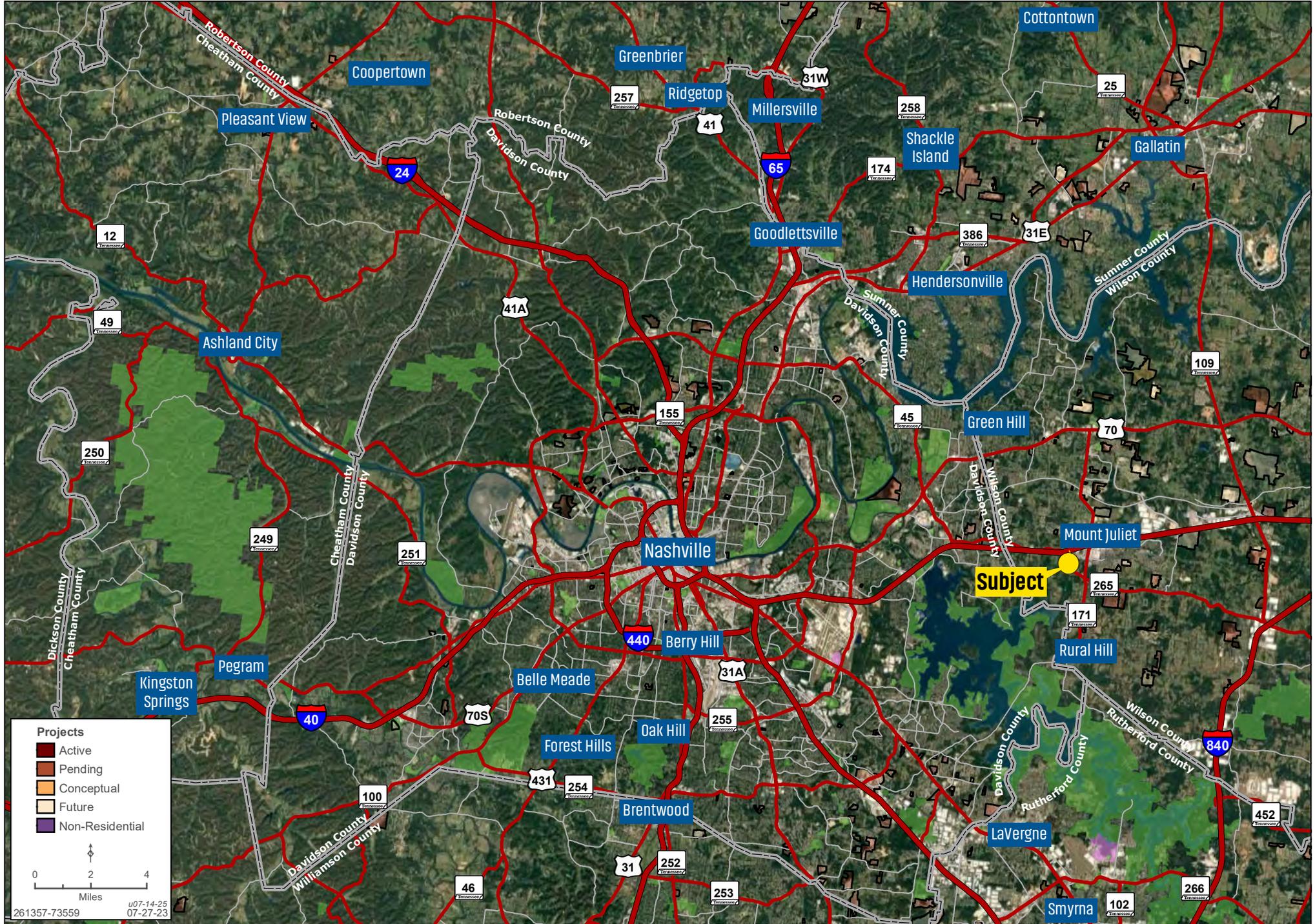
AREA

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REGIONAL

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03

MARKET INSIGHTS



NASHVILLE MARKET REPORT

NSH

MARKET INSIGHTS • 4Q24



2.9%

Nashville Unemployment Rate



7.8%

YoY New Home Starts Up



19.1%

YoY New Home Closings Up

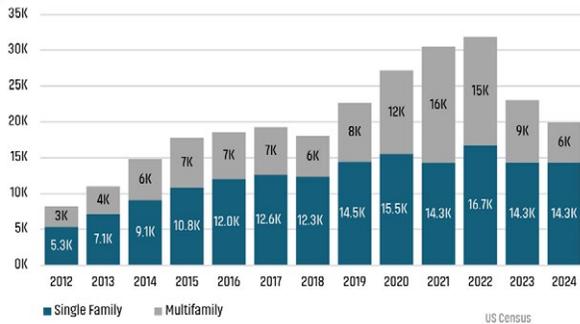


\$557,742

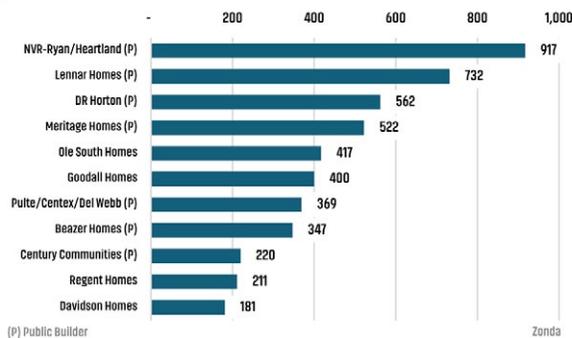
Median New Home Price

NEW HOUSING TRENDS¹

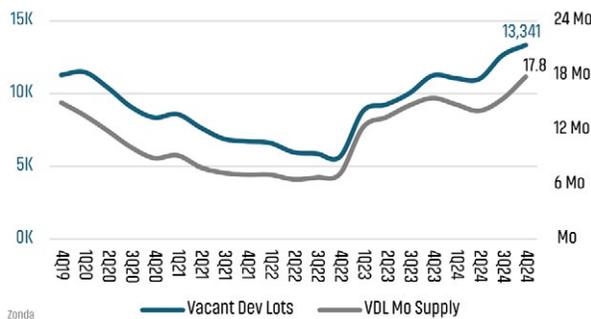
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS



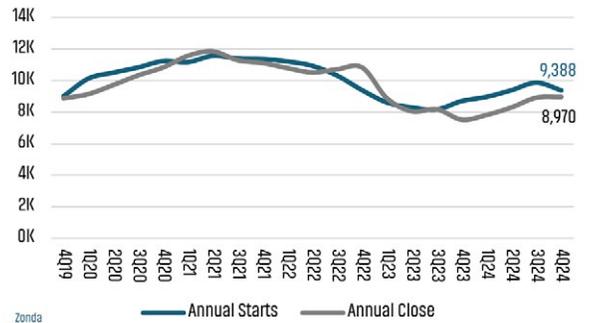
ANNUALIZED NEW HOME CLOSINGS



MEDIAN NEW HOME PRICE



Annual Starts vs Closings



MLS RESALE STATISTICS - NASHVILLE MSA SINGLE FAMILY HOMES²

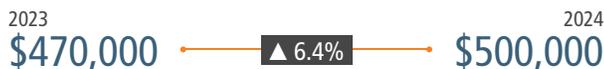
ANNUALIZED CLOSED SALES



MONTHS OF INVENTORY



MEDIAN SALE PRICE



DAYS ON MARKET



ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

NASHVILLE

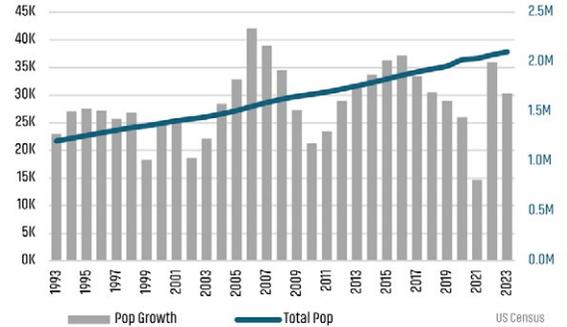
2023	2024
2.4%	2.9%
▲ 0.5%	

TENNESSEE

2023	2024
3.4%	3.6%
▲ 0.2%	



Population Growth & Total Population



TOTAL NONFARM EMPLOYMENT (in thousands)

NASHVILLE

2023	2024
1,118	1,126
▲ 0.7%	

TENNESSEE

2023	2024
3,267	3,304
▲ 1.1%	



EMPLOYMENT CHANGE

NASHVILLE

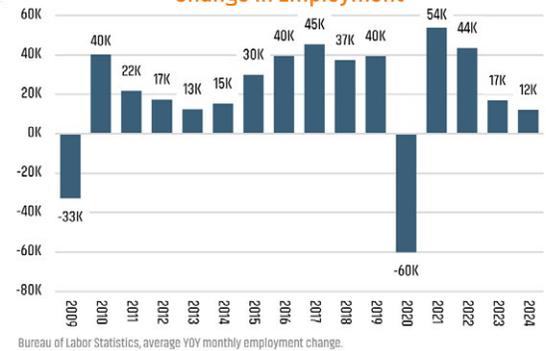
Annualized Employment Change
1.1%

TENNESSEE

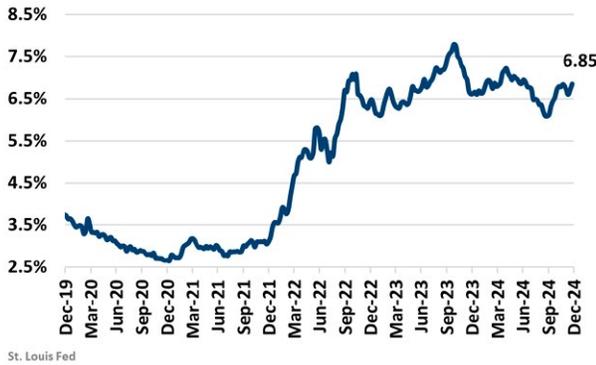
Annualized Employment Change
0.9%



Change in Employment



30 Year Fixed Mortgage Rate

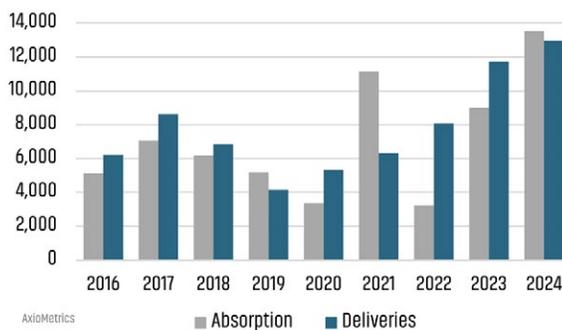


US Inflation Rate

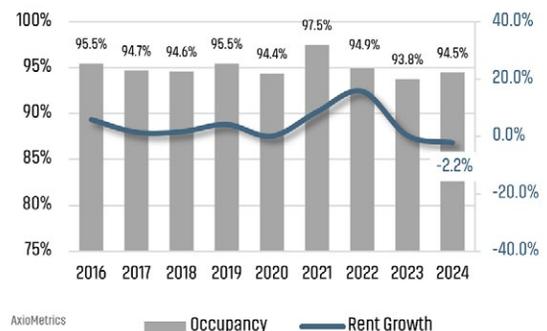


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



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