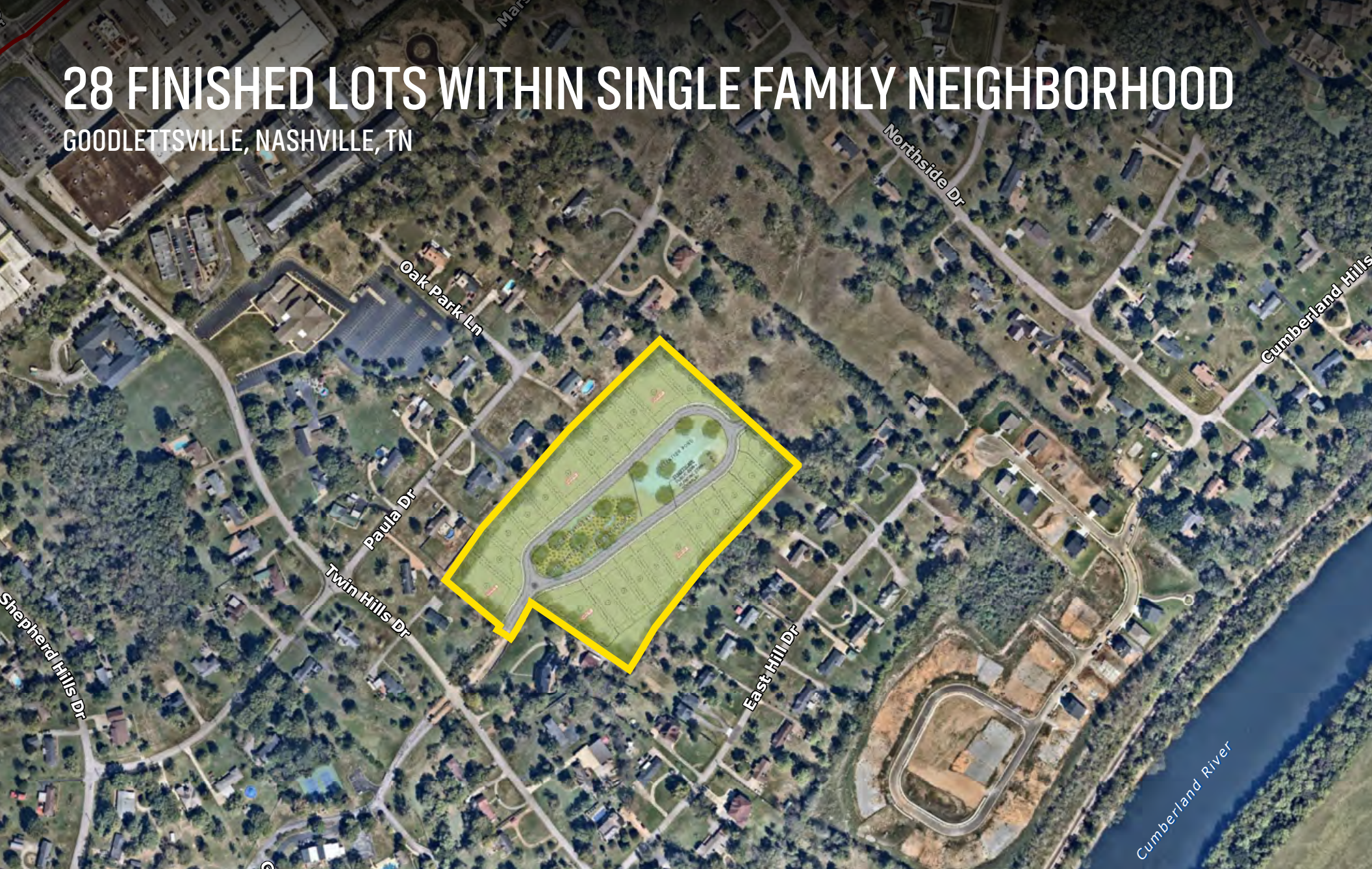


28 FINISHED LOTS WITHIN SINGLE FAMILY NEIGHBORHOOD

GOODLETTSVILLE, NASHVILLE, TN



CONTACT FOR MORE INFORMATION

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OFFERING SNAPSHOT



ADDRESS	0 Spring Branch Dr, Nashville, TN
SIZE	±12.6 Acres
OFFERING	18 Single Family and 5 HPR lots for a total of 28 Detached Residences
CONDITION	Delivered as shovel-ready finished lots with completed infrastructure

PROJECT OVERVIEW Designed for builders prioritizing smaller, diversified projects with quick turns, Spring Branch is a 12.6-acre community approved for 28 detached residences—18 single-family lots and 5 two-home HPR lots—allowing a mix of plans and price points without entitlement risk. Infrastructure is in the final stretch, roads are scheduled for Q4 2025, and lots will be ready to go vertical in Q1 2026, compressing timelines from takedown to closings. Set in a quiet, tucked-away neighborhood but just minutes to retail, services, and schools, Spring Branch supports steady absorption and phased releases to match starts—backed by roughly \$5.5 million already invested for execution certainty.

Site Delivery: Sites will be delivered finished in Q1 2026

Site Access: Site is accessible from Spring Branch Road, less than a mile away from Gallatin Pike and access to local amenities. Roads will be completed Q4 2025



ESCROW/OFFER REQUIREMENTS



CONCEPTUAL PLANS & ELEVATIONS:

Submit example conceptual elevations and plans, including architectural renderings, materials, colors, and other visual representations of the proposed product.

INTERNAL APPROVALS PROCESS

Outline the process for generating an internal Notice of Continuation and obtaining Land Committee approval

FINANCIAL CAPACITY

Provide evidence of financial strength and viability of the offer, including proposed capital sources and references from previous sellers.

INSPECTION AND CLOSING SCHEDULE

Provide a proposed schedule for inspections and closing, along with a list of any required inspection items.

PROFORMA

Submit a proforma detailing the anticipated volume of home sales and anticipated average sale prices.



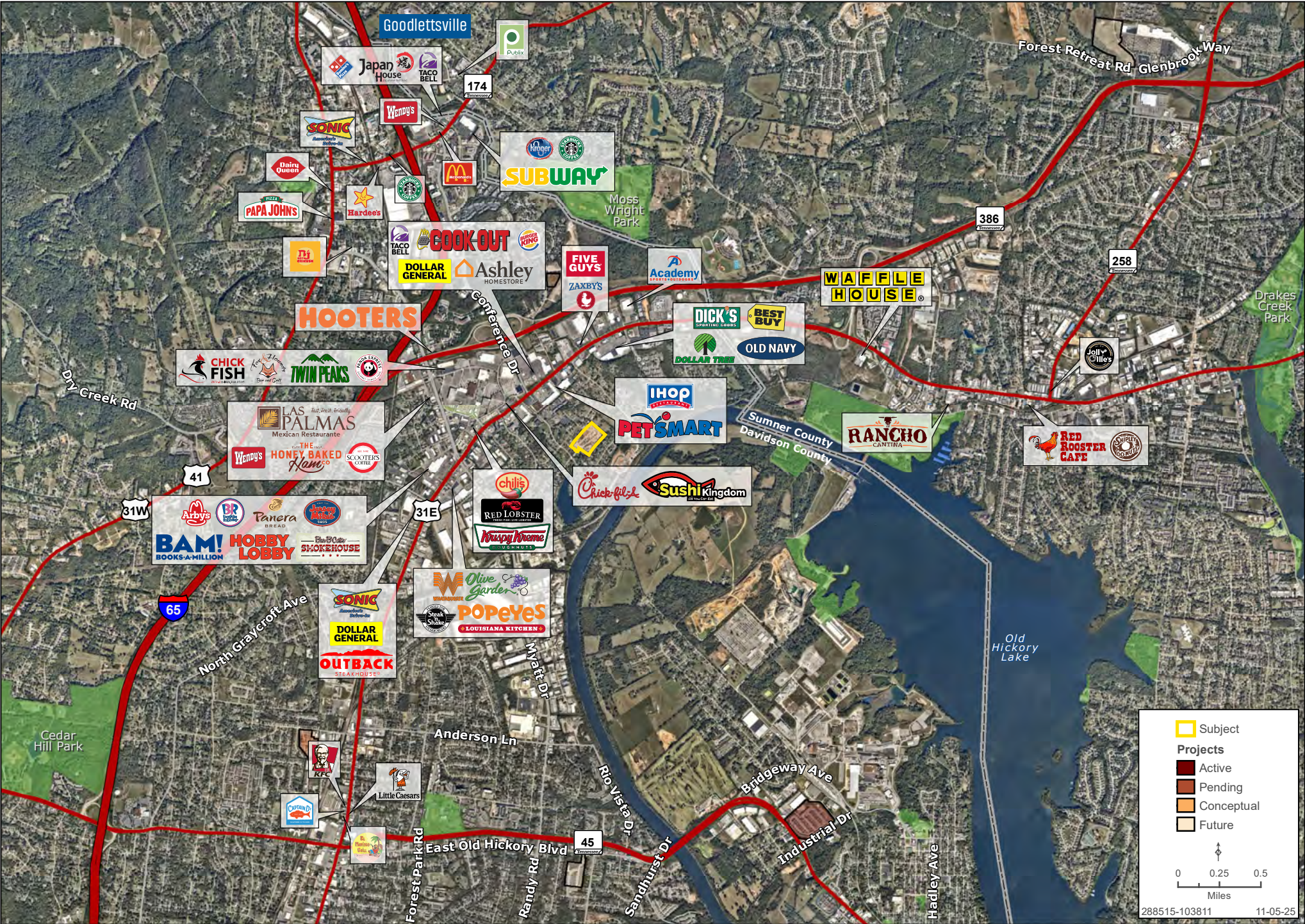
DETAIL | SPRING BRANCH

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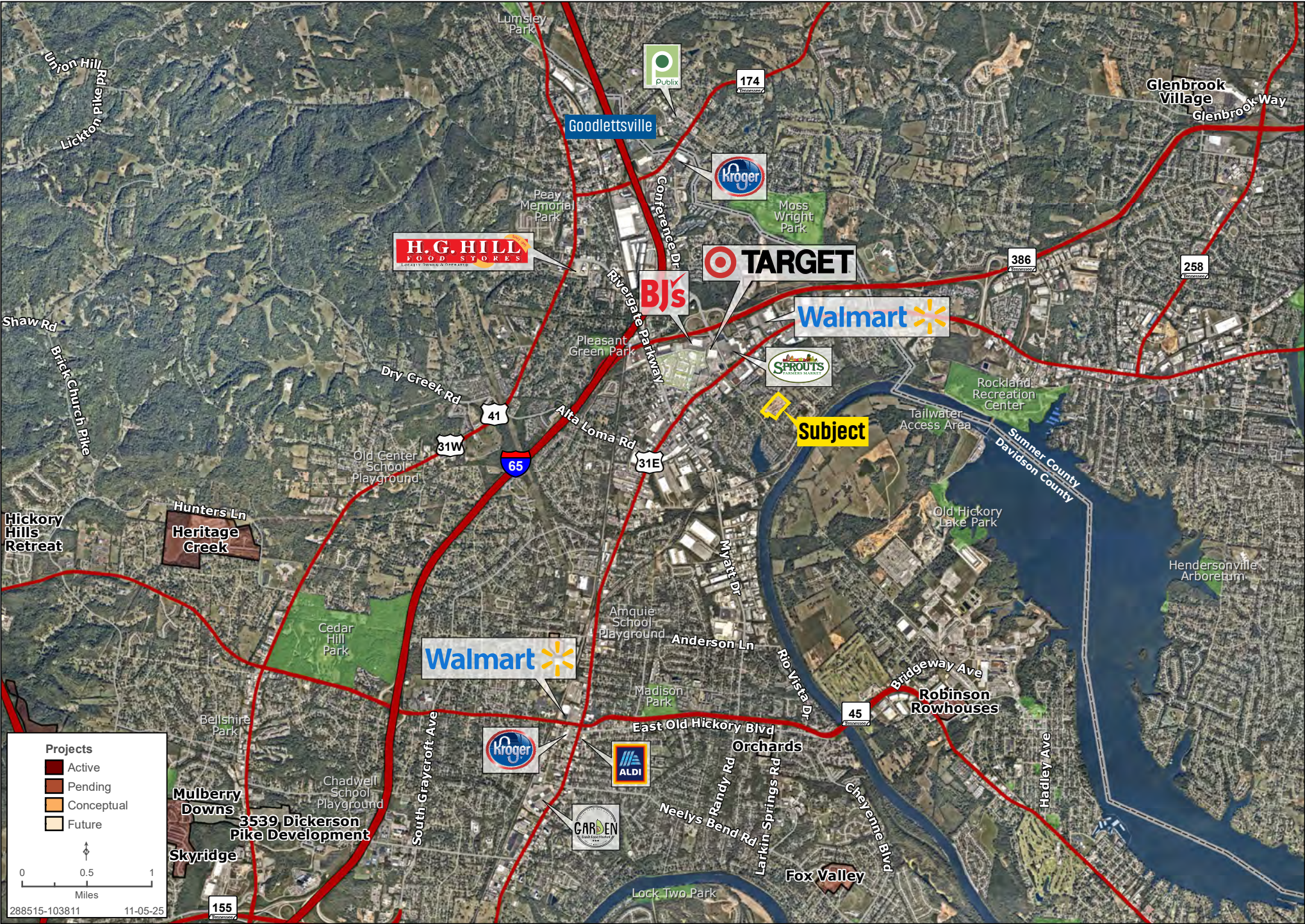
AMENITIES | SPRING BRANCH

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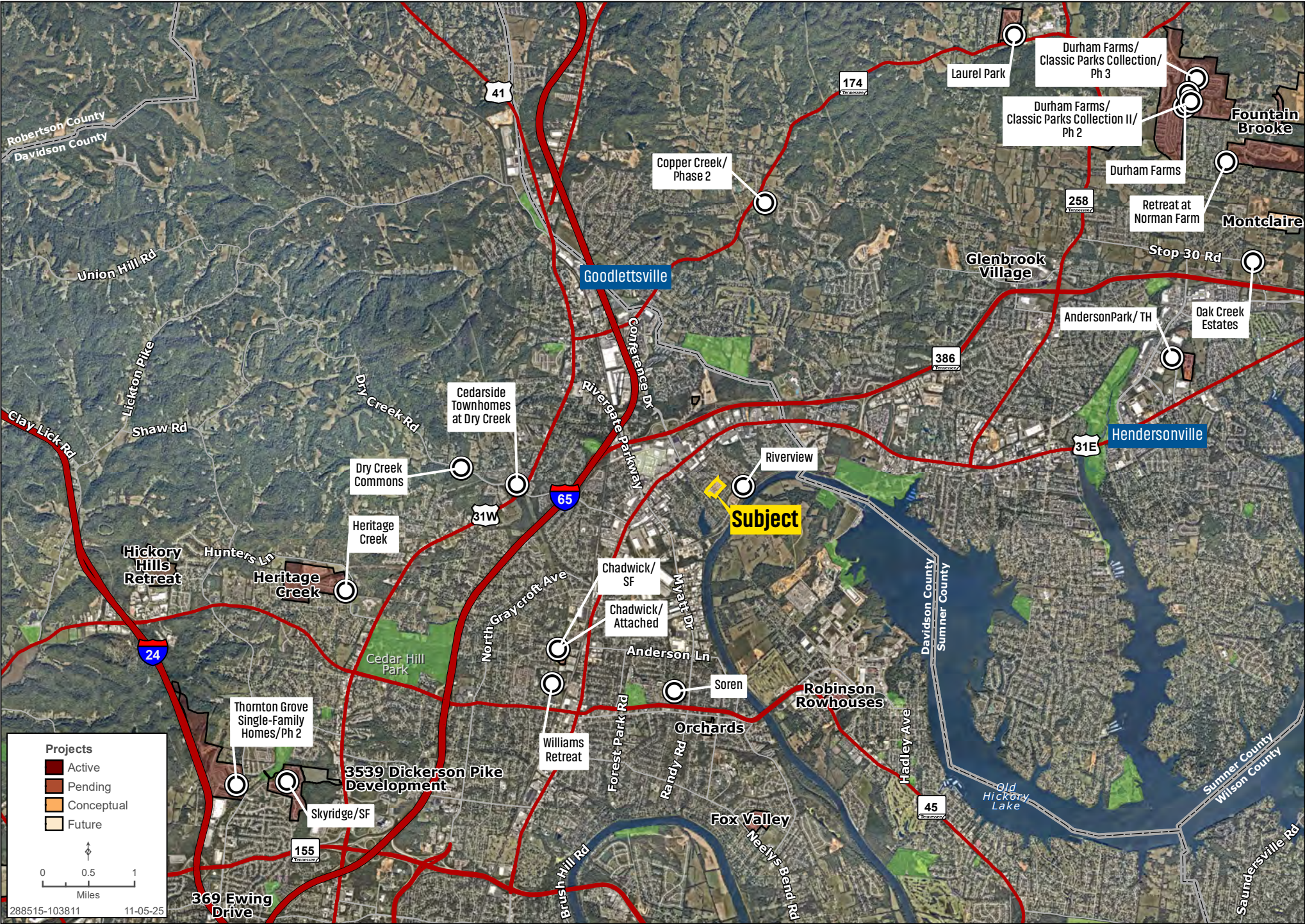
GROCERY | SPRING BRANCH

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DEVELOPMENT | SPRING BRANCH

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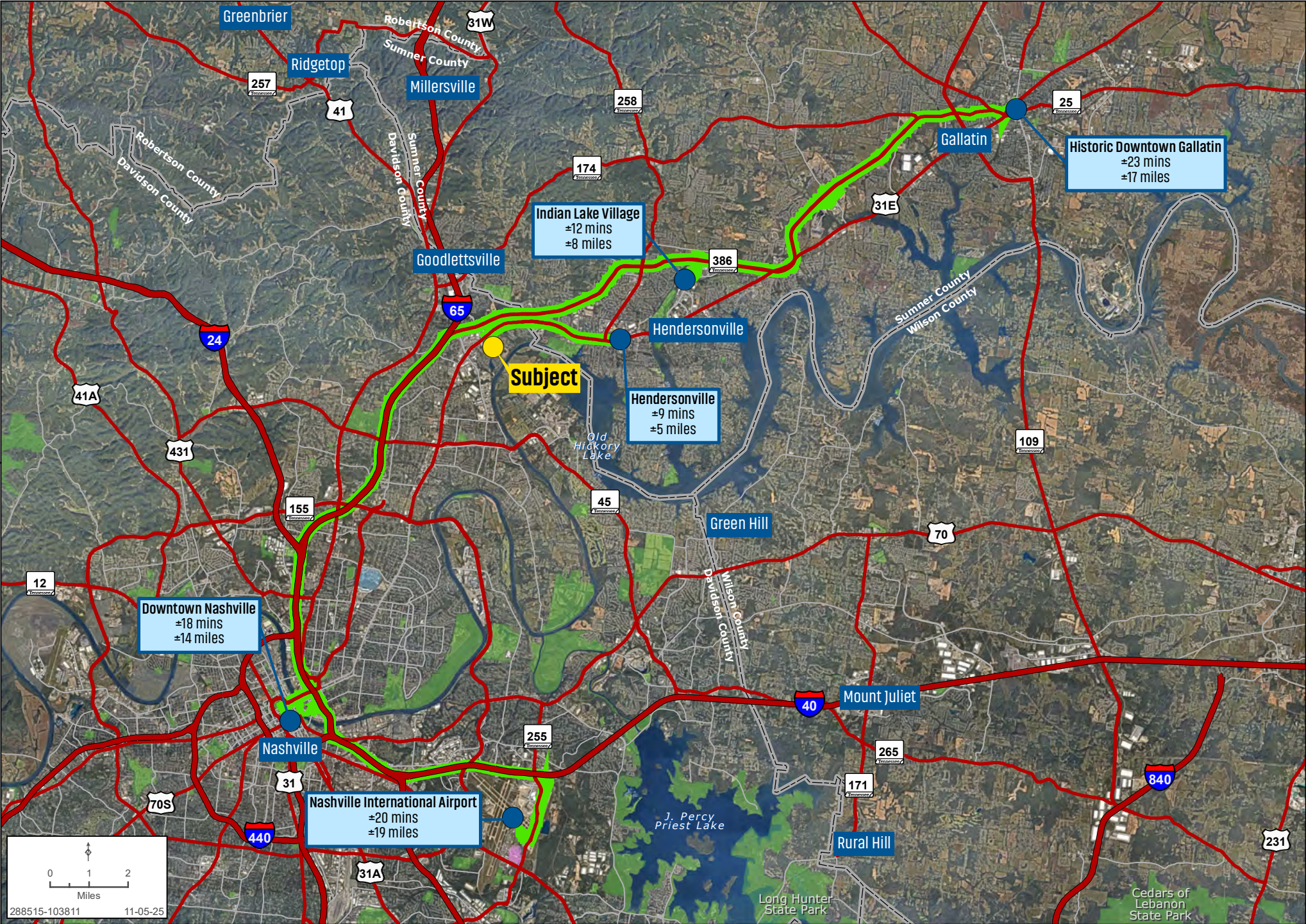


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PROXIMITY | SPRING BRANCH

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NASHVILLE MARKET REPORT

NSH

MARKET INSIGHTS • 2025



3.4%

Nashville Unemployment Rate



-0.3%

YoY New Home Starts Down



18.2%

YoY New Home Closings Up

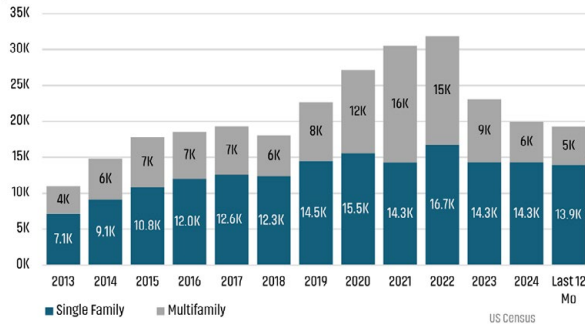


\$629,979

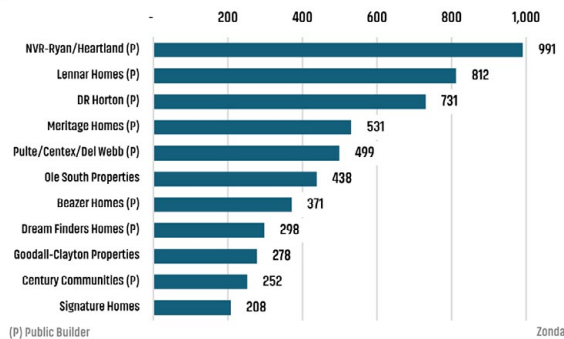
Median New Home Price

NEW HOUSING TRENDS¹

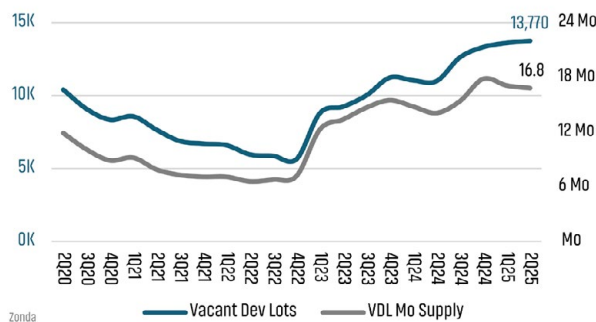
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS



Jun 2024
9,396
Jun 2025
9,367
-0.3%

ANNUALIZED NEW HOME CLOSINGS

18.2%

Jun 2024
8,309
Jun 2025
9,820

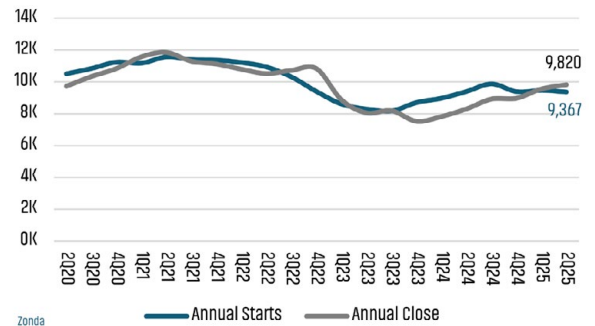


MEDIAN NEW HOME PRICE



Jun 2024
\$611,944
Jun 2025
\$629,979
2.9%

Annual Starts vs Closings



MLS RESALE STATISTICS - NASHVILLE MSA SINGLE FAMILY HOMES²

ANNUALIZED CLOSED SALES

Jun 2024
26,228
Jun 2025
26,753
▲ 2.0%

MONTHS OF INVENTORY

Jun 2024
3.2 Mo
Jun 2025
3.9 Mo
▲ 0.7 Mo

MEDIAN SALE PRICE

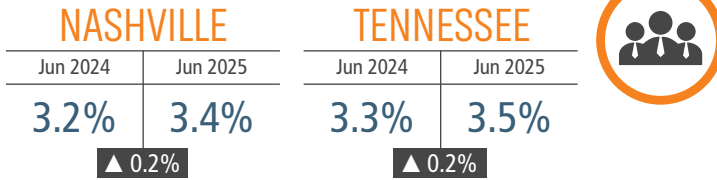
Jun 2024
\$505,000
Jun 2025
\$528,297
▲ 4.6%

DAYS ON MARKET

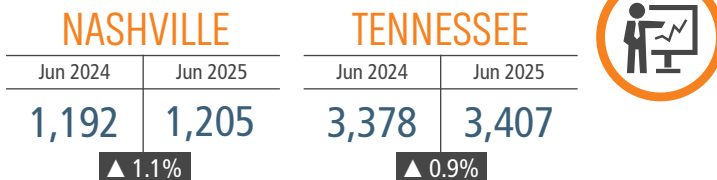
Jun 2024
44 Days
Jun 2025
47 Days
▲ 3 Days

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)



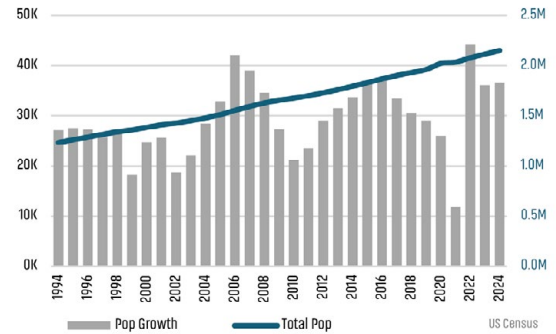
TOTAL NONFARM EMPLOYMENT (in thousands)



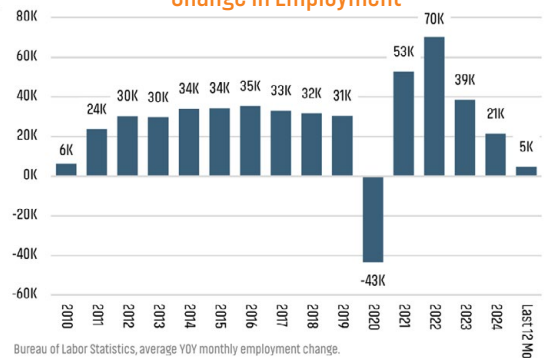
EMPLOYMENT CHANGE



Population Growth & Total Population



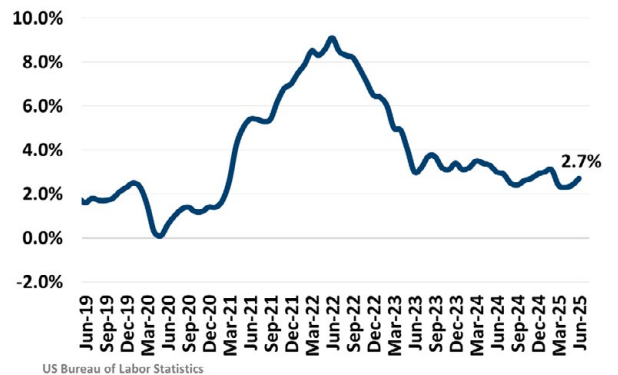
Change in Employment



30 Year Fixed Mortgage Rate

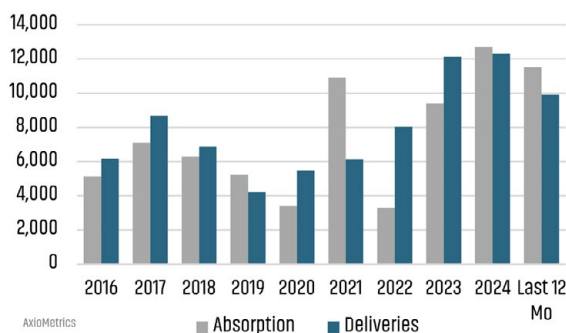


US Inflation Rate

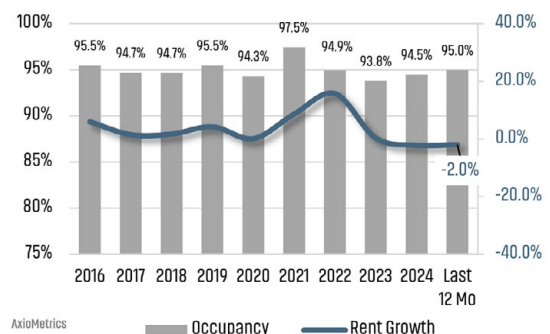


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



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