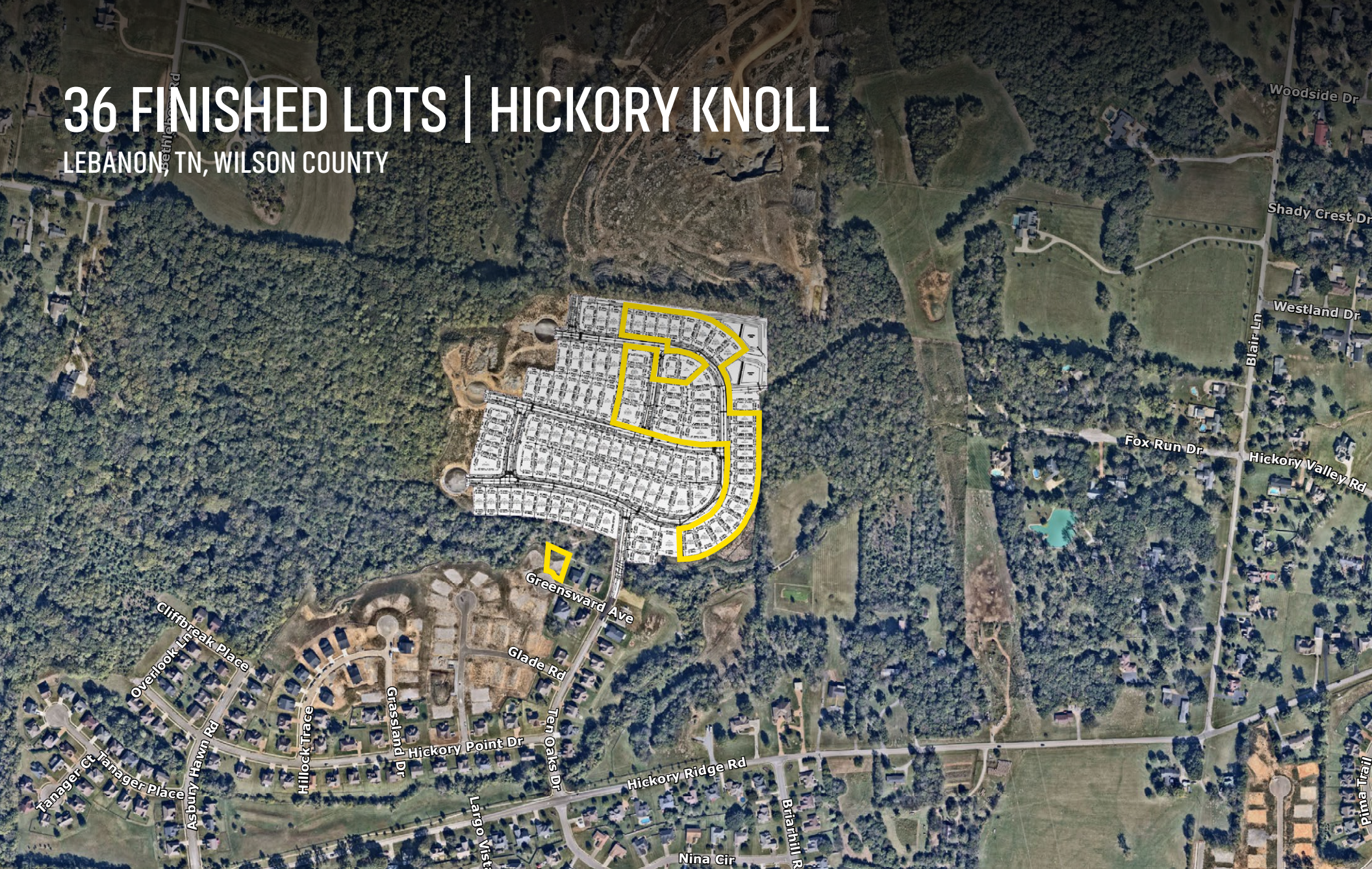


36 FINISHED LOTS | HICKORY KNOLL

LEBANON, TN, WILSON COUNTY



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ORGANIZATION

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OFFERING SNAPSHOT



SIZE 36 Finished Lots (50x120) (Can build 40' home)

OVERVIEW This offering provides a concentrated lot position in a high-barrier-to-entry submarket with excellent sales velocity.

CONDITION 35 of 36 lots are slab
Finished lots ready to pull vertical permits



HOUSE SIZE & EXTERIOR MATERIALS



SECTION 3-1B 1500 min sf of living area. Brick or stone, on front elevation finish to grade, Hardi Board remainder, no vinyl siding. Vinyl soffit ok

DESIGN VARIATION Adjacent houses cannot be exactly the same in a row of houses. A distinct building design shall be achieved by including a minimum of three (3) of the following:

1. Variation in length of 20% or more.
2. Variation in height by 15%.
3. Variation in footprint size by 20% or more.
4. Variation in use of primary facade materials or color.
5. Variation in type of unit design that is expressed on exterior facades
6. Variation in roof materials or color
7. Variation in the location, width, or design of attachments such as porches, stoops, bay windows, and other attachments permitted by this section.

LANDSCAPING A foundation planting along one hundred (100) percent of the facade of each building which abuts a public street, excluding necessary breaks for sidewalks, entrances, etc.

The foundation planting area shall have a minimum depth of four (4) feet.

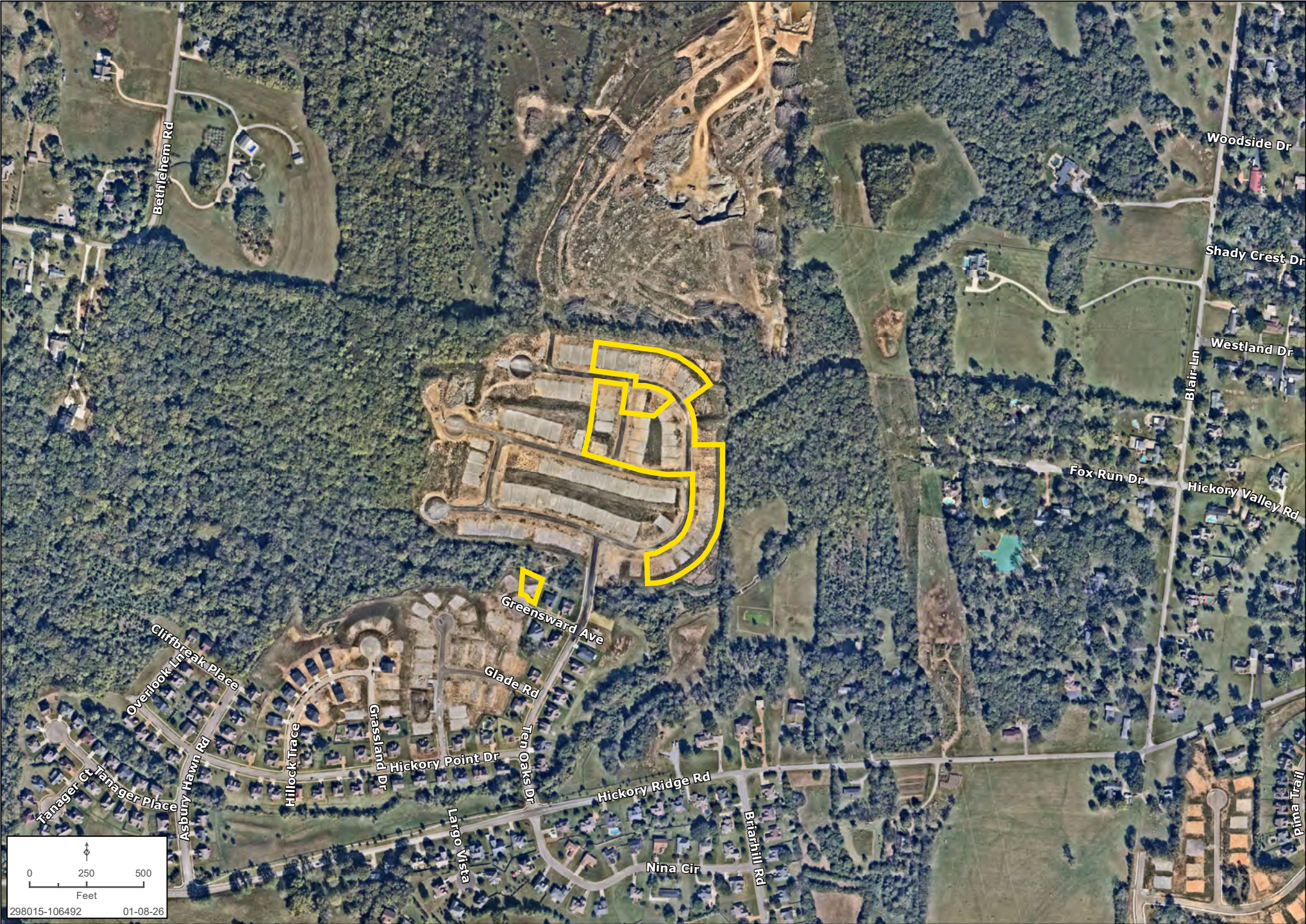
The foundation planting shall include:

- a. Two (2) Medium Evergreen Shrubs as specified in section 14.805.D.6 for every forty (40) feet of building facade; and
- b. Eight (8) Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species as specified in section 14.805.D.6 for every thirty (30) feet of building facade. The shrub requirement may also be met with a combination of shrubs and ornamental grasses.

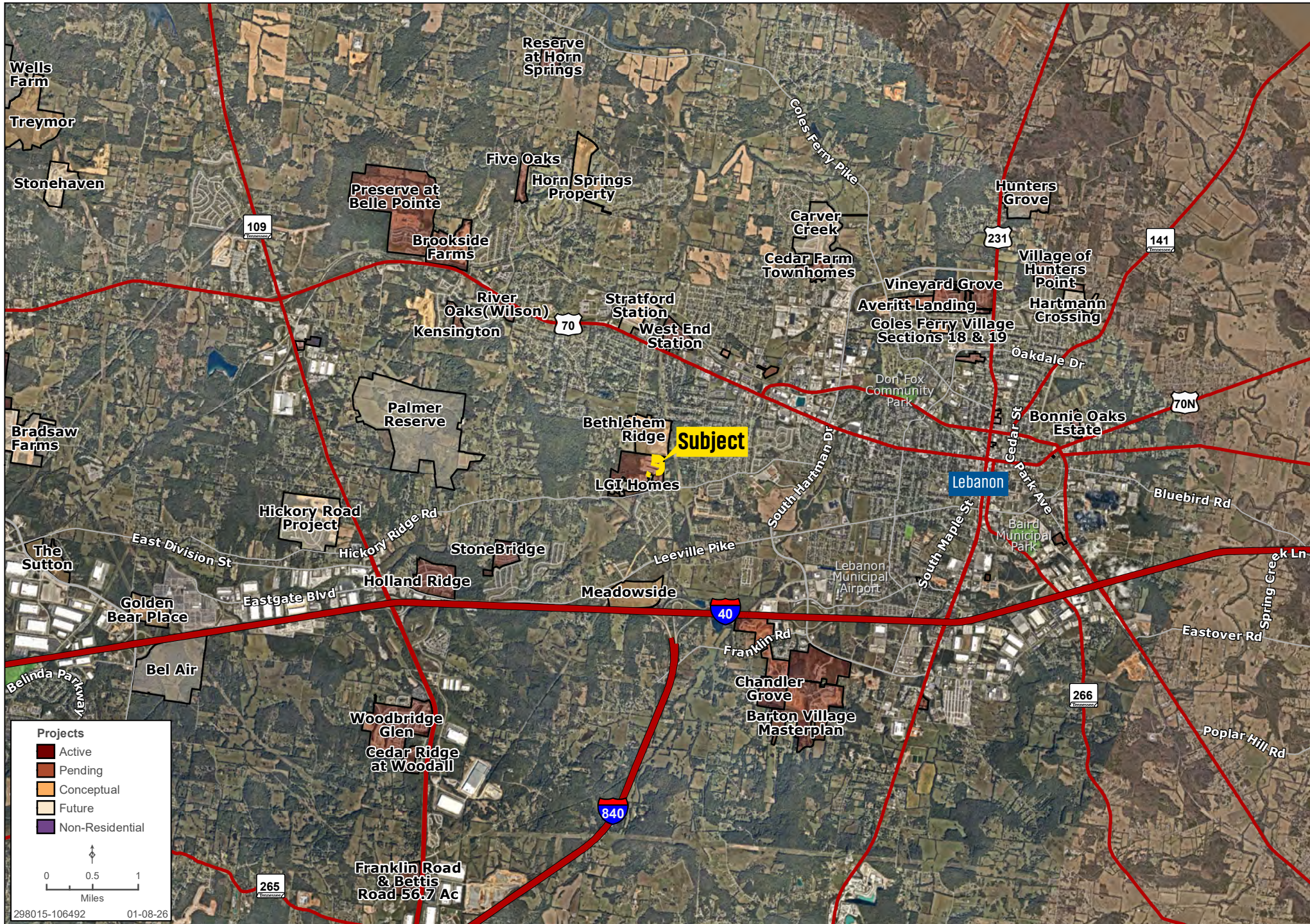


DETAIL | HICKORY KNOLL

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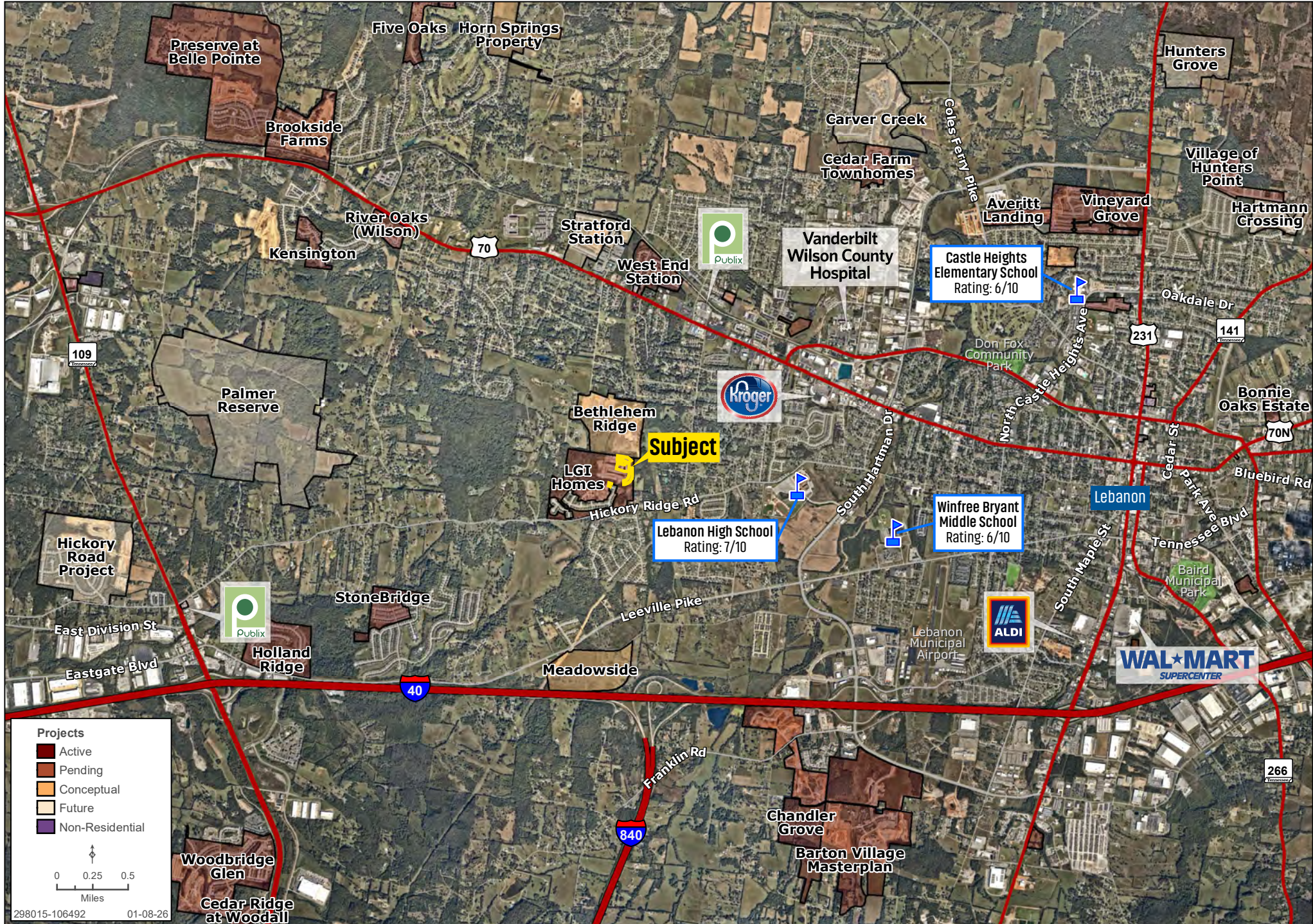


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SCHOOLS & GROCERIES | HICKORY KNOLL

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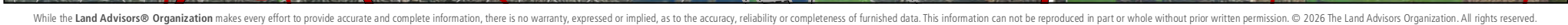


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