

## NICHOLS BEND

The existing scenic landscape that makes up 220 bucolic acres along Interstate 65 just south of Cool Springs and north of Goose Creek will be a residential for-sale community with over 80 acres of open green space and a 10 acre lake. The vision for this vibrant community is to create a mix of housing choices with both active and passive amenities. It will be “in town” because of its location being squarely between the high density retail and office market of Cool Springs and the future “next phase “ of Cool Springs named Berry Farms located just 2 miles south of Nichols Bend. Our focus for this community, like other communities Pearl Street Partners develops, is on open space and authentic architecture. This will be a community where each home features the latest thinking in floorplan design and technology, but will also encourage residents and guests to experience the outdoors.

Nichols Bend is located in the City of Franklin in Williamson County, the 19<sup>th</sup> most affluent county in the country, with some of the state’s leading school systems, and in the culturally rich historic City of Franklin, residents will find all that life has to offer. Within just a few minutes drive, the residents of Nichols Bend will have access to over 3Million square feet of Class A office space, and hundreds of choices for retail and restaurants within the Cool Springs area. Nichols Bend residents will capitalize on the enormous growth trend in one of the most desirable employment and shopping markets in Tennessee. It will be the model of community development in the high growth corridor of Carothers Parkway, an area that will receive much focus from the city and public as more and more businesses locate in the area. Over the course of the project, average prices of both attached and detached homes are expected to range from \$300,000-\$750,000.





