

Pre-Leasing

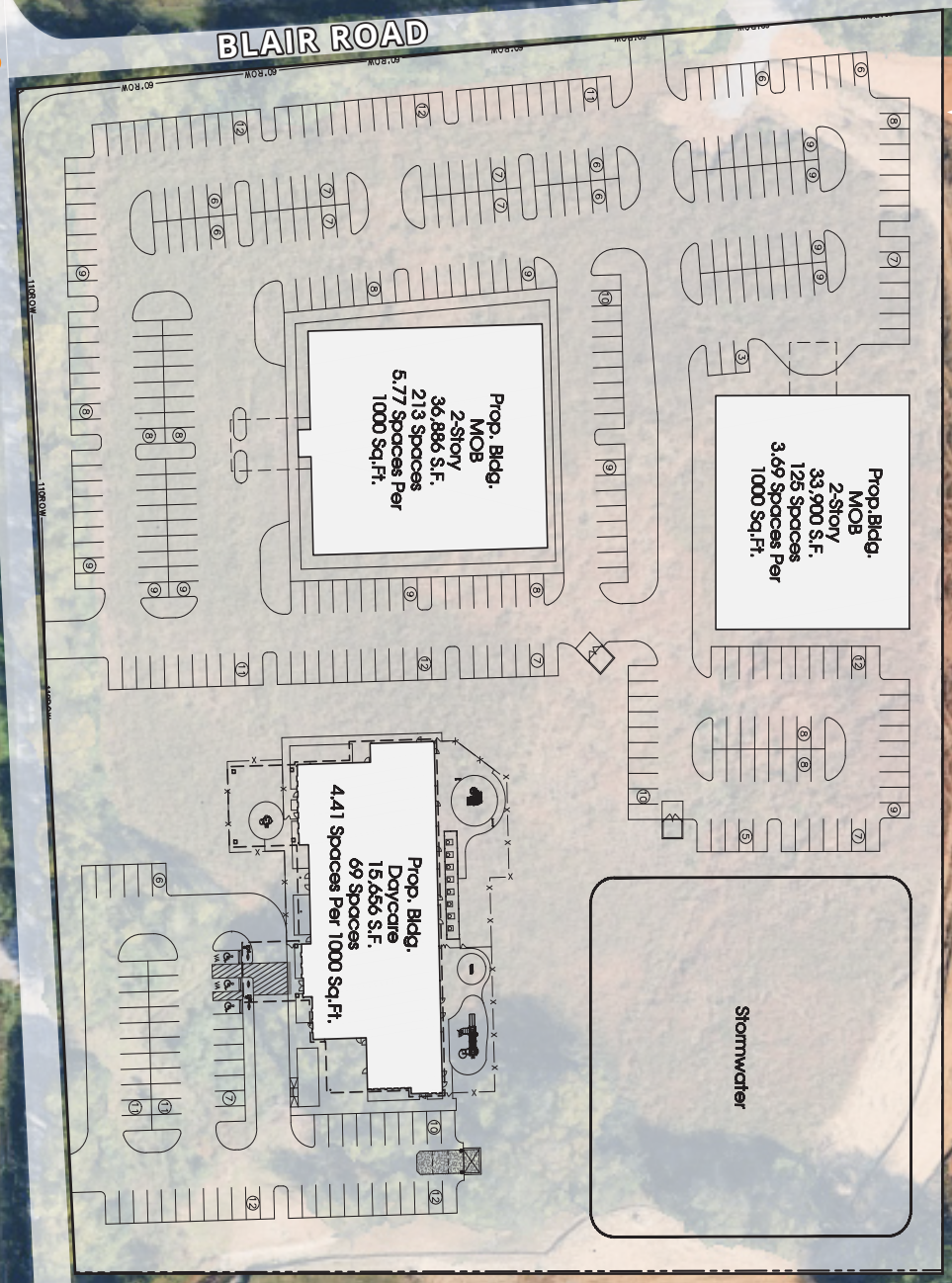
Future Neighborhood Shopping Center & Mixed-Use Development

Waldron Road & Blair Road
LaVergne, TN 37086

Available For Lease or Build-to-Suit

- New ±21-acre neighborhood shopping center development. Ideal for grocery, restaurants, medical clinics, and other related retail services
- Strategically positioned at Waldron Road and Blair Road with ±11 acres situated on the SW corner and ±10 acres on the SE corner
- Waldron Road will be widened to 5 lanes with construction estimated to commence in late 2026. Blair Road will be extended along the north side of the development connecting into Oasis Drive and Carothers Road
- Tremendous growth in the trade area with ±7,600 new residential homes under construction or planned
- Strong average HH incomes of nearly $151K within 3 miles, and a population of approximately 108K residents within 5 miles

PRELIMINARY SITE PLAN: PHASE II
±10 ACRES SE CORNER



Blair Road will be extended to Oasis Drive and Carothers Road.

Completion estimated by mid 2027.

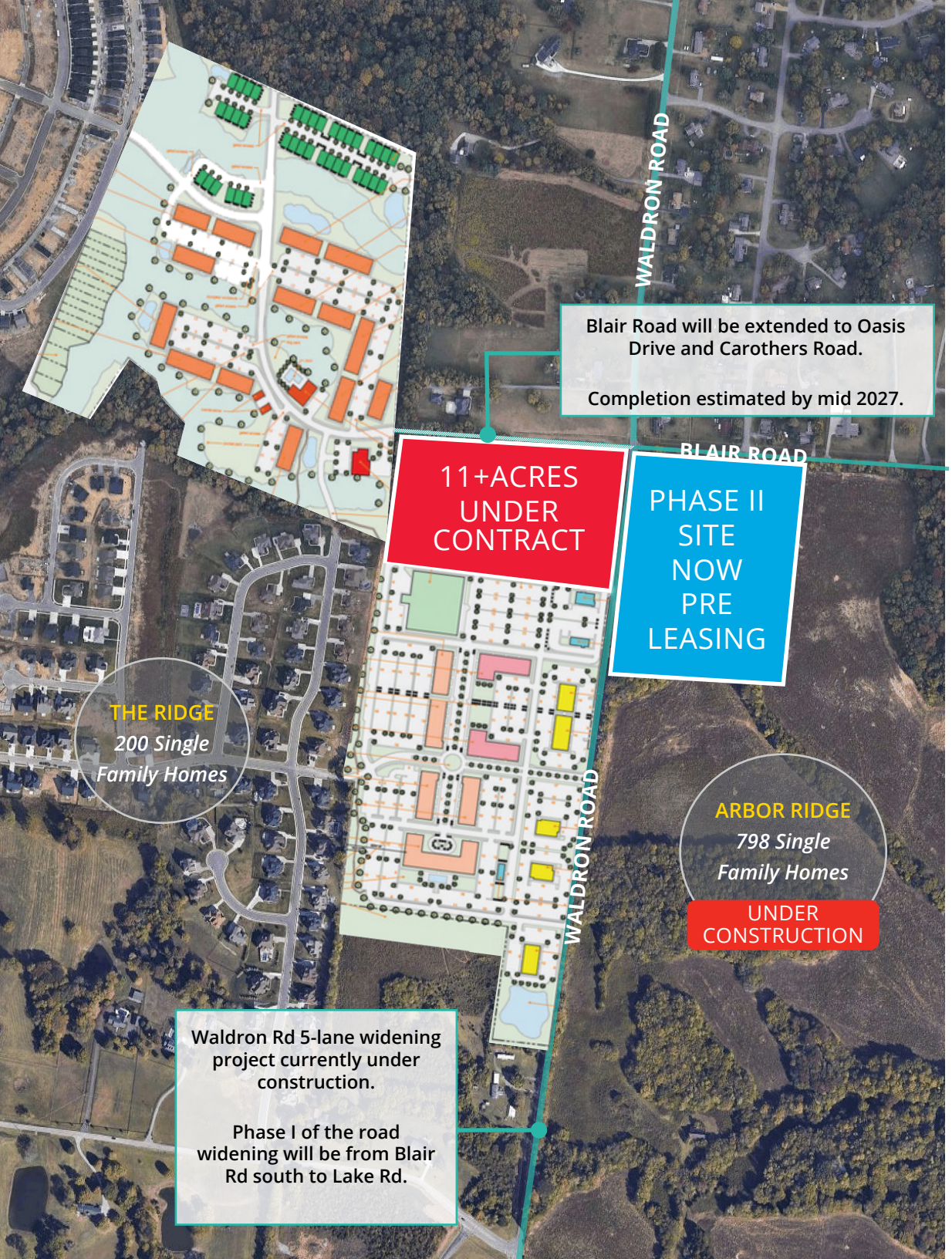
Waldron Rd will be widened to 5 lanes. This widening project is currently under construction.

Phase I of the road widening will be from Blair Rd south to Lake Rd

PHASE II - ±10 ACRES NOW PRE-LEASING

AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITIES

(CAN BE SUBDIVIDED)



FUTURE MIXED-USE DEVELOPMENT

TWINNING STATION

A 77-ACRE, $350 MILLION TRANSFORMATIVE PROJECT INCLUDING RESIDENTIAL, RETAIL, AND OFFICE SPACE.

CURRENT PLAN INCLUDES:

- 578 multi-family residences
- 165,000 SF of retail space
- Outparcel opportunities
- Office space
- 54,000 SF national grocery store



NEIGHBORING RESIDENTIAL DEVELOPMENT
±3,064 PROPOSED NEW HOMES

1	WOODLAND HILLS - Under Construction 85 **ADDITIONAL** homes
2	MISSION HILLS - Under Construction 275 homes & 124 apartments
3	BLAIR RIDGE - *Proposed* 141 townhomes
4	PORTICO PLACE - Under Construction 146 homes
5	ARBOR RIDGE - Under Construction 798 homes
6	PINNACLE POINT - Under Construction 23 homes
7	GWYNNE FARMS - Under Construction 540 homes
8	THE RIDGE - Under Construction 200 homes
9	TWINNING STATION - *Proposed* 16 homes, 38 townhomes, & 578 apartments
10	CAROTHERS CROSSING - Under Construction 464 homes

Subdivision Growth

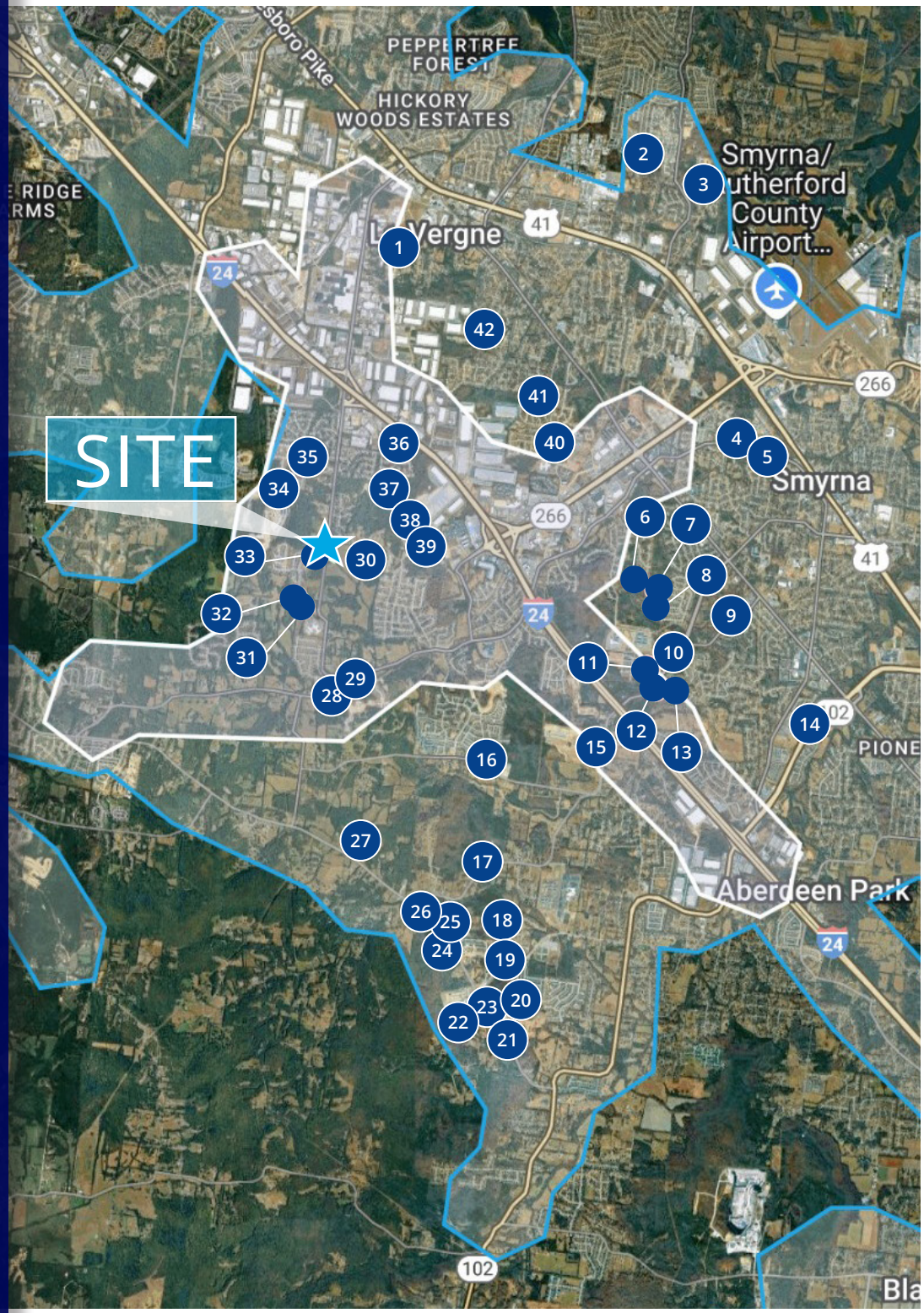
Source: MarketGraphics

#	Subdivision	Total Lots/ Units
1	Celebration Ridge	27
2	Minerva Village	115
3	Holmes Place	31
4	Spring Branch Townhomes	137
5	Harts Branch Townhomes	140
6	Hunters Point	8
7	Hidden Hills	191
8	Sims Ridge	72
9	Talia Trace	271
10	Village of Valley Green	316
11	Sundale	145
12	Gambill Lane Townhomes	36
13	Gambill Oaks *Proposed*	24
14	Legacy Luxury Townhomes *Proposed*	52
15	Greystone	220
16	Oak Meadows	64
17	Almaville Road Site *Proposed*	228
18	Parkside	195
19	Dogwood Villas	77
20	Groves at Cedar Hills	370
21	Derby Run	352

#	Subdivision	Total Lots/ Units
22	Blakeney	272
23	Stewarts Glen	56
24	Saddle Grove	22
25	Helmsley Place	57
26	Courtyards at Stewarts Creek	42
27	Oxford Crossing *Proposed*	355
28	Mable Farms *Proposed*	125
29	Gwynne Farms	510
30	Arbor Ridge	798
31	Pinnacle Point	33
32	The Ridge	148
33	Twinning Station *Proposed*	632
34	Carothers Crossing	464
35	Brookside	195
36	Woodland Hills (Phase II)	85
37	Mission Hills	399
38	Blair Ridge *Proposed*	141
39	Portico Place	146
40	Chaney Place Townhomes	50
41	Van Winkle Property *Proposed*	49
42	Retreat at Finch Branch	139

New, Under Construction or Planned

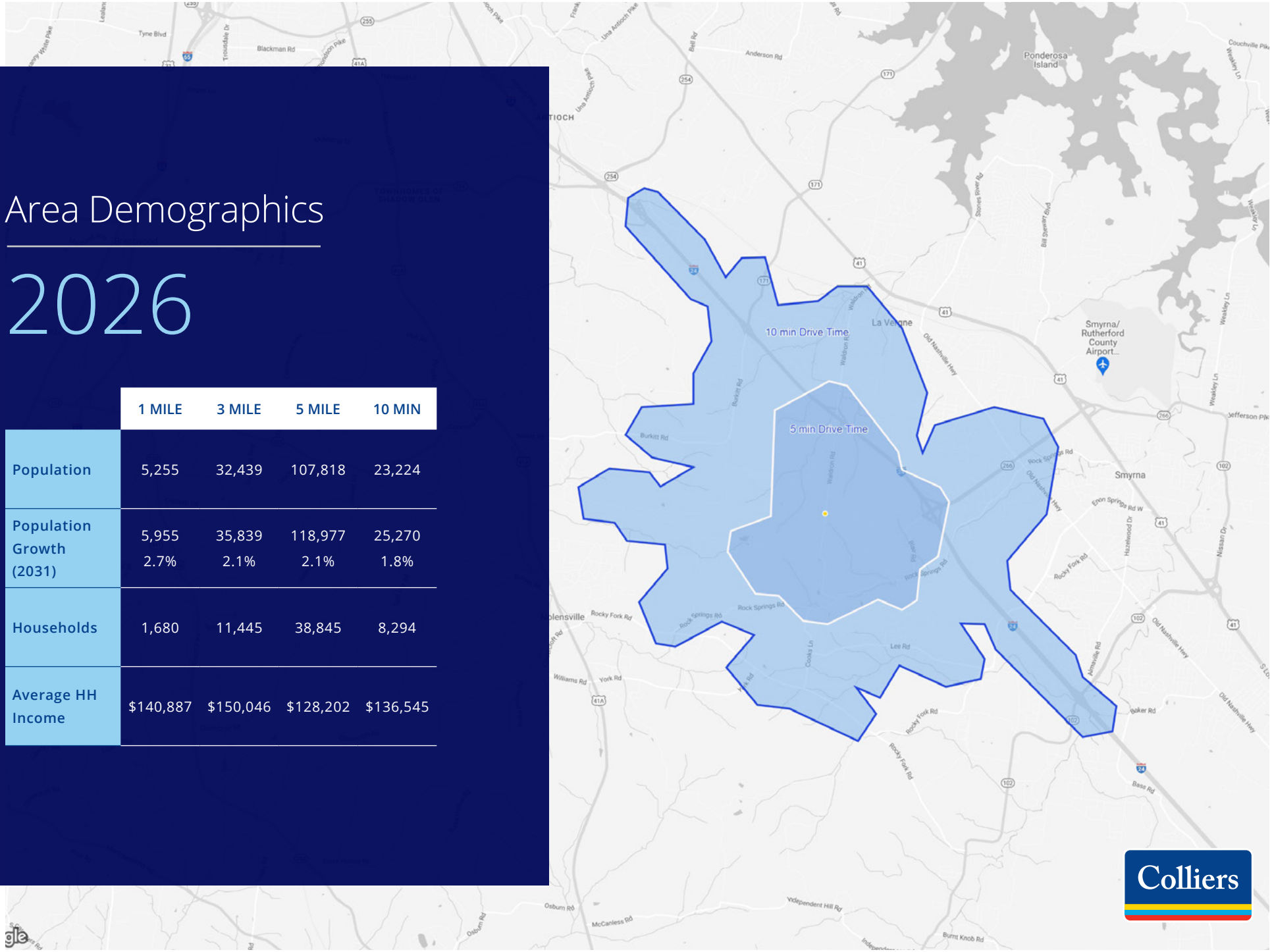
±7,600 HOMES

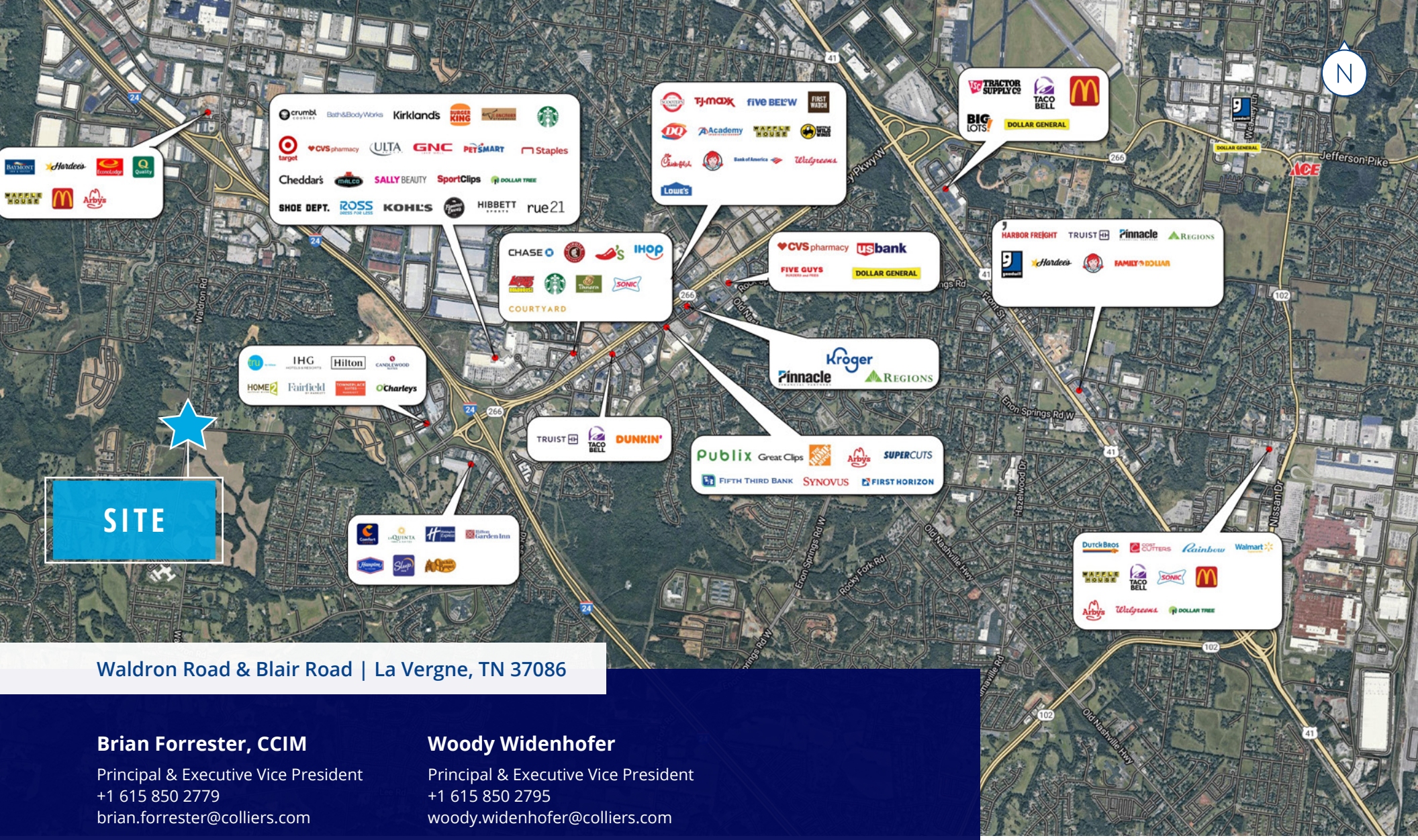


Area Demographics

2026

	1 MILE	3 MILE	5 MILE	10 MIN
Population	5,255	32,439	107,818	23,224
Population Growth (2031)	5,955 2.7%	35,839 2.1%	118,977 2.1%	25,270 1.8%
Households	1,680	11,445	38,845	8,294
Average HH Income	$140,887	$150,046	$128,202	$136,545





Waldron Road & Blair Road | La Vergne, TN 37086

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