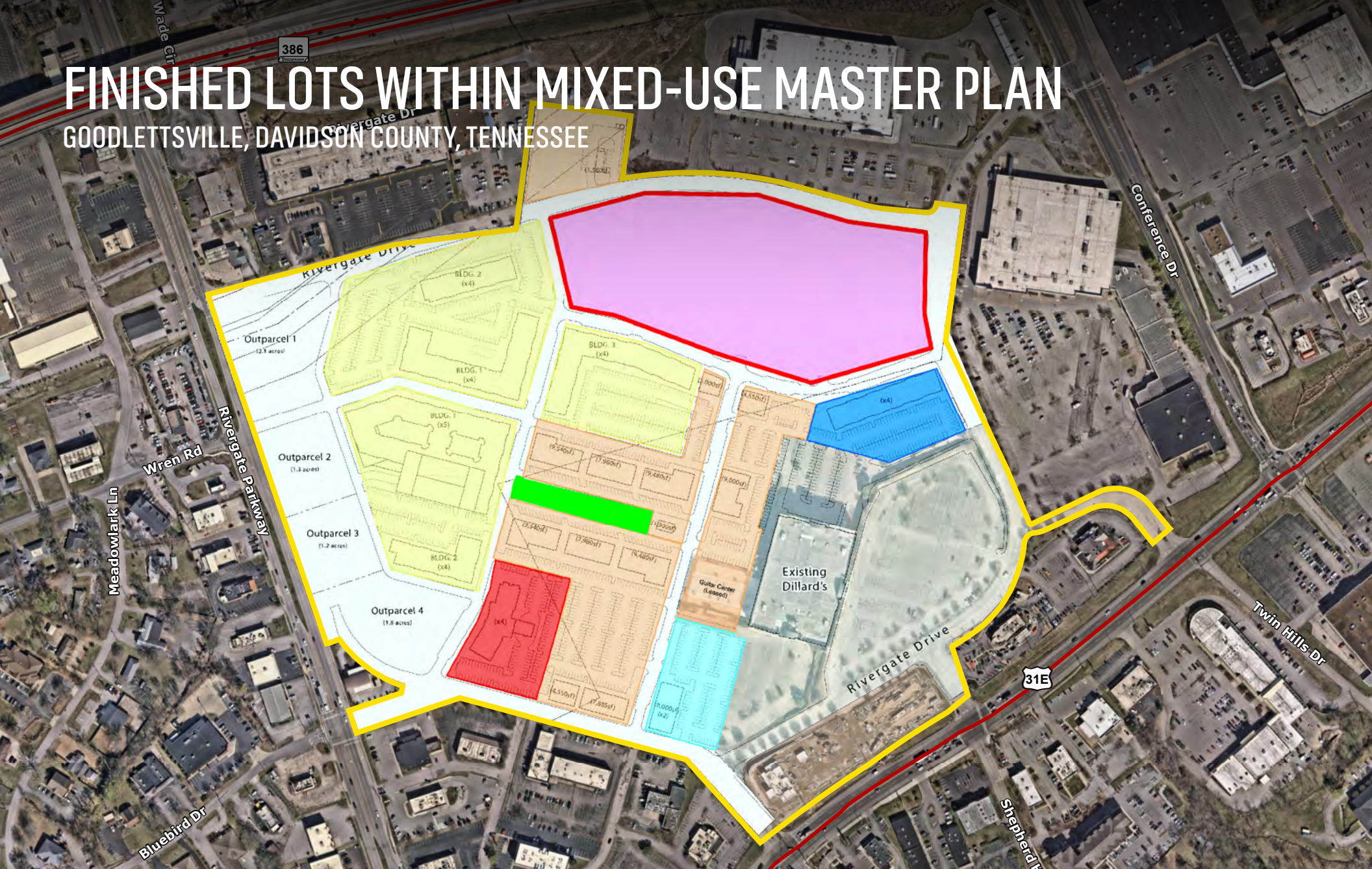


FINISHED LOTS WITHIN MIXED-USE MASTER PLAN

GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE



CONTACT FOR MORE INFORMATION

Eric S. Deems
edeems@landadvisors.com
615.392.6201

George Schubert
gshubert@landadvisors.com
615.392.6202

Developed By:

MERUS

merus1894.com

 Land Advisors[®]
ORGANIZATION

615.845.9500 | LandAdvisors.com

OFFERING SNAPSHOT



LOCATION	Northeast Corner of Gallatin Pike & Rivergate Parkway
ADDRESS	Rivergate Parkway & Rivergate Drive
SIZE	±9.5 Acres within a mixed use master plan
OFFERING	±130 units, size determined by builder
CONDITION	Delivered as finished lots, size determined by builder

OVERVIEW The Rivergate Master plan will be a mixed-use master plan featuring retail/hospitality space, townhomes, multifamily housing, sports & entertainment, and independent senior living.
[Click here to view the Rivergate Master Plan Vision.](#)



A MERUS DEVELOPMENT

PROJECT OVERVIEW

Merus is transforming the 57-acre former shopping center at Rivergate into a thoughtfully planned, mixed-use community featuring retail/hospitality space, townhomes, multifamily housing, sports & entertainment, and independent senior living.

This shovel-ready opportunity offers finished residential lots within a walkable, transit-oriented environment. With integrated infrastructure already in place, builders can move quickly to meet growing demand in a well-connected, high-visibility location.

ENTITLEMENT STATUS

The current Rivergate Master Plan has been zoned to accommodate up to 130 residential units (attached and/or detached). Merus would like to engage a builder partner before final site plan approval (approximately a 6-week process) and develop finished lots to accommodate future homes. Entitlements allow for rental or for sale product.



±920
Residential Units



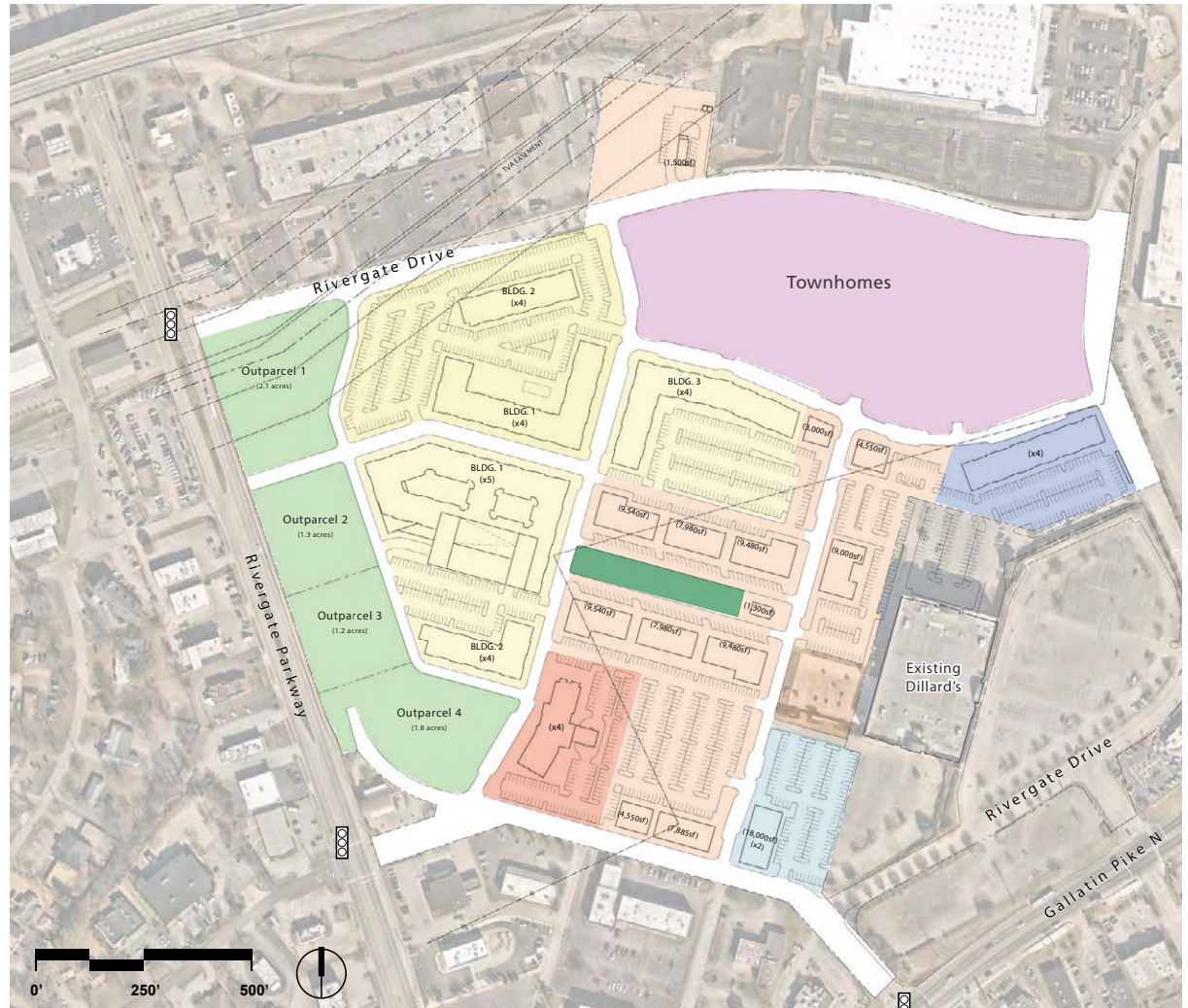
±120 Keys
Hotel



±85,785 SF
Commercial



±2,071
Parking Spaces



Residential		Non-residential		Parking Provided	
Multi-family flats	±710 Units	Hotel	±120 Keys	Structured parking	±450 Spaces
Senior housing	±80 Units	Outparcels	4 (±6.4 AC)	Off-street	±1,621 Spaces
Townhomes	±130 Units	Commercial	±85,785 SF		
		Medical Office	±18,00 SF		

ABOUT MERUS | MASTER DEVELOPER



M MERUS

With over 20 years of multifamily construction experience and a strong foundation in industrial development, we're bringing that expertise to the places people call home—creating communities that are built to last and designed around real life.

Every detail—from smart layouts to quality materials and modern amenities—is thoughtfully chosen to create a welcoming, lasting home. We focus on livability, ensuring residents have spaces that feel intuitive, comfortable, and connected to the surrounding community.



A MERUS DEVELOPMENT



A MERUS DEVELOPMENT

www.merus1894.com

ESCROW/OFFER REQUIREMENTS



PRICE	Purchase price and lot sizes/count desired.
ALTERNATIVE SITE PLAN	Please provide an alternative site plan (if necessary) and desired lot sizes.
CONCEPTUAL PLANS & ELEVATIONS	Submit example conceptual elevations and plans, including architectural renderings, materials, colors, and other visual representations of the proposed product. (Note: All final designs are subject to approval by the Master Developer.)
DESIGN & REVIEW COMPLIANCE	Confirm adherence to the Seller's site plan and architectural review process.
INTERNAL APPROVALS PROCESS	Outline the process for generating an Internal Notice of Continuation (NOC) and obtaining Land Committee approval.
INSPECTION & CLOSING SCHEDULE	Provide a proposed schedule for inspections and closing, along with a list of any required inspection items.
DEPOSIT SCHEDULE	Submit a detailed deposit schedule.
PROFORMA (FINISHED LOTS)	Submit a proforma detailing the anticipated volume of home sales and delivery schedules alongside target prices for homes.



GROCERY

Eric S. Deems | George Schubert | 615.845.9500 | landadvisors.com



While the Land Advisors[®] Organization makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2025 The Land Advisors Organization. All rights reserved.

AMENITIES

Eric S. Deems | George Schubert | 615.845.9500 | landadvisors.com

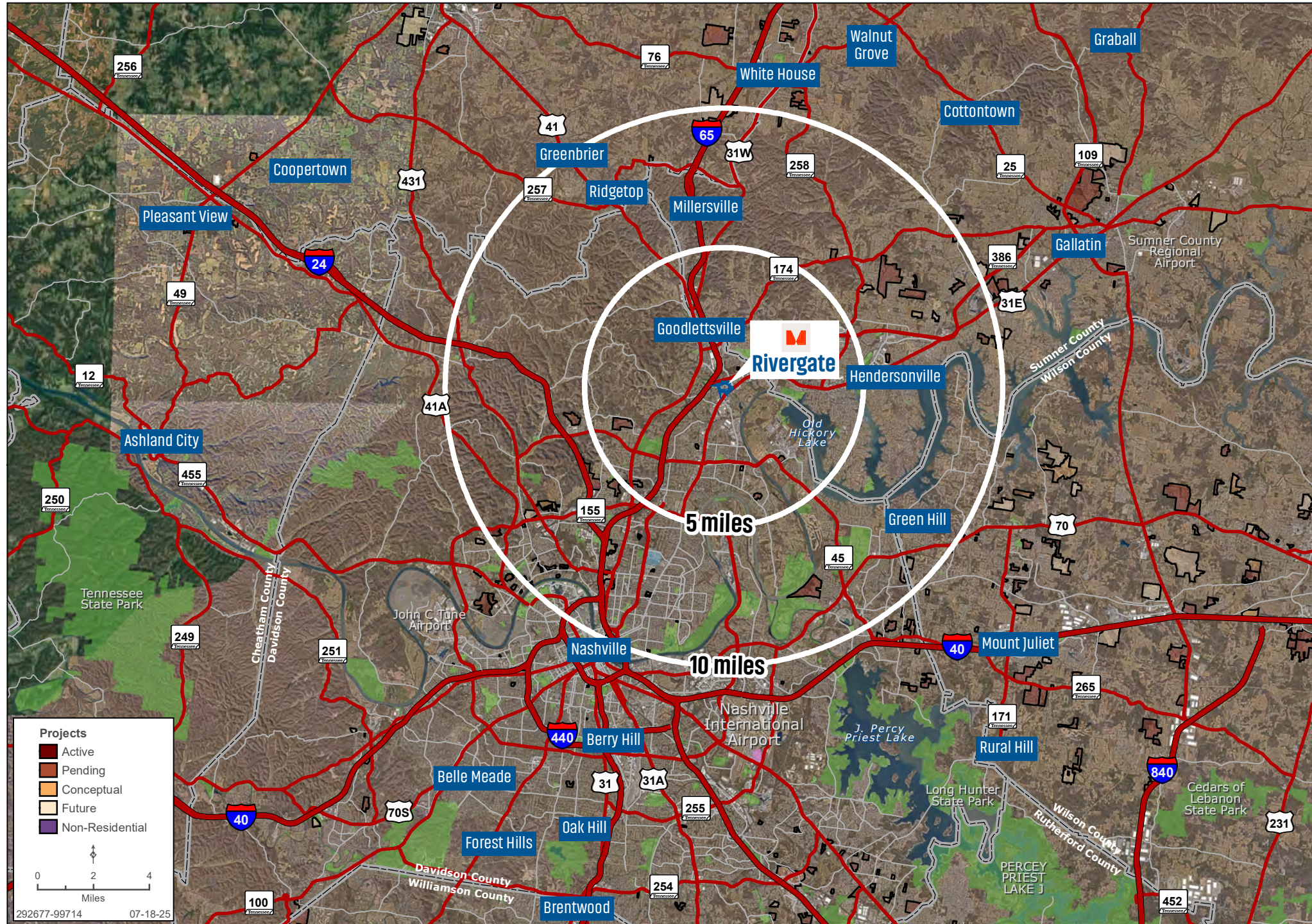


DEVELOPMENT

Eric S. Deems | George Schubert | 615.845.9500 | landadvisors.com

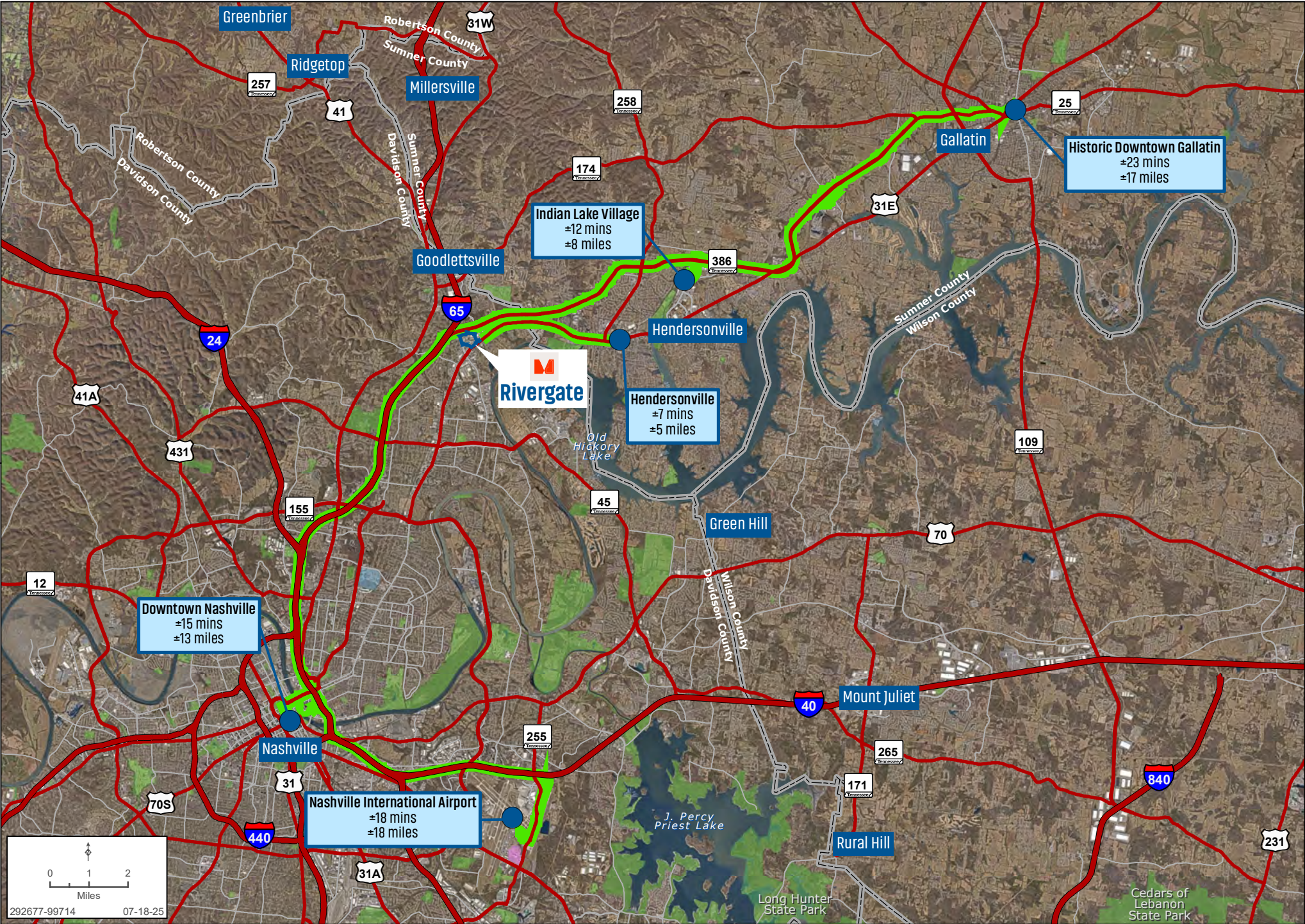


Eric S. Deems | George Schubert | 615.845.9500 | landadvisors.com



PROXIMITY

Eric S. Deems | George Schubert | 615.845.9500 | landadvisors.com





Merus1894.com



Land Advisors[®]
ORGANIZATION

LandAdvisors.com

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. TNDavidson292677 - 07.06.2026.