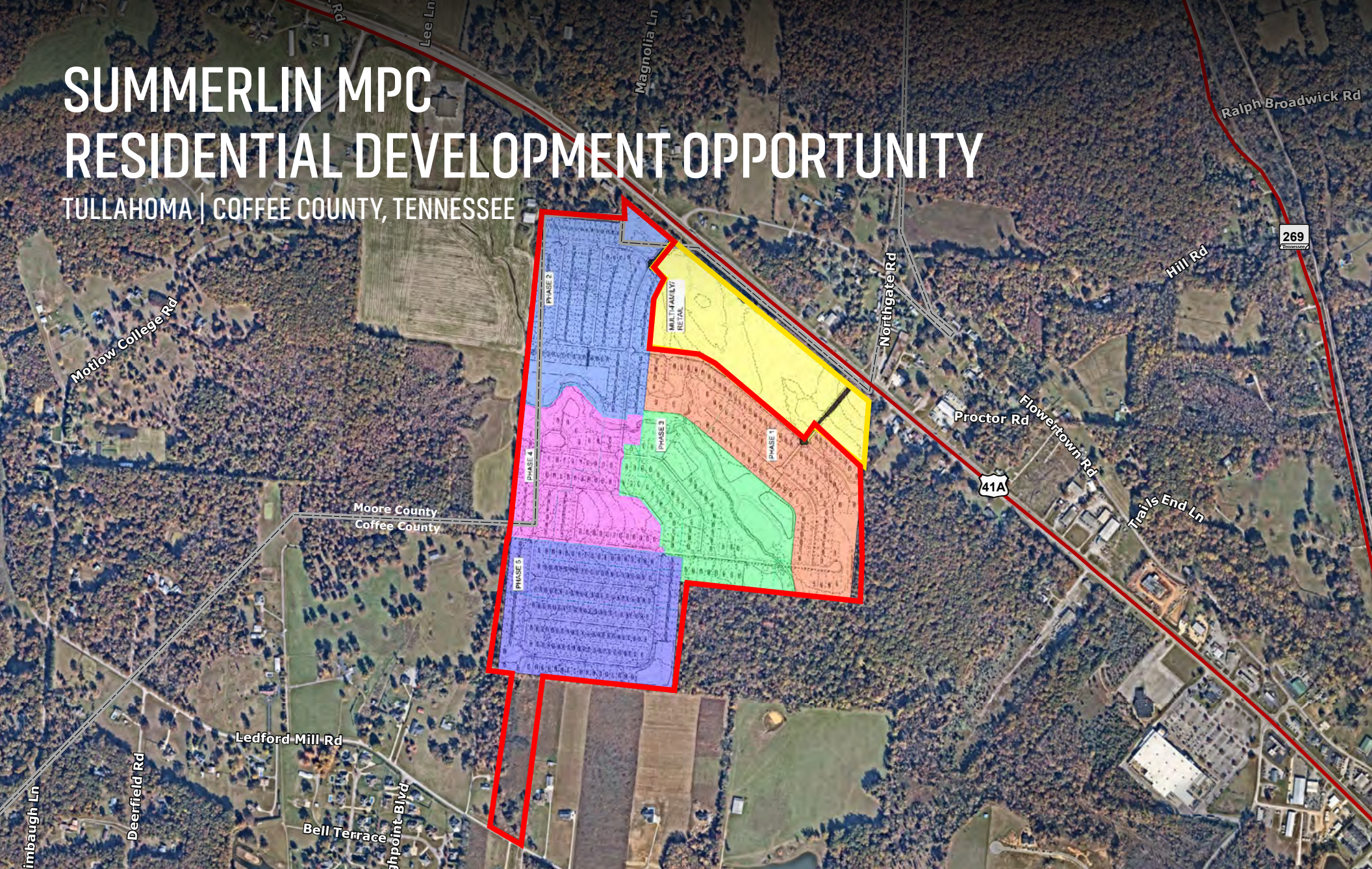


SUMMERLIN MPC RESIDENTIAL DEVELOPMENT OPPORTUNITY

TULLAHOMA | COFFEE COUNTY, TENNESSEE



CONTACT FOR MORE INFORMATION

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PROJECT OVERVIEW



Summerlin represents the type of opportunity that remains highly relevant to homebuilders in today's more selective acquisition environment: meaningful scale, visible planning and permitting progress, adjacency to commercial and retail that's part of the Summerlin masterplan, and a defined path toward creating future lot inventory in a market supported by real employment and housing demand. Rather than starting with a purely speculative land position, a buyer is stepping into a large, phased residential framework with an established lot program and the ability to control a substantial share of future supply within one coordinated community. For builders focused on protecting pipeline while limiting unnecessary entitlement exposure, that distinction matters.

The opportunity is equally compelling from a merchandising and execution standpoint. The planned mix of lot sizes provides flexibility across product segmentation and price point strategy, allowing a builder to respond to evolving affordability conditions without losing scale or community identity. At the same time, Tullahoma's employment base, stable household profile, and regional accessibility support the broader demand story that builders need in order to commit capital with confidence. In a landscape where many available sites are either too small, too uncertain, or too far from delivery, Summerlin offers a more strategic position: a chance to secure scale, preserve optionality, and compete from a stronger starting point than most alternatives in the market.



CITY
Tullahoma,
Coffee County, TN



TAX INCREMENT FINANCING
TIF Secured
& Available



UTILITIES
All utilities are available
and to the site



CONDITION
Paper Plus



SIZE
±143.62 Acres



OFFERING
546 Single Family Paper Lots
40' Lots: 211
50' Lots: 200
60' Lots: 135



OFFERING SNAPSHOT



Tullahoma and Coffee County offer a stable and growing demand base supported by aerospace, advanced manufacturing, healthcare, and regional employment. Coffee County also benefits from being along the I-24 corridor with access to Nashville, Chattanooga, and Huntsville.

CITY OF TULLAHOMA



POPULATION
21,279
(2025 Estimate)



MEDIAN HOUSEHOLD INCOME
\$60,979



TOTAL RETAIL SALES
\$608.8 M

COFFEE COUNTY



POPULATION
59,710
(2024 Estimate)



HOMEOWNERSHIP RATE
69.0%

TIF Secured & Available

TOP EMPLOYERS



Arnold Engineering
Development Complex
(AEDC)
2,900
EMPLOYEES



Vanderbilt Tullahoma-
Harton Hospital
450
EMPLOYEES



ESCROW 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 & CLOSING SCHEDULE

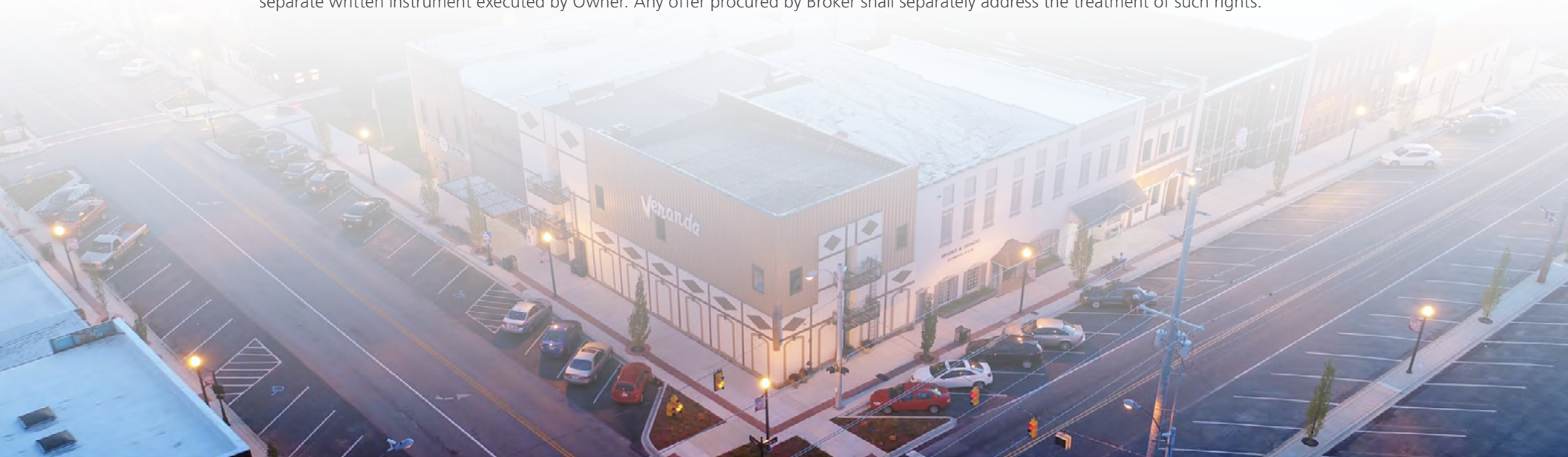
Provide a proposed schedule for inspections and closing, along with a list of any required inspection items.

PROFORMA

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

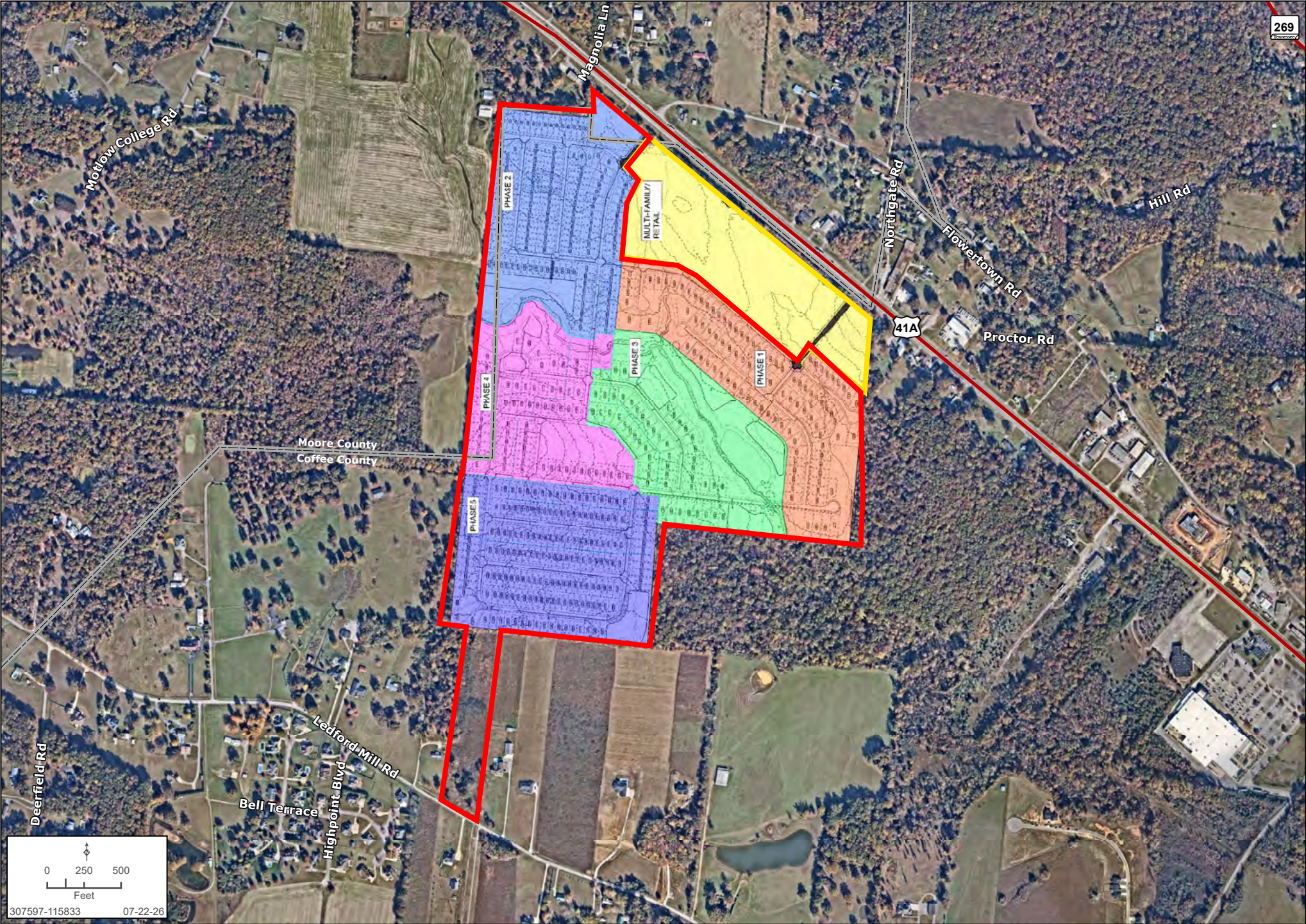
TIF/TAX-INCREMENT RIGHTS

The Property is subject to a Development & Tax Incentive Agreement and related tax-increment financing benefits. Such tax-increment rights and reimbursement benefits do not convey with any sale of the Property and are expressly reserved to Owner and its affiliates unless otherwise agreed in a separate written instrument executed by Owner. Any offer procured by Broker shall separately address the treatment of such rights.



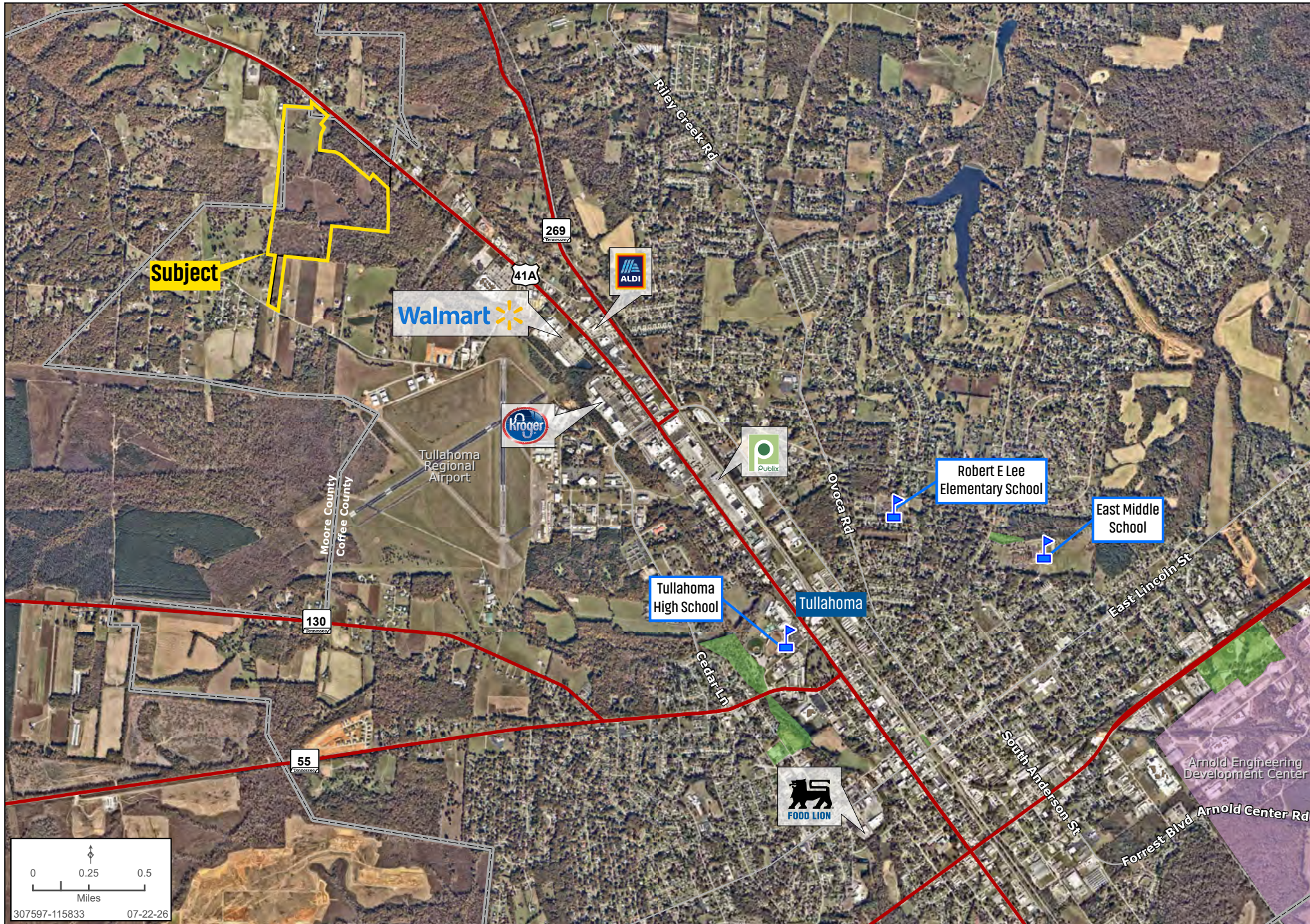
DETAIL | SUMMERLIN RESIDENTIAL OPPORTUNITY

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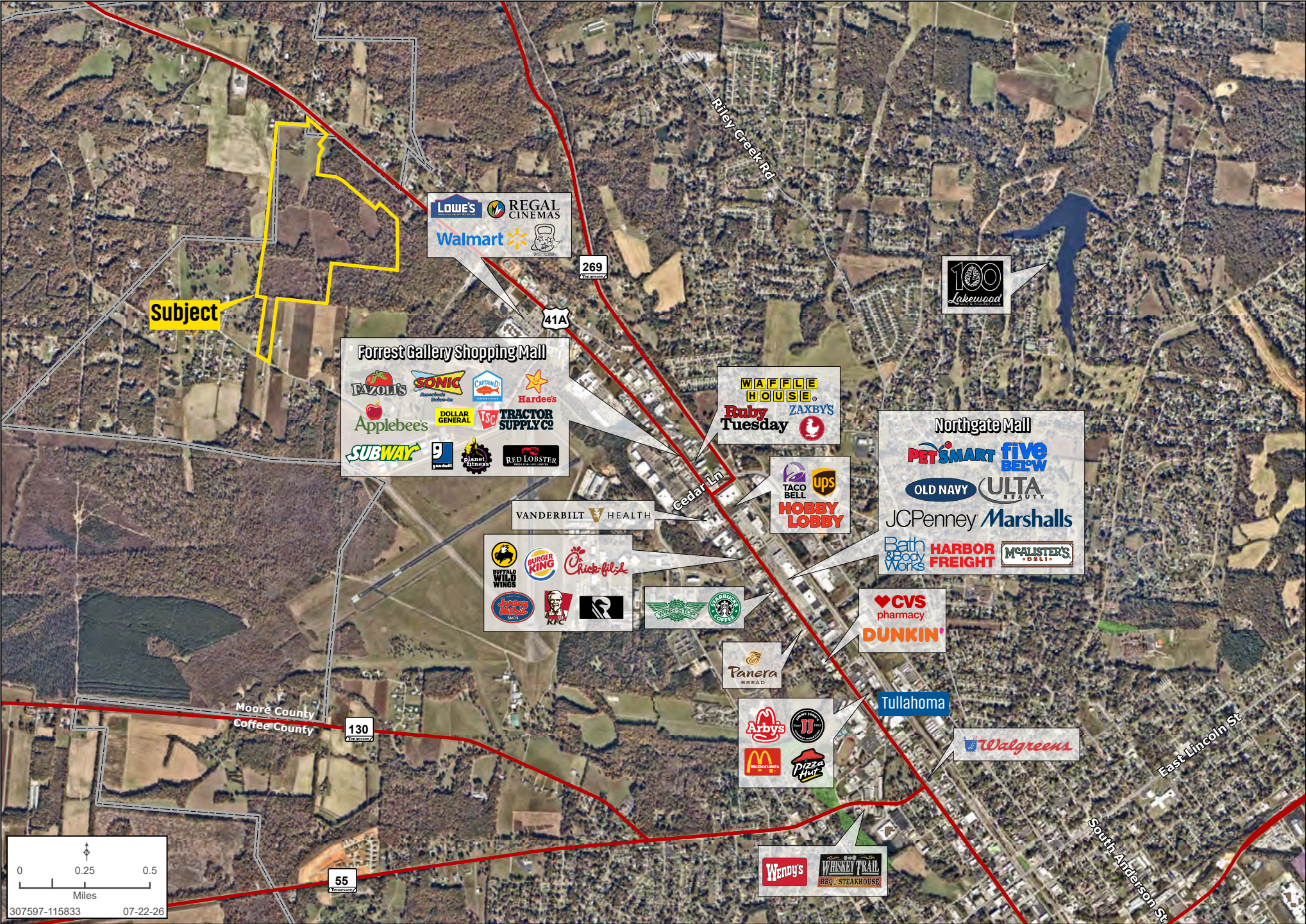
SCHOOL & GROCERY | SUMMERLIN RESIDENTIAL OPPORTUNITY

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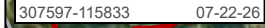


LOCAL RETAIL | SUMMERLIN RESIDENTIAL OPPORTUNITY

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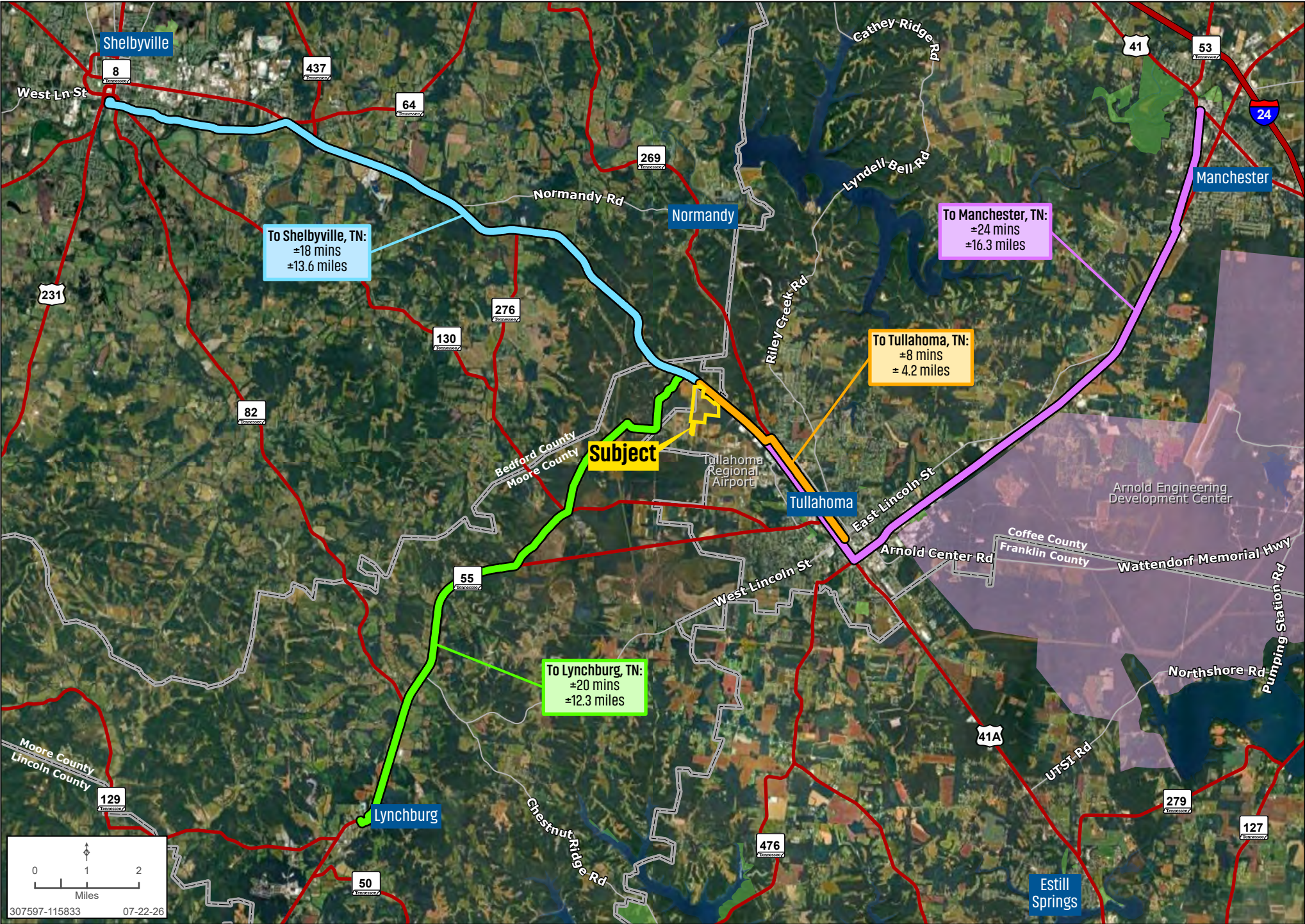


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The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and 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. TNCoffee307597 - 07.30.2026.

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