

# Gateway Village Mixed Use Development, Franklin, Tenn.

Cost: \$75 million



**Gateway Village** is a \$75 million project that will result in a 40-acre upscale urban living and shopping area. About 18 acres of the site will be devoted to retail, said owner and project manager David Flow of Flow Construction, primary contractor. Retail areas will include two to three office complexes, a bank, dry cleaner, restaurants and other retail establishments. The remaining 22 acres will hold approximately 225 high-end townhomes and

flats. Currently, the project is in its first phase, which involves the construction of 33 townhomes in eight buildings. Phase two, which will begin in July, will involve construction of nine additional buildings housing 38 units.

The 2,400-sq.-ft., two-story townhomes are available in several layouts and plans. All will include 9-ft. ceilings, hardwood floors, 8-ft. interior doors, granite counters, 5.25-in. crown and base molding, gas fireplaces, high-end appliances and fixtures, and two-car garages. "These are definitely not starter homes," Flow said. "These are upscale homes with high-end amenities." The flats, which Flow calls

## Key Players

**Start/Completion:** September 2005/Fall 2008

**Owner:** Gateway Village Development Inc., Franklin, Tenn.

**Contractor:** Flow Construction Co., Nashville

**Architect:** Shapiro and Co., Memphis

"upscale efficiency housing for young professionals," are 1,000 sq. ft.

The approval process and red tape involved in the high-profile project has been difficult to navigate at times, Flow said.