

horizen





WELCOME TO HORIZON

**NASHVILLE'S NEWEST
SHORT-TERM ELIGIBLE
VACATION RESIDENCES**

*The music. The shopping. The history.
The dining. The experience.*

All of the energy, entertainment, and excitement of Downtown Nashville is less than 5 miles from your front door. As Nashville's newest and most coveted short-term eligible vacation residences, Horizon's townhomes offer a dynamic, gated experience that delivers privacy, comfort, and access — all at an unbeatable value.

**This is truly the best-kept secret in the
Music City.**



LIFE WITHOUT LIMITS

NOW OFFERING PHASE 1 TOWNHOMES FROM \$1 MILLION

Horizon is Nashville's newest release of short-term eligible vacation residences. Phase 1 includes premium four-bedroom, four-bath residences from 1,853 to 1,934 sq. ft.

Each residence features distinctive design touches from Spatial.

- Sun-Bathed Open Floor Plans
- Private Rooftop Hot Tubs
- Private Rooftop Kitchen*
- Quartz Countertops
- Artisanal Hardware for Cabinets & Doors
- Luxury LVT Flooring
- Designer-Selected Tile Flooring
- Curated LED Lighting
- High Efficiency Tankless Water Heater
- High Efficiency Appliances & HVAC
- Integrated Skylights
- Custom Paint & Trim Features
- Oversized Two-Car Garage
- High-Speed In-Garage EV Charging Available

*Potential Upgrade





WHY CHOOSE

HORIZON?

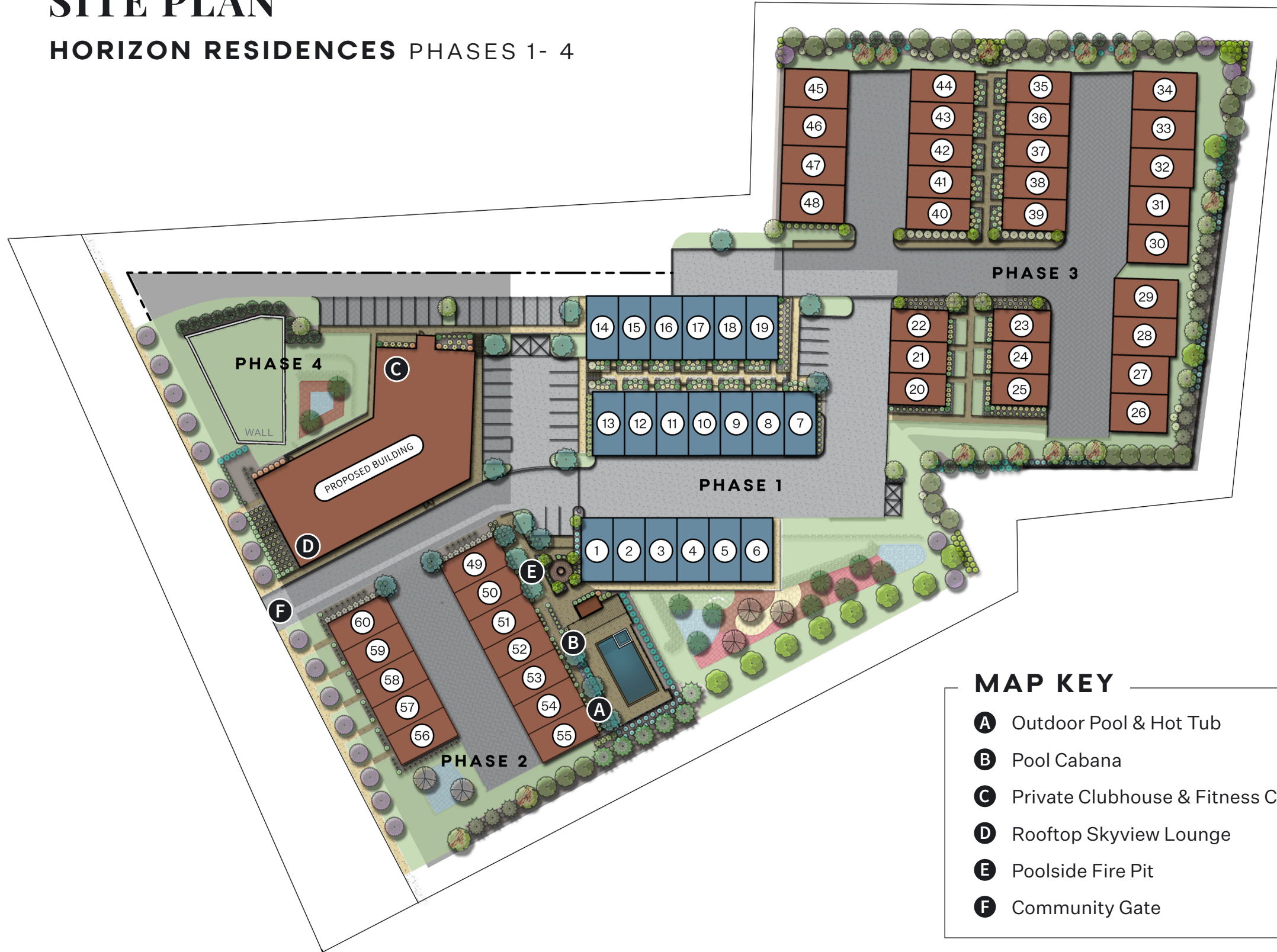
- A Premier Location just 5 miles from Downtown Nashville
- Ideal as a Short-Term Rental (STR) Investment
- Townhomes with Private Rooftop & Hot Tub
- Premier Amenities & Features
- Proven Development Team with Track Record of Success
- Tested & Proven Floor Plans
- Gated Private Community
- Comprehensive Network of Property Management Specialists
- Turnkey Furnishing Packages from Nashville's Top Design Firms
- Tax Incentives Available (Restrictions Apply)
- Zoned for Commercial Use
- Short-Term Rental Permit Eligible



SITE PLAN

HORIZON RESIDENCES PHASES 1- 4

HORIZON PROPERTY OUTLINE



MAP KEY

- A** Outdoor Pool & Hot Tub
- B** Pool Cabana
- C** Private Clubhouse & Fitness Center
- D** Rooftop Skyview Lounge
- E** Poolside Fire Pit
- F** Community Gate

All dimensions are estimates only and may not be exact measurements. Square footage are approximate. Floor plans and development plans are subject to change. The sketches, renderings, graphic materials, plans, specifics, terms, conditions and statements are proposed only and the developer, the management company, the owners and other affiliates, reserve the right to modify, revise or withdraw any or all of same in their sole discretion and without prior notice. All pricing and availability is subject to change. The information is to be used as a point of reference and not binding agreement.

FLOOR PLAN

HORIZON RESIDENCES UNIT 1



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOFTOP

UNIT 1
 $3/16" = 1'-0"$



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INTERIOR PACKAGES

STANDARD & PREMIUM SELECTIONS



SKY INTERIOR

STANDARD PACKAGE

Influenced by the warmth of the Nashville Skyline, the finishes & fixtures of the Sky Package elevate your living experience. State-of-the-art lighting and sleek hardware take the space to another level.



EARTH INTERIOR

STANDARD PACKAGE

Cultivated with grounded tones & textures, the Earth Package creates a lasting impression. The natural design elements are enhanced with bold modern fixtures, to create the ultimate living space.



HORIZON INTERIOR

PREMIUM PACKAGE

The perfect blend of contemporary luxury and timeless artistry, the Horizon Package is meant to stun. Bringing together sleek accent patterns and refined color palettes, it is the epitome of interior design.

“THIS IS A GREAT INVESTMENT PROPERTY IN NASHVILLE’S RIVER DISTRICT. THE LOCATION IS IDEAL, JUST A FEW MILES FROM DOWNTOWN.

THE HORIZON RESIDENCES WILL BE ONE OF THE MOST IDEALLY SITUATED AND COMFORTABLE LIVING SPACES FOR VACATIONERS IN NASHVILLE.”

CRAIG FREIBERG
Founding Partner, CET Holdings

8 MIN.

**BOUNTY CLUB
GOLF COURSE**

(JUSTIN TIMBERLAKE PROJECT)

ROCK NASHVILLE

horizon

**THE
RIVERSIDE**

**THE GRAND OLE OPRY
OPRYLAND
OPRY MILLS**

**TITANS
TRAINING
FACILITY**

KATIE HILL

RIVER NORTH

JWN

**JOHN C. TUNE
GENERAL AVIATION
AIRPORT**

16 MIN. TO DOWNTOWN

TOP GOLF

BASEBALL STADIUM

FOOTBALL STADIUM

**DOWNTOWN
ENTERTAINMENT
DISTRICT**

VANDERBILT UNIVERSITY

**BELMONT
UNIVERSITY**

**BNA
NASHVILLE
INTERNATIONAL AIRPORT**

13 MIN. TO DOWNTOWN

Nashville



A PERFECT

NASHVILLE RETREAT

Horizon is the foundation of an altogether abundant, deeply rewarding vacation property in Nashville. Just outside the door is a walkable, bustling neighborhood that encourages exploration and discovery. Horizon's on-site amenities allow for ultimate convenience whether you're hosting friends or hitting the town.

ON-SITE AMENITIES:

- Outdoor Resort-Style Pool & Hot Tub
- Pool Cabana with Covered Bar & Outdoor TVs
- Private Clubhouse & Fitness Center
- Rooftop Skyview Lounge with TVs & Fire Tables
- Indoor Lounge Area with Pool Table & Games
- Circular Poolside Fire Pit
- On-Site Laundry Facilities
- Panoramic Views of the Nashville Skyline

ADVANTAGES

TO OWNING A VACATION RENTAL PROPERTY IN NASHVILLE



STRONG TOURISM INDUSTRY

Nashville is a popular tourist destination known for its vibrant music scene, cultural attractions, and historical sites. This consistent influx of visitors ensures a steady demand for vacation rentals.

DIVERSE ATTRACTIONS

The city offers a wide range of attractions, including the Grand Ole Opry, Country Music Hall of Fame, and numerous live music venues, catering to diverse tastes and drawing tourists year-round.

GROWING ECONOMY

Nashville has a booming economy with a strong job market, particularly in healthcare, education, and tech industries. This economic stability makes it an attractive place for property investment.

HIGH RENTAL YIELDS

Due to the high demand for short-term rentals from both tourists and business travelers, Nashville offers attractive rental yields, making it a profitable investment for vacation rental property owners.

CULTURAL & ENTERTAINMENT HUB

Nashville's lively arts scene, sports events, festivals, and renowned restaurants contribute to its reputation as a dynamic and entertaining city, ensuring that vacation rental properties remain desirable to a broad audience.

THE TEAM

PROVEN NASHVILLE SPECIALISTS

Horizon is the masterwork of a proven development team that knows this city and everything it promises. Nashville is their home. They understand what vacationers and investors are looking for.

CET HOLDINGS



CET Holdings is a private development group with 40-plus years of collective experience focusing on commercial office/retail, multifamily and industrial real estate projects in the Middle Tennessee area.

AVENUE CONSTRUCTION



Avenue Construction has gained recognition as one of the fastest growing General Contractors in the Nashville market and provides customers with superior service and attainable value on projects from concept to completion.

COMPASS

COMPASS

Compass is creating the first modern real estate platform, pairing the industry's top talent with technology to make the search and sell experience intelligent and seamless.

SPATIAL



Specializing in Hospitality, Multifamily & Luxury Residential, Spatial transforms the ordinary into extraordinary. Their goal is to create timeless and elegant spaces that harmonize aesthetics with practicality.

INVEST IN

NASHVILLE'S NEWEST SHORT-TERM ELIGIBLE VACATION RESIDENCES

Learn how to take advantage of 60% Bonus Depreciation and write off up to \$350K of your investment property rental.

Join the inaugural phase of Horizon Residences and secure prime pricing for a project poised for substantial future growth. Early investors gain the advantage of early returns, with the first phase delivering late 2024 in time for the 2025 rental season.



NASHVILLE

A WORLD CLASS CITY

#1 MARKET FOR
OVERALL REAL ESTATE
PROSPECTS

Forbes 2022

#1 BEST LEISURE
DESTINATION IN THE
UNITED STATES

Global Traveler 2024

#2 MARKET
FOR GROWTH OF HIGHLY
SKILLED TECH WORKERS

C&W Research 2022

#5 FASTEST
GROWING LARGE METRO
POPULATION

*Inspection Support
Network 2022*

“TOP 3 BEST CITY IN
THE SOUTH”

TRAVEL & LEISURE 2024

“TOP UP & COMING CITY
IN THE WORLD”

HEMISPHERE READERS CHOICE AWARDS 2022

“TOP 10 BEST CITY IN
THE US”

CONDE NASTE 2023

#2 GDP GROWTH

2020 - 2021

#3 JOB GROWTH

2020 - 2023

#8 PER CAPITA
INCOME GROWTH

2020 - 2021

TOP TEN
FASTEST GROWING
POPULATION

2022

GETTING TO HORIZON

DIRECT FLIGHT TIMES TO NASHVILLE INTERNATIONAL AIRPORT (BNA):

ATLANTA (ATL)	40M
CHICAGO (ORD)	1H
DALLAS (DFW)	1H 25M
WASHINGTON, DC (IAD)	1H 25M
HOUSTON (IAH)	1H 30M
PHILADELPHIA (PHL)	1H 40M
NEW YORK (LGA)	1H 50M
MIAMI (MIA)	1H 55M
BOSTON (BOS)	2H 20M
PHOENIX (PHX)	2H 55M
LOS ANGELES (LAX)	3H 35M
SEATTLE (SEA)	3H 50M
SAN FRANCISCO (SFO)	4H 25M





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