

**Jon R. Wagenman**  
Managing Partner  
Mission Development

Mission Real Estate  
3 S. 9th St. Ste 303  
Nashville, TN 37206

TEL +1 615 285 9146  
Cell +1 701 371 5873

[jon@missionnash.com](mailto:jon@missionnash.com)  
[www.missionnash.com](http://www.missionnash.com)



**SENT VIA EMAIL**

March 9th, 2025

**Re: Updated Offer Price For Mt. Juliet City Property Assemblage**

Dear Hon. James Maness & The Mt. Juliet Board of Commissioners,

Mission Sellars Development Partnership is pleased to increase the purchase price of our offer attached to our response to Request for Proposal No. 2025-P-460 for the +/-6.75-acre City-owned land to **\$6,701,481.00**.

Upon reviewing the 2023 appraisals that were provided after the Workshop on February 9th, 2026, we reached this updated price by removing the value of our 1.3-acre Public Plaza (the public amenity) from the \$8.3million appraisal value.

We look forward to your response.

Jonny Wagenman

Mission Sellars Development Partnership

Att: Public Plaza Exhibit

## Public Plaza Acreage Exhibit:

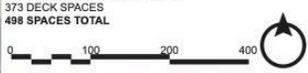
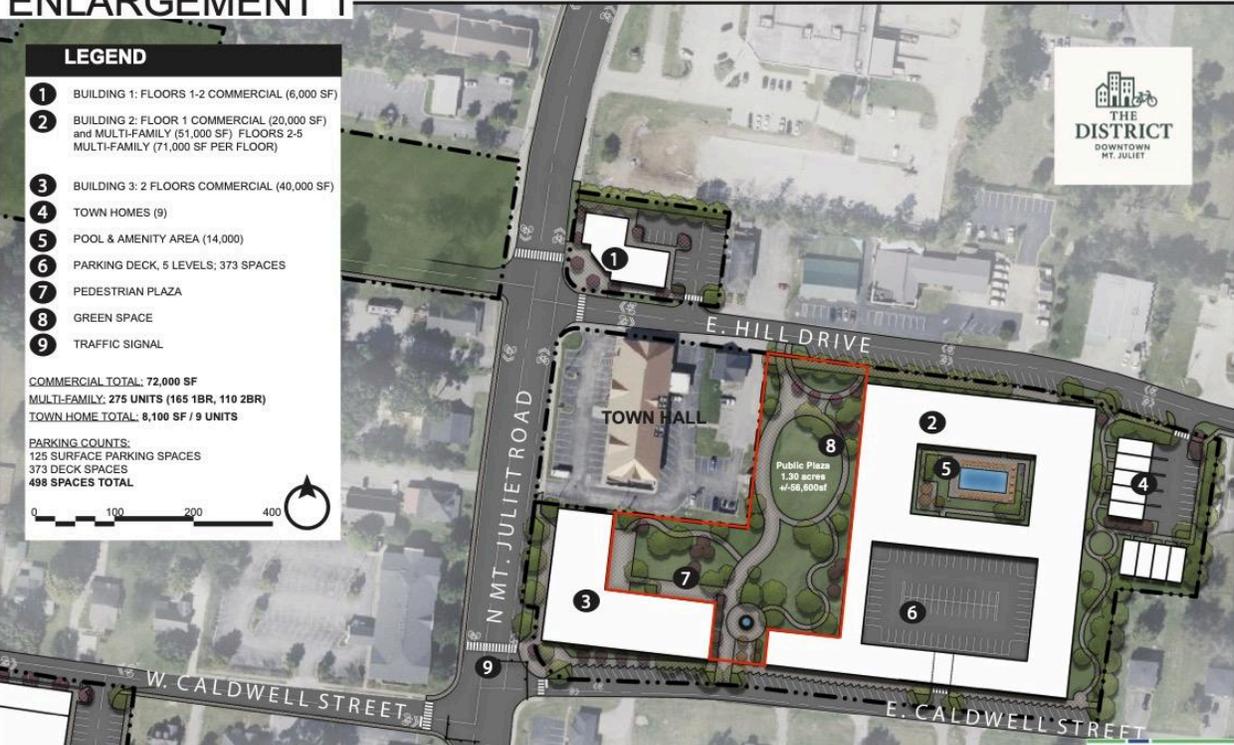
### ENLARGEMENT 1

**LEGEND**

- 1 BUILDING 1: FLOORS 1-2 COMMERCIAL (6,000 SF)
- 2 BUILDING 2: FLOOR 1 COMMERCIAL (20,000 SF) and MULTI-FAMILY (51,000 SF) FLOORS 2-5 MULTI-FAMILY (71,000 SF PER FLOOR)
- 3 BUILDING 3: 2 FLOORS COMMERCIAL (40,000 SF)
- 4 TOWN HOMES (9)
- 5 POOL & AMENITY AREA (14,000)
- 6 PARKING DECK, 5 LEVELS; 373 SPACES
- 7 PEDESTRIAN PLAZA
- 8 GREEN SPACE
- 9 TRAFFIC SIGNAL

COMMERCIAL TOTAL: 72,000 SF  
 MULTI-FAMILY: 275 UNITS (165 1BR, 110 2BR)  
 TOWN HOME TOTAL: 8,100 SF / 9 UNITS

PARKING COUNTS:  
 125 SURFACE PARKING SPACES  
 373 DECK SPACES  
 498 SPACES TOTAL

## DOWNTOWN DISTRICT MT. JULIET, TN