

Friday, March 28, 2008

## Indian Lake Village moves into next phase of development

Hendersonville Star News - by Eric Miller

With the first major retail area of the 440-acre Indian Lake Village open to the public, plans for the remainder of the development that includes more retail as well as residential and office space continue to move forward.

Earlier this month, The Streets of Indian Lake, a retail center with more than two-dozen shops along with a new movie theater on Indian Lake Boulevard had its grand opening.

But developers say this is just the first step. Across from The Streets of Indian Lake, a 41-acre lot has been sold to a developer who is looking for tenants for another retail area, according to Danny Hale, managing partner of Halo, the company that created Indian Lake Village. At this time, no building plans have been submitted to the city's Planning Commission.

Hale also said more retail for the Halo development is in the planning stages.

"We have 70,000 square feet of retail coming up on the corner of Indian Lake Boulevard and Mir Parkway," Hale said, adding that McDonald's and AT&T Wireless are possible tenants.

A gas station is also in the works near there.

"It will be the only fuel station on Indian Lake Boulevard," Hale said.

Coming even sooner are the openings of restaurants Red Robin and Mimi's Café. Both located at the Streets of Indian Lake, Red Robin is expected to open in mid-April while Mimi's Café is looking at a summer opening, according to Don Long, head of Hendersonville Economic and Community Development.

An important part of Indian Lake Village, according to officials, is the corporate office space that is part of the project.

The first building, Parkside Plaza, is open and approximately 60 percent leased, according to Hale. The three-floor building 50,000 square foot building houses the R.W. Beck Company and is the new home of Forward Sumner Economic Council.

Two more office buildings are in the planning stages. One will mirror Parkside Plaza in size and design while another will be a three-floor office building with the first level devoted to retail.

Long said corporate office space will attract more employers to Hendersonville.



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"We have an inquiry which we've responded to for a company that would initially have 550 employees growing to around 1,800," Long said, adding that only 25 of those jobs would be corporate transfers.

"We certainly meet all of the criteria for this company. I think we have a good shot at making the short list.

"These inquiries are becoming more and more frequent. Prior to the development of Indian Lake village, Hendersonville never got consideration for these types of projects. We never had any place to put them," Long said.

The final component of Indian Lake Village, its residential portion should begin construction next month with a 300-unit garden apartment complex, according to Hale said. The apartments will be rental units.

In addition, Halo will have planned single-family homes, town homes, lofts and stacked flats.

A Hampton Inn and Suites is also scheduled to begin construction near the Streets of Indian Lake in late summer or early fall. It will feature more than 100 rooms and possibly some meeting space, Hale said.

Other construction in progress includes the library, a two-story building that will have 38,000 sq. ft. of space expected to open in October. A park with walking trails and an event lawn should be finished about the same time, Hale said.

Some road construction to support the Indian Lake Village project should also be done by the end of the year including an east-west connecting road connecting Saundersville Road and its Vietnam Veterans Exit to Indian Lake Boulevard via Mir Parkway.

"We have received all the approvals from the state to modify the exit ramp to tie into the new Mir Parkway," Hale said. "That should be completed by the end of the year." He added that the required date for completion is March 29, 2009.

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