

Builders are back at work in Tollgate

Subdivision is relaunched with five new models and lots of amenities

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This 2,384-square foot home represents the largest model among new homes being built now in Tollgate Village in Thompson's Station. Construction materials, particularly the exteriors, will match the quality used among the existing homes, said Tollgate Village Project Manager Daniel Kingsbury. PHOTO BY JILL CECIL WIERSMA/THE TENNESSEAN



Written by Nancy Mueller and Jill Cecil Wiersma | For Williamson

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It's been awhile since Tollgate Village has seen the bustle of landscapers, construction workers and paving crews.

And now they're back as Dock Street Communities unveils five new home designs that will be priced from \$200,000 to \$360,000 and range in size from 1,668 to 2,384 square feet initially, according to Daniel Kingsbury, Tollgate Village project manager.

"We're designing five more right now up to 3,200 (square feet)," he said.

New construction aside, existing homeowners will notice new landscaping, fresh paving and additional amenities in the next few weeks through next year, Kingsbury said.

"We will spend close to a million and a half in cash. We're going to drop a lot of money in new amenities," he said of South Carolina-based Dock Street, which bought the undeveloped lots in February from a group of banks that bought them out of foreclosure late last year.

These family-friendly attractions include an amphitheater, a dog park, a sand volleyball court, a tetherball court, a bocce ball court, an area for beanbag tossing and the first phase of an 8-foot-wide paved walking trail that will span nearly two miles when it is finished next year.

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Road work will account for the largest part of that investment and will be completed in the next 90 days. Within the next week or two, crews will complete work to triple the landscaping.

New homes will be done in July

The first of those five homes will be finished in July, and Dock Street intends to build about 500 homes as the market supports them, Kingsbury said.

Though the homes are smaller, they'll be built with the same materials and fit in their surroundings — a concern among existing homeowners, Kingsbury said. One model home under construction is comparable in size to its neighbors and will include double porches.

“The main thing they want us to maintain is the architectural integrity,” he said.

The largest of the five is based on the Dorchester floor plan, a two-story house with three bedrooms and a study that can be converted into a fourth.

The plan has 3½ bathrooms and a detached two-car garage, with double upper- and lower-level side porches that provide a distinguishing architectural feature.

The 2,364-square-foot home is listed for sale on Realtracs.com for \$359,000.

Dock Street's other model under construction is based on its Brentwood floor plan, a 2,032-square-foot home with all three of its bedrooms on the second floor.

The base price on the Brentwood is \$273,000.

In addition to the two models that are being built, the company is building three for-market homes based on three other floor plans:

The Lexington, a Craftsman-style one-story home with 1,659 square feet of living space, three bedrooms and two bathrooms with an attached two-car garage. Its base price is \$232,000.

The Franklin, a two-story house that, like the Brentwood plan, has all three bedrooms upstairs. It is slightly smaller than the Brentwood, with 1,854 square feet. It has a base price of \$247,000.

The Hayek, the largest in this initial group, with 2,508 square feet, four bedrooms and four bathrooms, with two of each on the first floor.

Its base price is \$277,000.

Price point has competition

In this price range, the new homes at Tollgate will be competing against 14 other Williamson County developments that are advertising new homes available or to be built that are priced in the



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\$200,000s.

This group includes Belshire, Wades Grove and Port Royal Estates in Spring Hill, Silver Stream Farms and Ballenger Farms in Nolensville and Barclay Place and Ladd Park in Franklin.

Dock Street is still designing additional house plans, including at least one more one-story design.

Off Columbia Pike and next to Independence High School in Thompson's Station, Tollgate Village is a traditional neighborhood development with 692 home sites and only a fraction of those having houses on them now. Most of them are larger than the new houses under way and were sold at prices from \$250,000 to nearly \$800,000.

Dock Street, based in Myrtle Beach, S.C., purchased Tollgate Village last year from a group of banks.

In addition to starting construction on houses, the developer is spending more than \$1 million to repair streets within the neighborhood, refresh the landscaping and add recreational amenities.

Tollgate already has a resort-style neighborhood swimming pool, a residents clubhouse with fitness center and tennis courts.

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