



INFORMATION FOR RELEASE

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**H.G. HILL REALTY & SOUTHEAST VENTURE  
TO BUILD MIXED USE BUILDING  
IN 12 SOUTH NEIGHBORHOOD**

***The multi-family and retail project will be developed  
through a joint venture between the two local commercial real estate firms***

NASHVILLE, Tenn., Dec. 20, 2011 – H.G. Hill Realty Company, LLC and Southeast Venture, LLC have purchased 0.82 acres in the 12 South neighborhood from Middle Tennessee Roofing Co., Inc., and plan to design, develop and lease a mixed use, retail, multi-family building on the site at 2310 12<sup>th</sup> Ave. S.

“This is a great opportunity for us to work with Southeast Venture and develop a truly special project for the area,” said Jimmy Granbery, CEO of H.G. Hill Realty. The project will be executed through a joint venture between H.G. Hill and Southeast Venture.

Located next to 12 South Taproom and Grill, the new building will be a mixed use development comprised of 67 luxury rental apartments and 4,200-square-foot ground floor retail.

“It would be an understatement to say that this property is a great location for commercial development. The addition of high-end apartments and retail space will fill a much-needed niche in the 12 South neighborhood,” said Wood Caldwell, principal at Southeast Venture. “We expect construction to begin on the project in April 2012, with units being ready for occupancy in spring 2013.”

**About H.G. Hill Realty Company, LLC**

Since 1895, H.G. Hill Realty has built a legacy of service and stewardship in Middle Tennessee.

Following the success of H.G. Hill Food Stores, Mr. H.G. Hill, Sr. incorporated the H.G. Hill Realty Company in 1926. After the Realty Company's organization, Mr. Hill placed most of the property he had acquired over the years into the Realty Company. When Mr. H.G. Hill, Jr. took the helm of the Hill Companies in 1942, he continued the tradition of acquiring and developing property during his 51 years as President. It was during Mr. Hill, Jr.'s tenure that the idea of neighborhood shopping centers became popular, and the H.G. Hill Realty Company began to develop a number of strip centers in the Nashville suburbs, each of which is anchored by an H.G. Hill Food Store. Since 1993 the H.G. Hill Realty Company has seen many changes take place, such as the development of unutilized or under-utilized properties, and a dramatic increase in its asset performance. For more information, visit <http://www.hghill.com>.

### **About Southeast Venture, LLC**

Founded in 1981, Southeast Venture is a diversified commercial real estate and design services company guided by a mission of “Building Value by Valuing Relationships.” The firm provides and coordinates the delivery of brokerage, development, architectural and interior design, property management and landscaping services. This unique, comprehensive approach to commercial real estate offers a cost effective and efficient way of meeting its clients’ commercial real estate needs. For more information, visit <http://www.southeastventure.com>.

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