



TAKE ME TO FIREFLY

Firefly is a private, gated Nashville-area club community that grows close connections and curious minds. On more than 700 acres in Maury County, Tennessee, Firefly is rich in amenities and programming designed for the comfort and joy of families. Firefly's enriched living meets elevated play on Andrew Green's 18-hole modern classic and 9-hole family friendly short course.

Firefly is named for playful "lightning bugs", harbingers of our region's summer delights. It recalls warm evenings with friends and family waiting for the winking lights to appear. Firefly magic sparks peals of laughter and an irresistible urge to capture the glow—best done, of course, in mom's repurposed Mason jar. The community of Firefly embodies the essence of family.

The planned amenities below are included in Firefly Club membership.

GOLF AMENITIES

- Andrew Green Design 18-hole golf course
- Playground: Family-friendly 9-hole short course
- Outpost: On-course comfort station, bar and grill
- Fieldhouse: Full-service teaching center with Trackman options and SAM PuttLab with bar, grill and patio
- Practice Field: Short game area, driving range and practice putting green

THE FAMILY CLUB

- Informal dining options
- Interactive game room with two multisport simulators
- Bowling
- Multisport court and music hall
- Adult pool
- Family recreation pool and slide
- Playground and lawn games

FIREFLY VILLAGE

- Clubhouse – member dining and bar
- Golf shop with coffee bar
- Men's and ladies' locker rooms and lounges
- Fitness center
- Cart barn

RALLY POINT

- Outdoor tennis courts
- Indoor pickleball courts
- Racquet sports shop



MEET THE STORIED TEAM

Storied Development creates lifestyle communities that enrich lives and enhance landscapes. We are proud of our collaborations with leaders in the development industry, and of our communities, which are as thoughtfully planned as they are luxurious, providing timeless retreats and enduring legacies for the families that call them home.

OWNER/DEVELOPER PARTNER

Led by Partners Mark Enderle and Mark Yarborough, [Storied Development's](#) success is rooted in 30+ years of experience at more than 100 private club communities in the contiguous United States, Hawaii, Mexico, and the Caribbean. Storied has a proven track record of developing best-in-class master-planned communities and has strong ties to Middle Tennessee, with many of its team members calling it home. Storied Development's most recent projects include The Grove (College Grove, TN), Boot Ranch (Fredericksburg, TX), and Talisker Club (Park City, UT).

OWNER/CAPITAL PARTNER

[Wheelock Street Capital](#) is a private real estate investment firm with a premier investment and asset management team that has produced a 15+ year track record of demonstrated and consistent outperformance across verticals, including hospitality and residential land. Wheelock has accomplished this by combining the features of the traditional allocator and operator models. Since inception, Wheelock has raised eight funds and deployed over \$11 billion in total value on behalf of well-known institutional investors

ARCHITECTURE/LANDSCAPE

[Swaback](#) is a dynamic group of talented, collaborative professionals inspired to create better communities and built environments by incorporating innovative design solutions, technologies, and ideas. For over 45 years, Swaback has actively pursued assignments around the world, resulting in a diverse, competitive portfolio of award-winning and highly recognized projects. The lead architect on Firefly is John Sather, who is also a fellow at the Frank Lloyd Wright Institute. Previous experience includes work on: Boot Ranch, Talisker Club, Martis Camp, Big Horn Club, Promontory, Paradise Valley Country Club, and Kukui'ula.

GOLF COURSE ARCHITECT

[Andrew Green](#), President and Principal Architect of A.H. Green Design/Green Golf & Turf, Inc., is focused on being at the forefront of the next generation of architects. Andrew spent 14 years with McDonald and Sons as a Senior Designer, learning from renovation projects at Merion, Shinnecock Hills, Pine Valley, and Oakmont, and designing and renovating projects throughout the eastern U.S. His restorations, reinventions and reconfigurations of courses from the Interlachen Country Club in Minneapolis to the Vaquero Club in Dallas, Karsten Creek in Stillwater, and East Lake Golf Club in Atlanta consistently earn praise and win accolades from Golf Digest and many others.



IMPORTANT DETAILS

HOW IS THE PROJECT FUNDED, AND IS THERE DEBT ON THE PROPERTY?

The property is debt-free and will be funded by equity contributions from the partners.

WHERE IS FIREFLY LOCATED?

The property is located approximately 30 miles south of downtown Nashville and approximately 15 miles south of downtown Franklin, on the east side of I-65 in Maury County. The gated entrance to the community will be on Highway 431, about 5 miles south of the June Lake exit on I-65.

WHAT IS THE SCHOOL DISTRICT FOR FIREFLY?

Firefly is zoned for Marvin Wright Elementary School, Battle Creek Middle School, and the brand new Battle Creek High School. Additionally, there are numerous private school options in the area, including Battleground Academy (K-12), Grace Christian Academy (K-12), Franklin Road Academy (K-12), and Agathos Classical School (K-12).

HOW MANY HOMES WILL THERE BE?

Firefly is entitled for 407 single-family homes.

WHAT MAKES GOLF SPECIAL AT FIREFLY?

Firefly will feature a core 18-hole golf course and a 9-hole short course designed by Andrew Green, who has been critically acclaimed for his renovation of classic designs at Scioto, Congressional, Interlachen, Inverness, Oak Hill, and most recently East Lake. This will be Andrew Green's first original design.

WHEN DOES THE GOLF COURSE CONSTRUCTION BEGIN AND WHEN IS IT EXPECTED TO BE COMPLETE?

Construction of the golf course is underway and is anticipated to be completed in the spring of 2026. The opening is tentatively planned for the Labor Day, 2026.

WHAT IS THE TIMING OF OTHER AMENITIES?

The Pro Shop, Fieldhouse and Outpost are scheduled for completion spring 2027. Additional amenities will be phased in over time to accommodate the growing membership and residents living in the community.



IMPORTANT DETAILS

WHAT TYPES OF MEMBERSHIP DOES THE CLUB OFFER?

All members are entitled to the same use privileges, including access to the golf course. Membership will be capped at 415 members plus Founder/Encore Members who do not own real estate in the community. See the Membership Documents for additional details..

WHAT ARE THE ANNUAL DUES FOR MEMBERSHIP AND WHEN WILL THEY BEGIN FOR MEMBERS?

Dues for all members will begin once the golf course is open for play. Dues are anticipated to start at \$12,000 per year and will increase annually as the Club grows and more amenities are brought online.

WHAT IS THE COST OF MEMBERSHIP?

The initial Membership Deposit will be \$100,000. The Membership Deposit is refundable less a 20% Transfer Fee, as described in the Membership Documents. The Membership Deposit will likely increase for future buyers as the golf course and amenities are completed.

IS THE CLUB AN EQUITY CLUB?

Firefly Club is a right-to-use club. A member only acquires a license to use the Club facilities in accordance with the rights and privileges of members as described in the Membership Documents. There are no assessments for operating or capital deficits or improvements during the developer's ownership without member approval.

WILL MY FAMILY MEMBERS BE WELCOME AT THE CLUB?

A member's immediate family is entitled to the same use privileges as the member. A member's extended family is entitled to use the Club upon payment of preferred fees. See the Membership Documents for additional details.

MAY THE CLUB TRANSFER THE CLUB FACILITIES TO A THIRD PARTY?

Although it is possible, a sale or transfer of the Club is not anticipated during the buildout of the community. Additionally, the members will be protected with a right of first offer and a predetermined price in the event the Club owner decides to sell the Club to a third party. See Membership Documents for more information.



IMPORTANT DETAILS

WHAT ARE THE ANNUAL DUES FOR THE PROPERTY OWNERS ASSOCIATION AND WHEN WILL THEY BEGIN?

Dues for all owners will begin when an owner closes on a homesite or home. Dues are anticipated to start at \$3,000 per year. Owners can expect dues to increase annually. POA dues will be waived until the first phase of infrastructure is completed.

WHAT WILL BE THE PRICE RANGE OF THE HOMESITES?

Initial homesite prices in Phase 1 range from \$600k to \$1.9mm+.

WHEN WILL CLOSINGS BEGIN ON HOMESITES?

Design and permitting of the infrastructure is underway. The developer will bond the infrastructure development of the first phase of homesites with Maury County by posting letters of credit. Buyers will close on their homesite before the installation of infrastructure and will receive a 15% pre-development incentive. (This is consistent with how Storied Development has traditionally sold homesites at other communities across the country.)

CAN I BE A MEMBER OF THE CLUB AND NOT OWN REAL ESTATE IN THE COMMUNITY?

Membership in Firefly Club is mandatory for all residents of the community. Founder and Encore Members can be a member of the Club without owning real estate in the community pursuant to the terms of their respective Membership Agreement. The Club may offer recallable non-resident memberships at its discretion, but the only way to secure permanent membership in the Firefly Club is by purchasing real estate.

WHEN CAN I BUILD A HOME?

Full infrastructure construction mobilization will begin upon completion of the permitting process. The first phase of infrastructure is expected to begin in the winter of 2025 and construction of homes is expected to begin in the spring of 2027.

AM I REQUIRED TO BUILD A HOME?

Owners are not required to build a home on their homesite.

HOW DO I VISIT THE PROPERTY OR OBTAIN MORE INFORMATION ABOUT THE CLUB?

Please contact the Firefly team at [\(615\) 592-1530](tel:6155921530) or by email at info@fireflyliving.com.



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