

FOR SALE

+100 ACRES SPRING HILL, TN

SUBURBAN INFILL DEVELOPMENT LAND

5090 MAIN STREET / SPRING HILL, TENNESSEE 37174



CUSHMAN &
WAKEFIELD



WATCH DRONE VIDEO

+100 ACRES COMMERCIAL DEVELOPMENT LAND



*For more information, please contact
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EXECUTIVE SUMMARY

Cushman & Wakefield is currently offering the sale of up to ±100 Acres of C-4 Commercial Development land located in Spring Hill, part of Nashville's economic region. Situated in the middle of Spring Hill's established retail trade area at the signaled intersection at Hwy31/Main Street & Miles Johnson Parkway. Workforce housing up to and including million dollar homes make up the 3,000 homes within 1 mile and 16,000 homes within 3 miles of subject property.

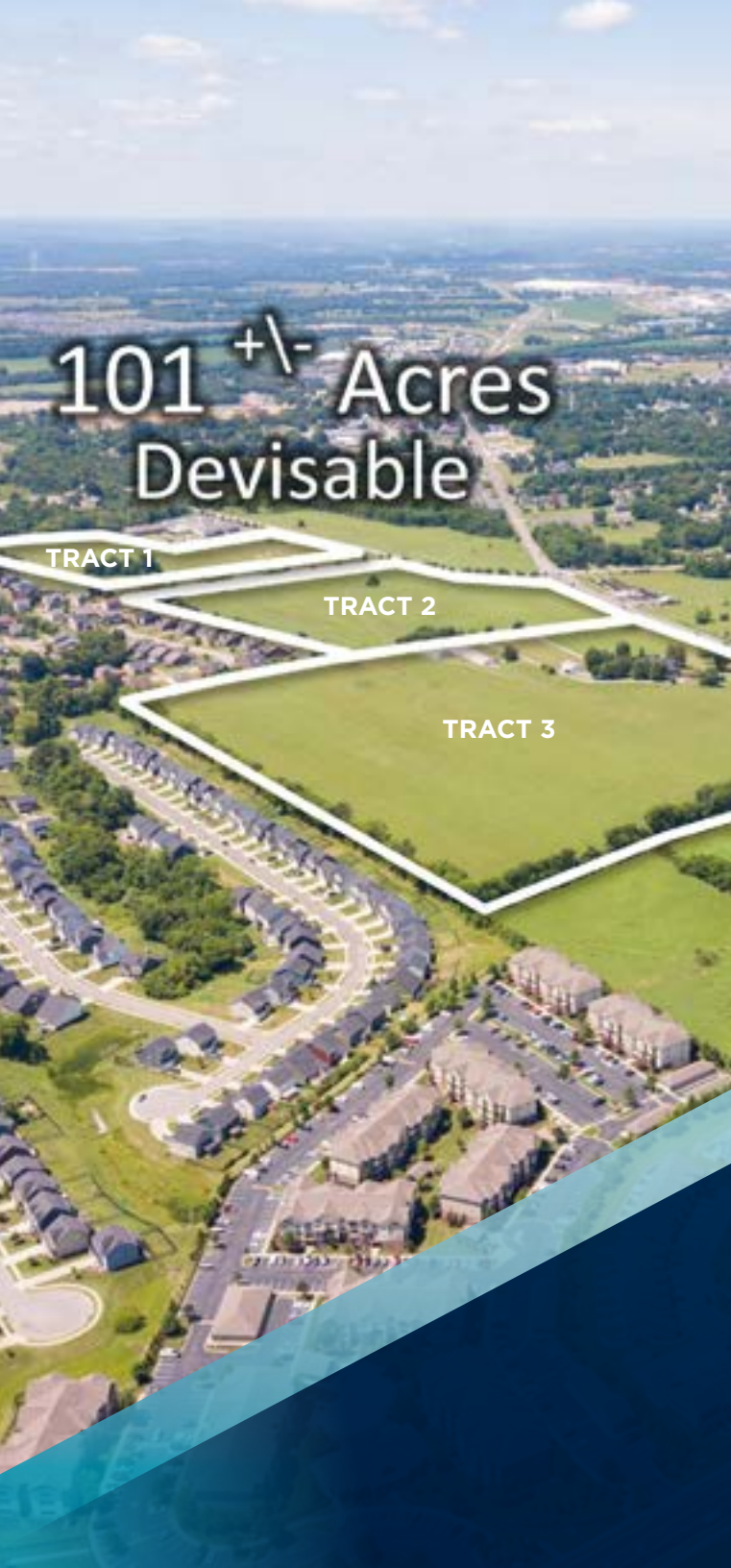
C-4, Commercially Zoned land with the majority of it available for the 1st time in more than 60 years in the highly desirable Williamson County. All Utilities to site with city approval for development in place. This would be an excellent corporate headquarter site, mixed use commercial, retail, office, hospitality & more.



101 +/- Acres
Devisable

THE OPPORTUNITY





AVAILABLE TRACTS

TRACT 1 - 21.4 ACRES DIVISIBLE

- All utilities available with city approved sewer & water capacity for development
- C-4 Commercial Zoning
- 1,000 LF frontage on Harvey Springs Dr.
- 675 LF frontage on Miles Johnson Pkwy

TRACT 2 - 26.4 ACRES DIVISIBLE

- All utilities available with city approved sewer & water capacity for development
- C-4 Commercial Zoning
- 600 LF frontage on Main St/Hwy 31
- 1,000 LF frontage on Harvey Springs Dr.
- 500 LF frontage on Miles Johnson Pkwy

TRACT 3 - 53.39 ACRES DIVISIBLE

- All utilities available with city approved sewer & water capacity for development
- C-4 Commercial Zoning
- 1,500 LF frontage on Main St/Hwy 31
- 1st time being offered for sale in over 60 years
- Move in ready 5,300 SF custom house on property
- Two large barns & out buildings on this tract

** Contact us for pricing guidance*



ROADWAY	TRAFFIC COUNT
Hwy 31/Main Street	15,531
Miles Johnson Pkwy	6,906



31

MAIN STREET

TRACT 3
53.39 ACRES

TRACT 2
26.4 ACRES

HARVEY SPRINGS DR

TRACT 1
21.4 ACRES

MILES JOHNSON PKWY

247

Alex Dr Alex Dr Alex Dr

Duplex Rd

247

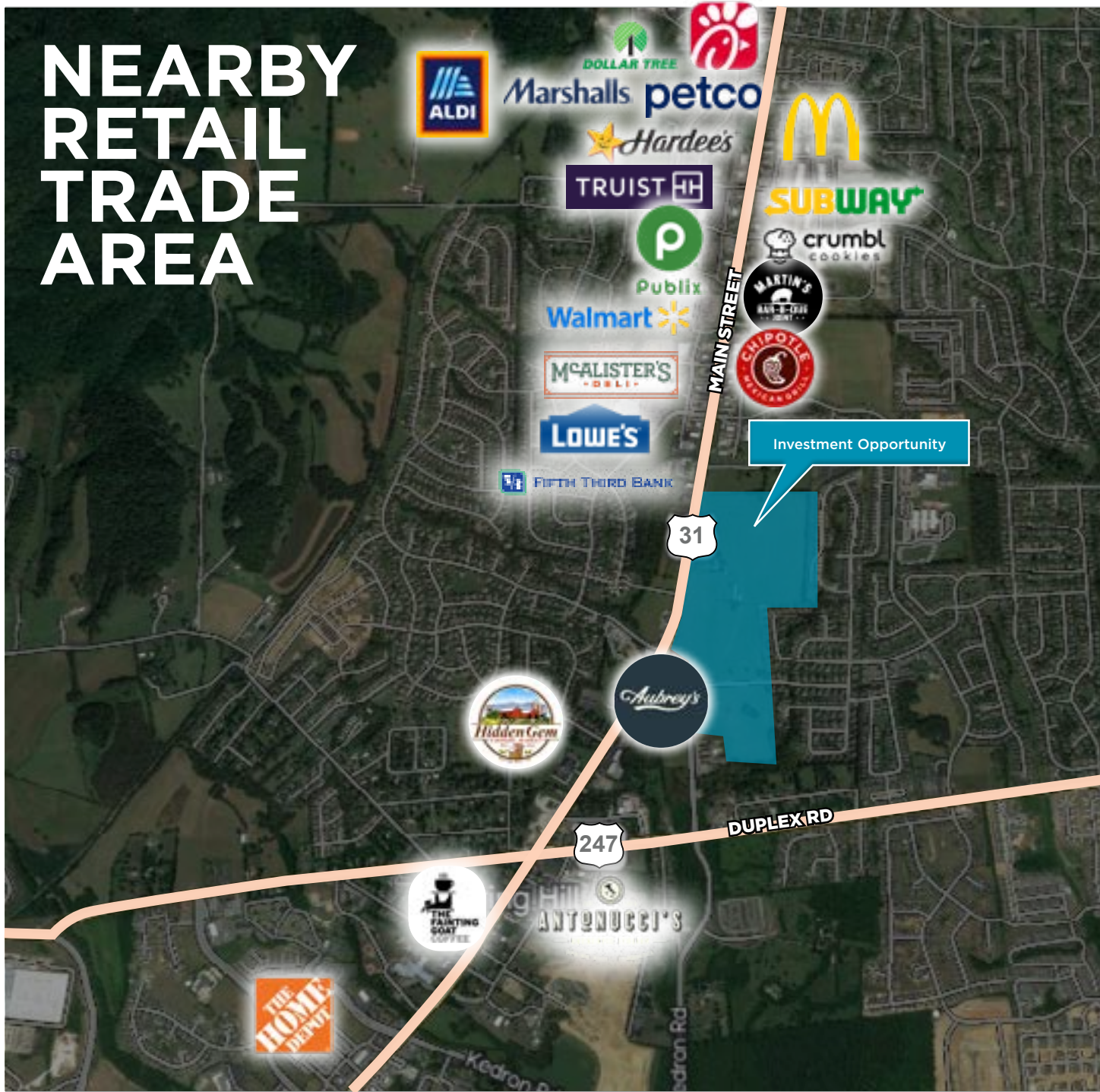
Grestwood Ln

Lexington Farms Dr

Commonwealth Dr

Locke Ave

NEARBY RETAIL TRADE AREA



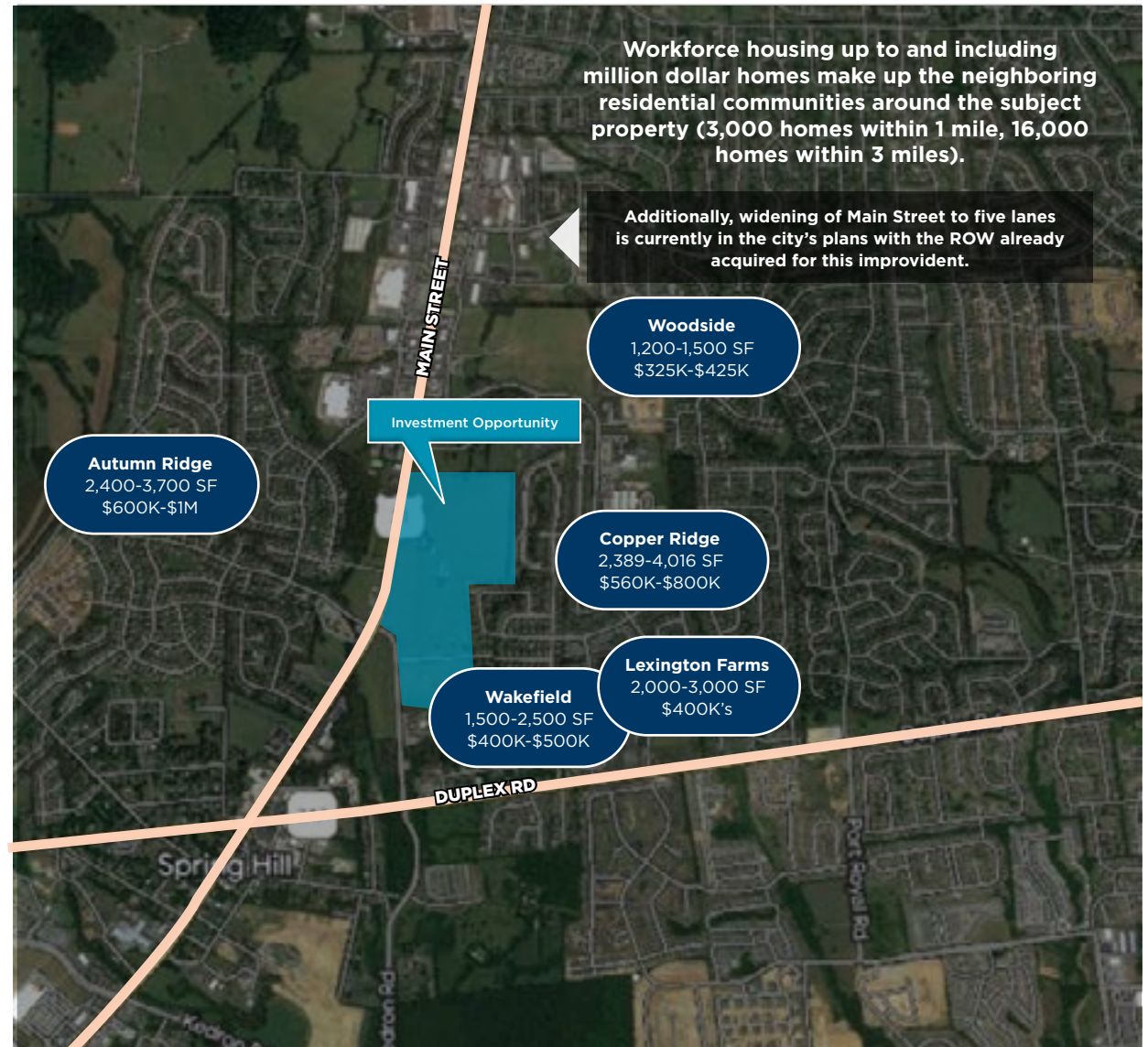
CORPORATE NEIGHBORS



FUTURE DEVELOPMENT

Offering affordable living options, combined with high-quality builders, **Spring Hill** has proven to be a hot spot for young families with children as well as retirees.

Smartasset.com ranked **Williamson County** the “**Top Choice for Incoming Investment**” in TN, and No. 22 in the nation



WILLIAMSON COUNTY

SPRING HILL

More than **6,000 local industry employers** call Williamson County, Tennessee home, including the **corporate headquarters for 40 companies**. 12 of the 25 largest publicly traded companies in the Nashville region are in Williamson County, including #1-#5 and #7 of the top 10. According to Inc. Magazine's 5000 list, **33% of the fastest growing companies** in Tennessee are in Williamson County.

Williamson County is Nashville's Neighbor. The strong entrepreneurial spirit, coupled with the music and entertainment industries, ensures a vibrant "creative class" that helps make the Nashville region an exciting place to live, work and do business.

The Nashville region is home to more than 1.8 million

people and 40,000 businesses. Nashville's advantages have attracted more diverse new business from across the country than any city its size over the past 20 years. The county overall covers ±570 square miles, offers eight interstate connections along the I-40 corridor and is consistently ranked as a top area due to a combination of unemployment rate, median home price, and high school graduation rate.

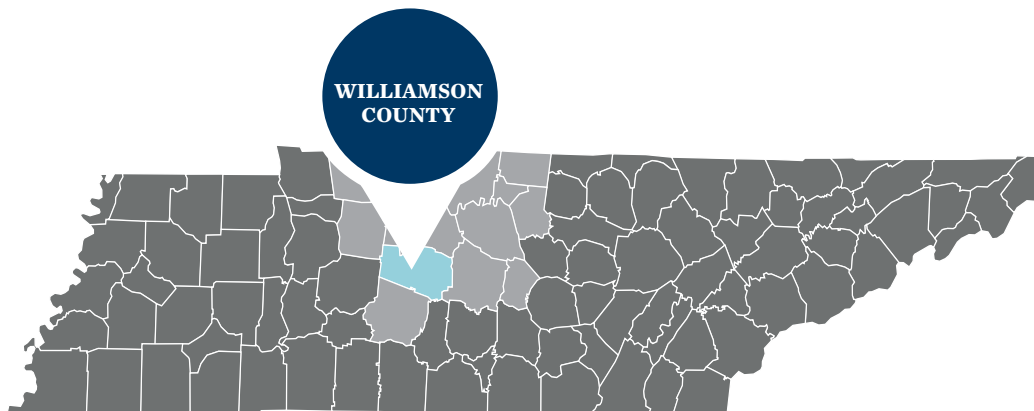
97%
EMPLOYMENT RATE

95.9%
HIGH SCHOOL GRADUATES

57%
BACHELORS DEGREE
OR HIGHER

243,518
POPULATION

WILLIAMSON COUNTY RANKINGS



#1 FASTEST GROWING

Job Market in TN

#2 FASTEST GROWING

Metro Economy in US

ONE OF THE 10TH WEALTHIEST

Counties in the US





LYRIQ



DEMOGRAPHICS

SPRING HILL

	1 Miles	3 Miles	5 Miles
Population Summary			
2023 Total Population	10,270	49,447	69,855
2028 Forecasted Population	10,986	53,561	77,219
2023-2028 Annual Growth Rate	1.36%	1.61%	2.02%
Median Age			
2023	33.3	34.0	35.3
2028	32.9	33.8	35.3
Household Summary			
2023 Households	3,336	16,620	24,335
2028 Households	3,571	18,054	27,081
Median Household Income			
2023	\$90,310	\$92,808	\$95,953
2028	\$108,592	\$104,299	\$106,290
Median Home Value			
2023	\$380,651	\$356,444	\$363,870
2028	\$409,521	\$278,295	\$384,104

*Source: Spring Hill Chamber of Commerce



IN THE NEWS

General Motors Co. and LG Energy Solution are investing \$275 million at their Tennessee Ultium Cells LLC joint-venture battery plant to increase cell production there when it opens in late 2023. The additional investment is on top of the \$2.3 billion initial investment GM and LG announced in 2021. The expansion will add 400 jobs to the 1,300 previously anticipated for the Spring Hill plant.



Contact us for pricing guidance:

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