

Cheekwood Golf Club

FRANKLIN | TENNESSEE

CONFIDENTIAL OFFERING MEMORANDUM



AVISON
YOUNG

Confidential Offering Memorandum

This confidential memorandum is intended solely for your own use in evaluating the financing of Cheekwood Golf Club (the “Property”) located in Franklin, Tennessee and is not to be used for any other purpose or made available to any other party without the prior written consent of its agent, Avison Young.

This confidential memorandum contains brief selected summary information pertaining to the Property and has been prepared by Avison Young. This confidential memorandum does not purport to be all-inclusive or to contain all the information that a prospective investor may desire or deem relevant in determining whether to pursue negotiations to finance the Property. Avison Young, nor any of their respective owners, directors, employees, representatives, or agents make any representation or warranty expressed or implied as to the accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or to be implied with respect thereto.



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01 Executive summary

The offering

Embark on a unique opportunity to own a piece of Southern charm at the Cheekwood Golf Club, now available for sale. Nestled within the heart of Franklin, just a short drive from Nashville, this property boasts not only a golf course but approximately 10 acres of land ready for development.

The Cheekwood Golf Club offers a haven for golf enthusiasts. The golf course provides an exceptional experience, blending challenging play with breathtaking views.

Beyond the fairways, the approximate 10 acres of developable land presents an exciting canvas of opportunity. The Cheekwood Golf Club stands ready for its next chapter. Don't miss the chance to be the steward of this extraordinary property, where the possibilities are as vast as the Tennessee sky. Seize the opportunity to shape a legacy within the historic Franklin community at the Cheekwood Golf Club.

Cheekwood Golf Club

ADDRESS:

285 Spencer Creek Road
Franklin, TN 37069

DEVELOPABLE ACREAGE:

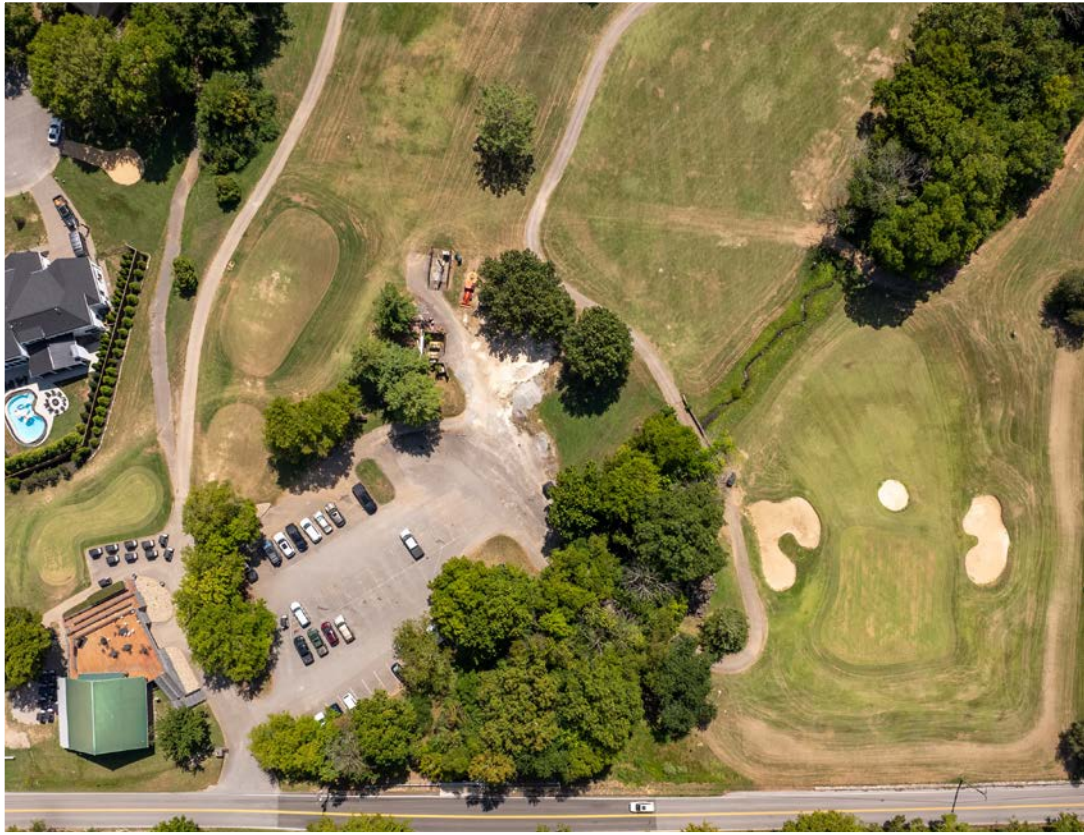
10

GOLF HOLES:

9

YEAR ESTABLISHED:

1993



 Watch property video



COURSE OVERVIEW

9-HOLES

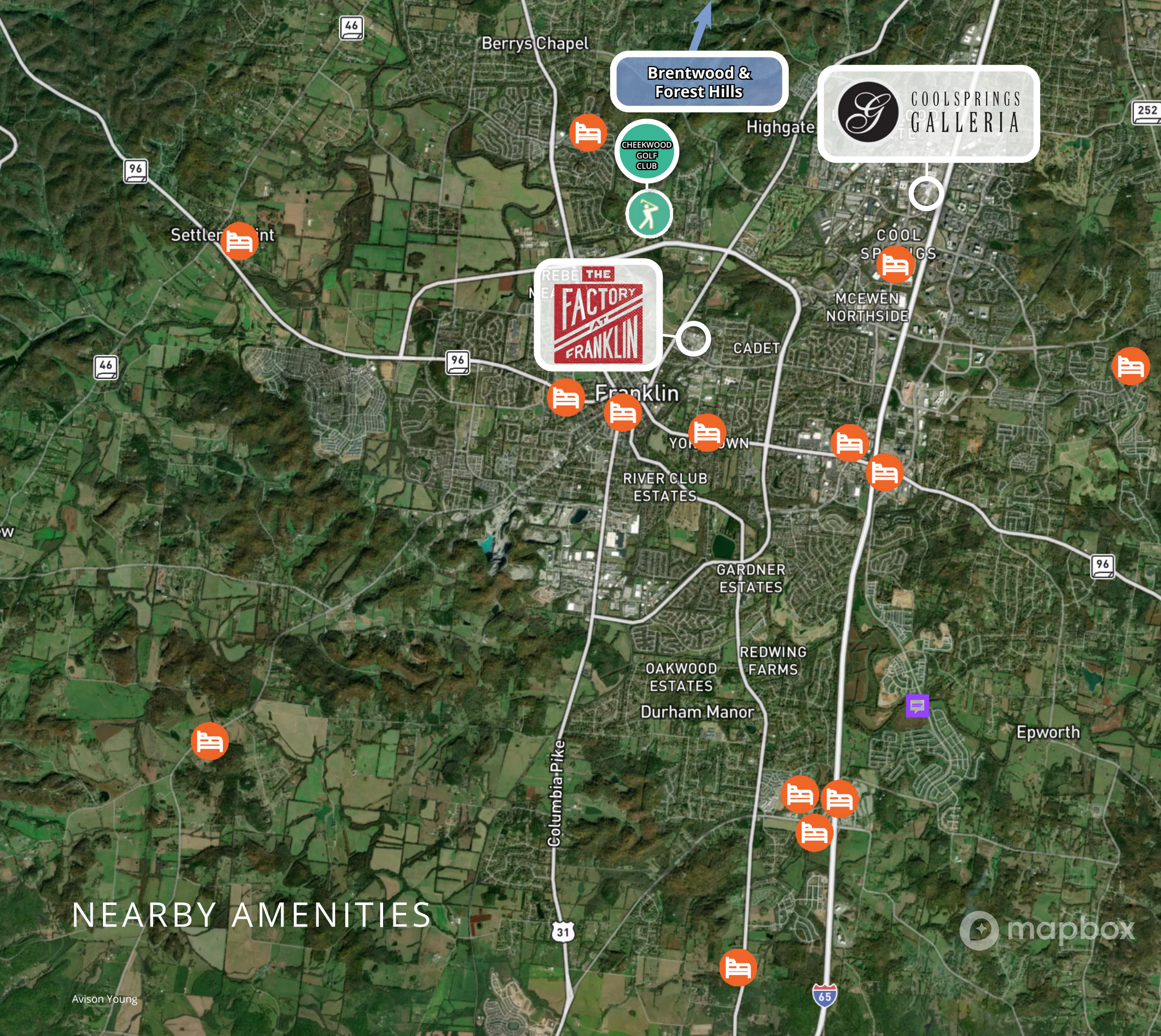
MIX OF PAR 3'S, 4'S, AND A PAR 5

PRACTICE RANGE

GRILL & RESTAURANT

PRO SHOP





LODGING

- SOUTHALL FARM & INN
- RESIDENCE INN BY MARRIOTT
- REUNION STAY
- HYATT HOUSE FRANKLIN
- THE OVERLOOK ON MAIN
- ROGERS HOMEPORT VACATION RENTALS
- SEWARD HALL
- HOLIDAY INN EXPRESS & SUITES
- THE MANOR AT DARK HORSE RECORDING ESTATE
- CANDLEWOOD SUITES
- HAMPTON INN & SUITES
- CABIN CREEK FARM RENTALS
- BAYMONT BY WYNDHAM
- DOGWOOD COTTAGE



CHEEKWOOD GOLF CLUB



37,140 HOUSEHOLDS WITHIN A 5-MILE RADIUS



8.2 MILES TO BRENTWOOD

9.7 MILES TO FOREST HILLS

NEARBY AMENITIES

Overview

While specific data on golf tourism is limited, golf activities contribute to the state's robust overall tourism sector. In Nashville, public courses have hit a peak in popularity.



Total participants

In 2024, a record 47.2 million Americans played golf, including both on- and off-course activities. This is a 38% increase from pre-pandemic levels in 2019.



Beginners

For the past four years, over 3 million people have tried golf on a course for the first time each year, a sustained increase over historical norms.



Latent demand

The National Golf Foundation identified 24.1 million Americans in 2024 who are "very interested" in playing on a golf course but have not done so recently. This untapped pool has grown by 55% since 2019, partly due to the popularity of off-course golf.

02 Property overview



Property overview

Located 5 minutes from the heart of historic downtown Franklin along the banks of the Harpeth River, the Cheekwood Golf Club is situated on approximately 61.75 acres of land. Operating as a public course, Cheekwood is a perfect environment for golfers of all ages to continue to develop their game on a quick, but challenging 9-hole course. This picturesque par 33 consists of par 3's, 4's, and one par 5 with manicured greens and fairways. The course is the perfect opportunity to own a generational property with an immense upside to establish several other revenue streams. Further development of the land may include, but is not limited to, a new clubhouse with restaurant and event space, golf practice bays, and the sale home sites.

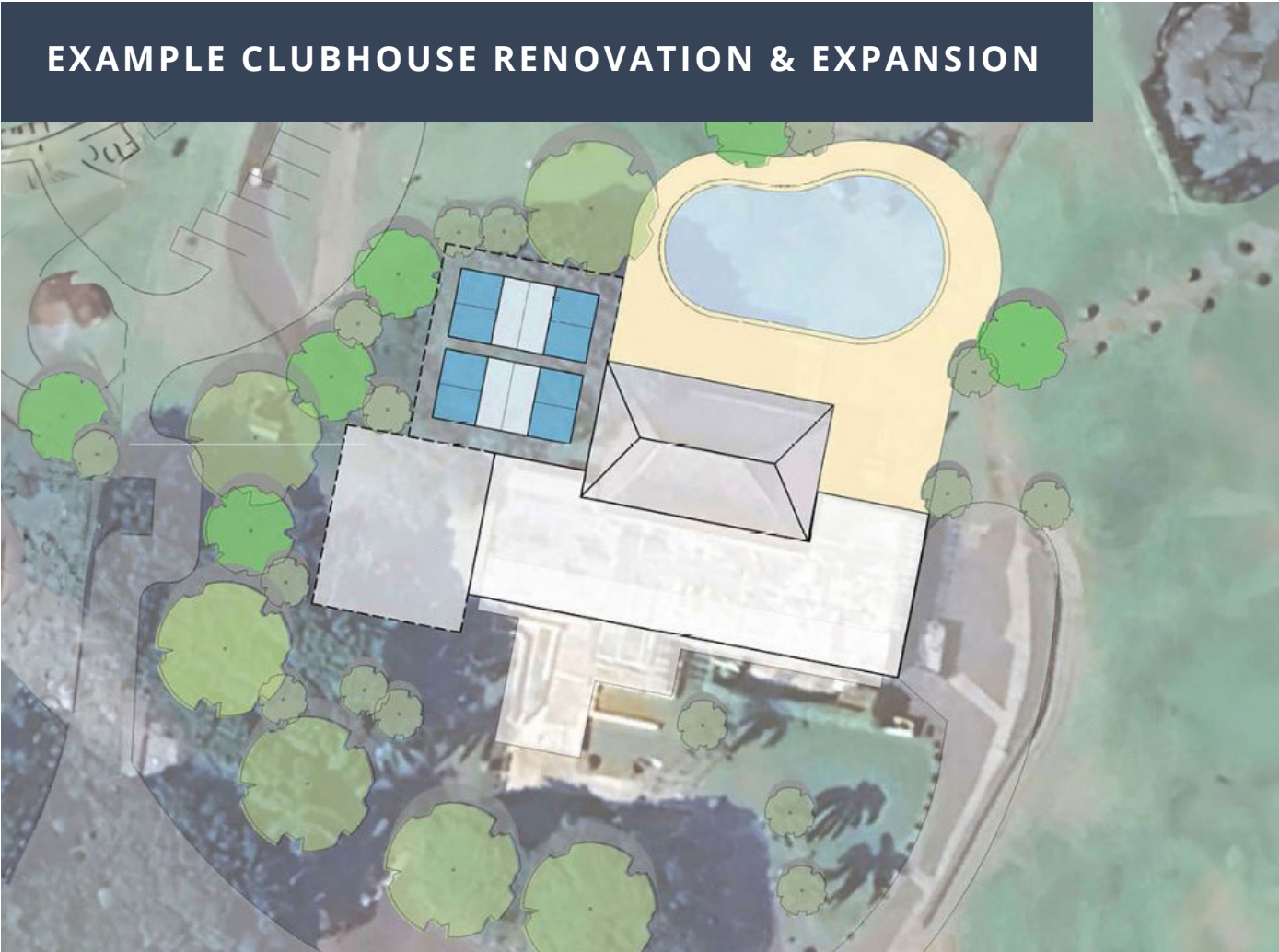
PROPERTY OVERVIEW	
Parcel No.	
063 021.02 001	
	Acres
Fee simple	37.57
Leased	24.18
Total	61.75



Potential golf course and club enhancement plan

POTENTIAL FUTURE CLUB AMENITIES & REVENUE DRIVERS

- Homesite sales
- Regulation pickleball courts for leagues and tournaments
- New branded clubhouse with restaurant including indoor and outdoor dining
- Bar, dining service, and private restrooms
- Renovated clubhouse with contemporary architecture, wellness design, and family functionality
- Outdoor pavilion and indoor reception space for weddings, birthdays, anniversaries, corporate, and family events
- Refurbished golf pro shop with a sundry store for grab-and-go items and branded merchandise
- On-course beverage carts



CLUBHOUSE RENOVATION SCOPE



10,000 SF TO 13,500 SF



BRANDED RESTAURANT



PRO SHOP & SUNDRY STORE



EVENT SPACE

03

Location overview



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FRANKLIN, TENNESSEE

The Franklin, TN housing market in 2025 remains strong and competitive, characterized by high home values, steady demand, and consistent long-term appreciation. Median home prices range from \$790,000 to over \$850,000, with luxury listings often exceeding \$1 million. While year-over-year price growth has slightly slowed with some data showing modest declines, overall market activity remains brisk, with most homes selling within 30–45 days and sale-to-list ratios near 98%. Inventory remains tight, hovering around 1,000 homes, and the market still favors sellers. Multi-bedroom homes and luxury properties continue to see notable price increases, with 5-bedroom homes up over 17% year-over-year. Franklin's broader appeal is bolstered by significant civic investments, low property tax rates, and a growing economy, with over \$1.3 billion in visitor spending and new commercial developments like the In-N-Out HQ and expanded farmers market enhancing livability. Despite its premium price point, Franklin's blend of small-town charm, strong infrastructure planning, and upscale suburban amenities keeps it a highly desirable market for both homebuyers and investors.

THE MARKET

Franklin, Tennessee

#1

County in Tennessee for families, public schools, and overall best places to live



118,186

Daytime population (5-mile radius)



33%

of Tennessee's fastest-growing companies are located in Williamson County



#1

County in Tennessee, based on metrics like housing affordability, air quality, income equality, and childcare costs



\$174,216

Average household income within one mile of the property



37,140

Households (5-mile radius)



Let's talk.

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