

FOR SALE

2197-2231 HILLSBORO ROAD

± 25.55 Acre Commercial Parcel



EXECUTIVE SUMMARY

NAI Nashville Stanton Group is pleased to offer a rare opportunity to purchase a land parcel in Williamson County, Tennessee. Grassland Station is located at 2197 - 2231 Hillsboro Road (the "Property") in Franklin, approximately 5 miles from Historic Downtown Franklin and approximately 15 miles from the heart of downtown Nashville. The Property contains three (3) stand-alone commercial buildings, one (1) approximately 10,800 square foot retail strip center, and undeveloped land all situated on approximately 25.55 acres of land. The property is located within the active commercial hub of Grassland Village ideally situated within close proximity to Cool Springs, Downtown Franklin, Green Hills, and Downtown Nashville.

PROPERTY HIGHLIGHTS



± 20,000 SF
INCOME PRODUCING RETAIL BUILDINGS



± 22 acres
VACANT LAND WITH DEVELOPMENT POTENTIAL



Excellent Location
EASY ACCESS TO GREEN HILLS AND FRANKLIN

[CLICK HERE TO REQUEST AN OFFERING MEMORANDUM](#)

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MARKET OVERVIEW

Williamson County, Tennessee, is a thriving and dynamic community that offers a superior quality of life, rich history, and unparalleled economic growth. As one of the nation's fastest-growing counties, Williamson County is home to over 40 companies like Nissan North America and Mitsubishi, and is a hub for business and innovation. With its six unique cities, upscale suburbs, and top-rated schools, Williamson County is an attractive destination for families, professionals, and entrepreneurs alike, offering a unique blend of historic charm and modern amenities.



260,815
TOTAL
POPULATION



2.69 %
1-YEAR POPULATION
GROWTH



\$611,100
MEDIAN PROPERTY
VALUE



\$125,943
MEDIAN HOUSEHOLD
INCOME



#1 Real Estate Market to Watch

(ULI & PwC, Emerging Trends in Real Estate, 2023)

Nashville is a thriving metropolitan area and economic hub of Tennessee, boasting a diverse business environment, a highly educated workforce, and renowned hospitality. The Nashville MSA, comprising 10 counties and a population of over 2 million, has become an attractive location for corporate relocations, expansions, and start-ups.

With over 60,000 businesses and growing, Nashville's varied economic drivers include healthcare, tourism and hospitality, advanced manufacturing, music and entertainment, and technology. With low unemployment and a strong labor force, the area is well-positioned for continued growth and expansion in the years to come.

Source: US Census Bureau

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