



# LAND FOR SALE

## 9.63 ACRES

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2705 BUCKNER RD  
THOMPSONS STATION, TN 37179

# EXECUTIVE SUMMARY

THIS ±9.63-ACRE PROPERTY ON BUCKNER ROAD IN THOMPSON'S STATION PRESENTS AN EXCEPTIONAL DEVELOPMENT OPPORTUNITY. STRATEGICALLY POSITIONED NEAR THE HIGHLY ANTICIPATED JUNE LAKE MIXED-USE DEVELOPMENT, THE NEW I-65 INTERCHANGE AT JUNE LAKE BOULEVARD, AND TOP-RATED WILLIAMSON COUNTY SCHOOLS, THE SITE OFFERS UNPARALLELED POTENTIAL FOR GROWTH AND INVESTMENT.

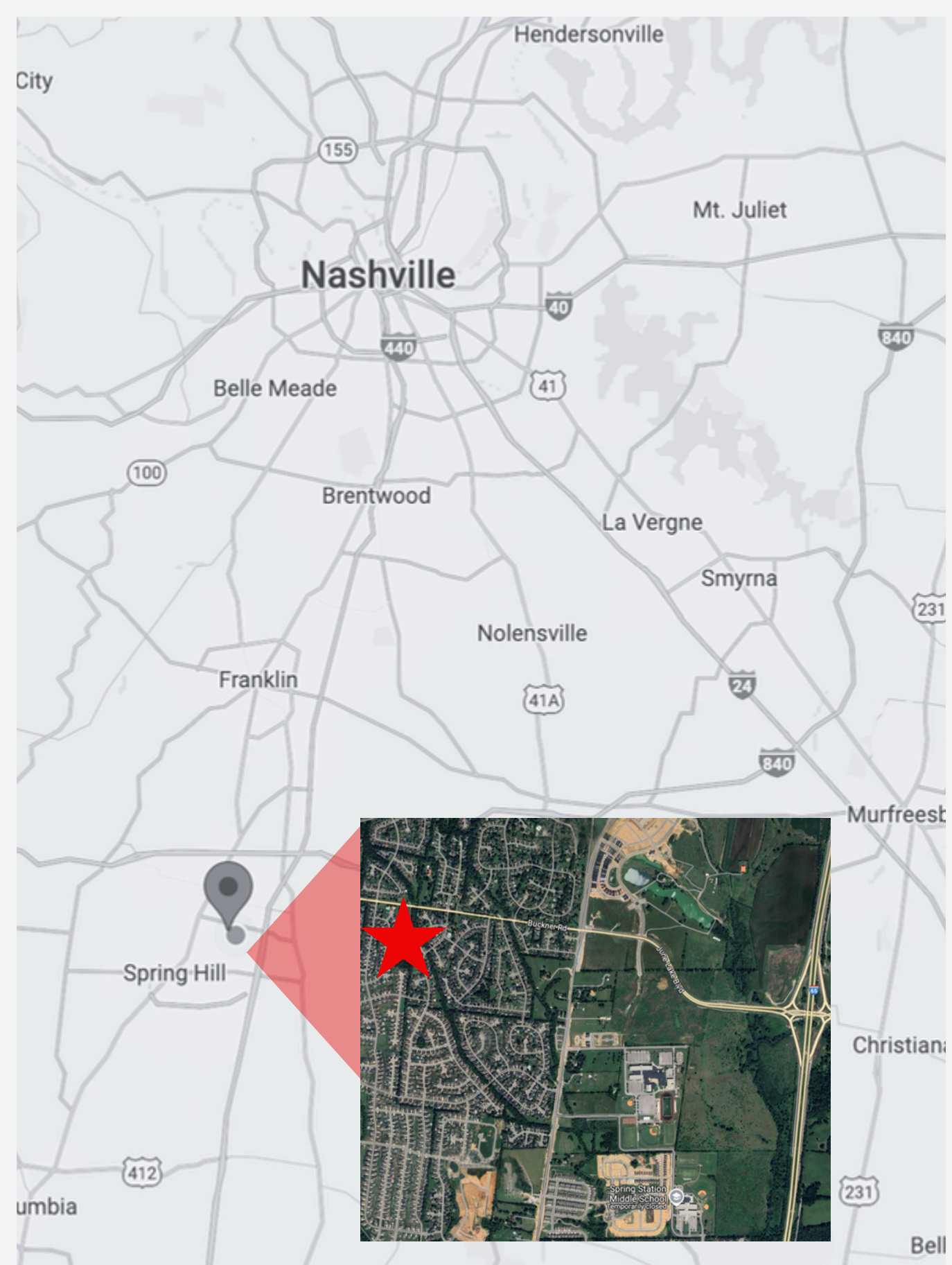
LOCATED ADJACENT TO THE JUNE LAKE PROJECT—WHICH WILL FEATURE 1.3 MILLION SQUARE FEET OF RETAIL AND DINING, 3.9 MILLION SQUARE FEET OF COMMERCIAL OFFICE SPACE, 2,900 HOMES, AND 400 HOTEL ROOMS—THIS TRACT IS IDEAL FOR COMPLEMENTARY DEVELOPMENT. ITS PROXIMITY TO THE NEW I-65 INTERCHANGE AND NEARBY SCHOOLS ENHANCES ITS APPEAL FOR A VARIETY OF FUTURE USES.

CURRENTLY ZONED AG, THE PROPERTY OFFERS ZONING FLEXIBILITY AND INCLUDES A 2,222 SQ. FT. HOUSE, PROVIDING IMMEDIATE RENTAL INCOME WHILE THE LAND APPRECIATES IN VALUE. POTENTIAL USES INCLUDE RESIDENTIAL SUBDIVISIONS, COMMERCIAL PROJECTS, OR OTHER DEVELOPMENTS (SUBJECT TO REZONING).

CONVENIENTLY LOCATED JUST 1.5 MILES FROM THE I-65 INTERCHANGE AT JUNE LAKE BOULEVARD, THE PROPERTY IS ONLY 20 MINUTES FROM DOWNTOWN FRANKLIN, 30 MINUTES FROM DOWNTOWN NASHVILLE, AND 35 MINUTES FROM NASHVILLE INTERNATIONAL AIRPORT (BNA), OFFERING EXCELLENT CONNECTIVITY TO THE GREATER NASHVILLE AREA.



# PROPERTY DETAILS



ADDRESS

2705 Buckner RD

CITY, STATE ZIP

Thompson's Station, TN 37179

COUNTY

Williamson

PARCEL ID

154 065.01 000

LAND AREA

9.63 Acres

ZONING

AG

TOPOGRAPHY

- Flat Land

DRIVE TIME

- 20 min to Downtown Franklin
- 30 min to Downtown Nashville
- 35 min to BNA Airport

# LOCATION HIGHLIGHTS



- ADJACENT TO THE JUNE LAKE DEVELOPMENT, A 775-ACRE MIXED USE COMMUNITY WHICH INCLUDES COMMERCIAL AND RESIDENTIAL USES
- APPROXIMATELY 1.5 MILES TO NEW I-65 INTERCHANGE AT JUNE LAKE BOULEVARD
- CONVENIENT TO ALL NASHVILLE AREA ATTRACTIONS INCLUDING HISTORIC DOWNTOWN FRANKLIN, COOL SPRINGS, DOWNTOWN NASHVILLE, AND BNA AIRPORT

# TOPO MAP



9.63 ACRES OF FLAT LAND

# ZONING MAP



ZONED AG (AGRICULTURAL)



# LOCATION

WILLIAMSON COUNTY, TENNESSEE, IS A HIGHLY DESIRABLE AREA KNOWN FOR ITS STRONG ECONOMY, HISTORIC CHARACTER, AND CONTINUED GROWTH. AMONG ITS MUNICIPALITIES, SPRING HILL HAS BECOME ONE OF THE FASTEST-GROWING COMMUNITIES IN THE REGION, OFFERING CONVENIENT ACCESS TO NEARBY EMPLOYMENT CENTERS.

SPRING HILL HAS EXPERIENCED STEADY POPULATION GROWTH IN RECENT YEARS, ATTRACTING A WIDE RANGE OF RESIDENTS. THE AREA FEATURES A MIX OF HOUSING OPTIONS, LOCAL BUSINESSES, AND EXPANDING INFRASTRUCTURE THAT SUPPORTS ONGOING DEVELOPMENT.

MAJOR EMPLOYERS IN AND AROUND SPRING HILL, INCLUDING GENERAL MOTORS, CONTRIBUTE TO THE LOCAL ECONOMY, ALONG WITH A VARIETY OF SMALL BUSINESSES AND SERVICE PROVIDERS.

RESIDENTS HAVE ACCESS TO PARKS, RECREATIONAL FACILITIES, AND COMMUNITY EVENTS THROUGHOUT THE YEAR. THE AREA ALSO REFLECTS ITS HISTORICAL BACKGROUND THROUGH LOCAL LANDMARKS AND CULTURAL OFFERINGS.

SPRING HILL CONTINUES TO EVOLVE, OFFERING A COMBINATION OF RESIDENTIAL GROWTH, ECONOMIC OPPORTUNITY, AND CONVENIENT ACCESS TO SURROUNDING AREAS IN WILLIAMSON COUNTY.

