

FOR SALE

± 10.24 Acres  
Land Available



2756 Buckner Lane  
Spring Hill, Tennessee 37179

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## Executive Summary

This ± 10.24-acre undeveloped tract of land, located at the corner of Spring Station Drive and Buckner Lane in Spring Hill, offers a prime development opportunity. Its proximity to the high-profile mixed-use development, June Lake, new I-65 interstate interchange at June Lake Boulevard, and top ranked Williamson County schools makes it an attractive option.

The property's location adjacent to the highly anticipated June Lake development - which will feature 1.3 million square feet of retail and restaurants, 3.9 million square feet of commercial office space, 2,900 homes, and 400 hotel rooms - provides a unique opportunity for complementary development. Additionally, its proximity to the new I-65 interstate interchange and local schools makes it an ideal setting for a variety of uses.

The property is zoned R-2, allowing for single-family homes, churches, special uses, and more. The property is being offered as-is and has utilities available at the street. The lot features gently slopes upward from west to east.

The property is located ± 0.5 miles from the new I-65 interchange at June Lake Boulevard, providing convenient interstate access. It is located 20 minutes from Downtown Franklin, 30 minutes from Downtown Nashville, and 35 minutes from Nashville International Airport (BNA), making it well connected to the greater Nashville area.



## Property Details

Address	2756 Buckner Drive
City, State Zip	Spring Hill, TN 37179
County	Williamson
Parcel ID	120 03200 000
Land Area	± 10.24 Acres
Zoning	R-2
Utilities	Utilities at street
Topography	<ul style="list-style-type: none"> <li>» Stormwater creek along front</li> <li>» No part in the FEMA floodplain</li> <li>» Parcel slopes gently upward from west to east</li> </ul>
Drive Times	<ul style="list-style-type: none"> <li>» 20 minutes to Downtown Franklin</li> <li>» 30 minutes to Downtown Nashville</li> <li>» 35 minutes to BNA Airport</li> </ul>

# Location Highlights

- Adjacent to the June Lake Development, a 775-acre mixed use community which includes commercial and residential uses
- Approximately 0.5 miles to new I-65 interchange at June Lake Boulevard
- Immediately adjacent to Summit High School and Spring Station Middle School
- Buckner Lane widening project, with an estimated March 2026 completion date, will increase the 2-lane road to 5-lanes
- Convenient to all Nashville area attractions including Historic Downtown Franklin, Cool Springs, Downtown Nashville, and BNA Airport



# Topo Map

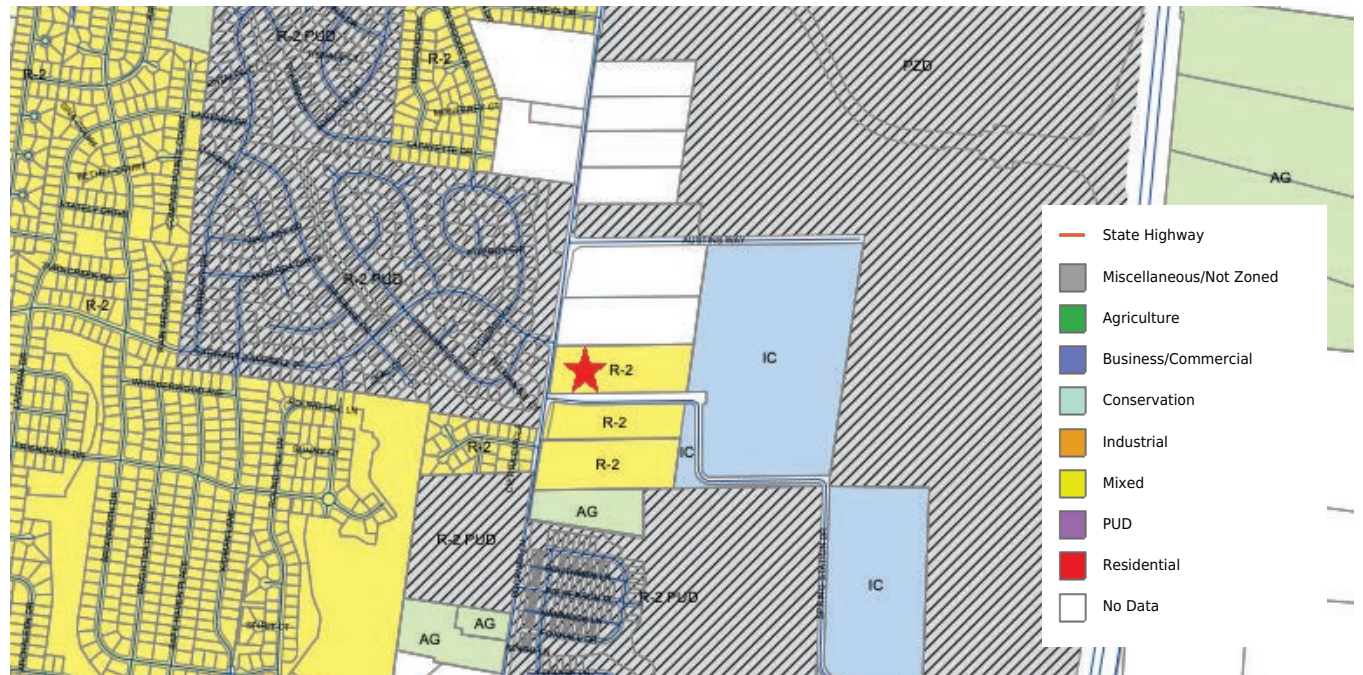
± 10.24-acre vacant land, located at the corner of Spring Station and Buckner Lane, features a storm water creek along its frontage. The property lies outside of the FEMA floodplain and has a gentle slope from west to east, rising in elevation across its terrain.



# Zoning Map

## R-2 Single-Family District

The R-2 District is intended to provide for a neighborhood environment of single family detached dwellings located on lots of 10,000 square feet or more. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.





## Williamson County

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.



## Demographic Profile

Williamson County is one of the fastest-growing counties in the United States, ranking 18th nationally. As of 2022, the county's population reached 260,000, increasing by 2.7% from the previous year, with strong growth projected through 2040. The median household income is \$125,943, reflecting a notable 8.11% increase from the previous year. In 2022, the median property value in the county was \$611,100, indicating a strong housing market. Looking ahead, the county is expected to experience a significant 54.4% increase in job growth over the next decade, far outpacing the national average of 33.5%. Additionally, Williamson County boasts a low unemployment rate of 3.3%, which is significantly lower than the national average of 6.0%. All in all, Williamson County's robust growth, strong economy, and excellent quality of life make it an attractive destination for residents, businesses, and investors alike.

Sources: Nashville Chamber, US Census Bureau, Niche.net

## Spring Hill

Spring Hill, Tennessee, is a vibrant and growing community that offers the unique blend of small-town charm and urban amenities. With a remarkable growth rate over the past twenty years, Spring Hill has become one of the fastest-expanding cities in Tennessee, growing from 29,000 in 2010 to 57,000 as of 2023. Despite its rapid growth, the city has maintained its friendly culture, making it an attractive choice for residents, visitors, and business owners.



Future development projects, including major sports entities, popular grocery stores, additional commercial spaces, healthcare options, and an airport, promise to further enhance the city's appeal. With its top-rated schools, green spaces, recreational activities, and growing business opportunities, Spring Hill offers a high standard of living. Its proximity to Nashville adds to its appeal, providing the perfect balance between a peaceful suburban lifestyle and endless opportunities for growth.

## Notable Area Developments

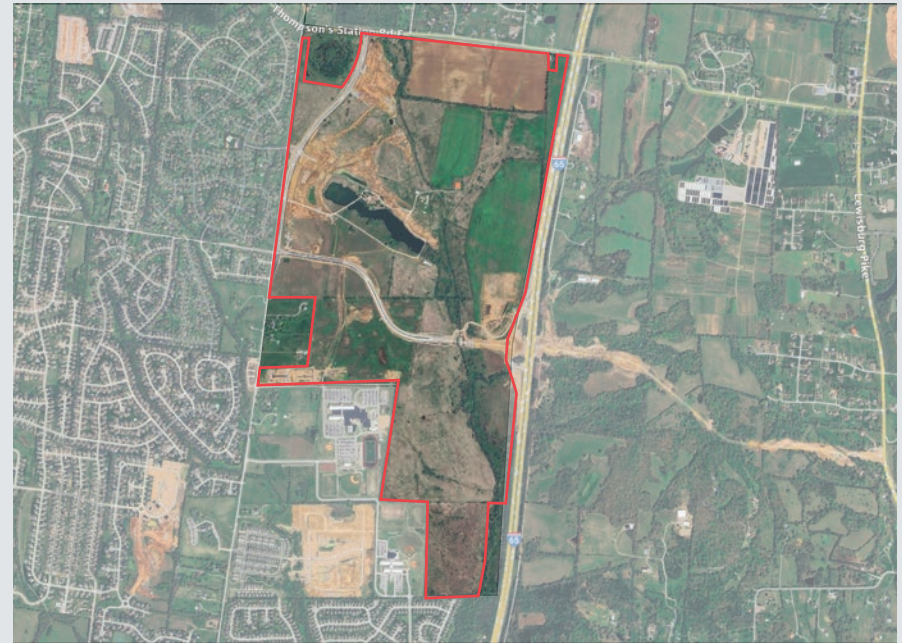
*The Crossings* is a mixed-use development anchored by the United States Tennis Association's regional headquarters and includes a 136,000 square foot tennis facility, 600,000 square feet of commercial space, 2,150 residential units, 1,000 hotel rooms, and 17.37-acres of recreational area.

*Spring Hill Commerce Center* is a 5.7 million square foot development encompassing industrial, logistical, and warehousing space along Jim Warren Road.

Sources: City of Spring Hill and Spring Hill Chamber of Commerce

## June Lake Development

June Lake is a 775-acre mixed-use master planned development comprising of residential and commercial uses including office, retail, and restaurants. The community is poised to be a hub for live, work and, play, and boasts walkability and convenient access to schools.



### BY THE NUMBERS



3.9 million square feet  
commercial office space



400 hotel rooms



1.3 million square feet  
of retail/restaurant



2,900 homes

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For more information contact:

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