

Premier event venue and equestrian facility on 53 acres

**BERKSHIRE
HATHAWAY**
HOMESERVICES

WOODMONT
REALTY

COMMERCIAL DIVISION

OFFERING MEMORANDUM

PRICE: \$4,950,000



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Executive Summary

Berkshire Hathaway, Woodmont Realty, is pleased to exclusively offer the opportunity to acquire 3795 Turnersville Road, an extraordinary ±53-acre estate featuring a luxury event venue and equestrian farm located just 30 minutes northwest of Nashville, Tennessee.

This distinctive property offers a rare blend of upscale hospitality, equestrian amenities, and natural beauty, creating a premier destination for weddings, corporate retreats, and private events. The centerpiece of the estate is a 9,000-square-foot, climate-controlled event venue thoughtfully designed to host up to 250 guests indoors, with additional capacity for outdoor gatherings. The venue features refined finishes, including a bridal suite, groom's quarters, prep kitchen, and a spacious loft overlooking the main hall, perfect for cocktail receptions or overflow seating.

Complementing the venue is a five-stable equestrian barn, newly constructed in 2021, featuring a one-bedroom apartment that overlooks the stalls. The grounds also include a picturesque outdoor ceremony site, offering sweeping views of Middle Tennessee's rolling hills.

This offering represents a unique turnkey opportunity to acquire a profitable, luxury event venue and equestrian estate in one of the most desirable and fast-growing regions of Tennessee. The property's combination of natural beauty, modern amenities, and established operations makes it ideal for continued event use, private estate ownership, or hospitality repositioning.

Financials available upon request.

Property Overview

INVESTMENT HIGHLIGHTS

- **Premier ±53-acre Estate near Nashville**
Highly desirable location just 30 minutes northwest of Nashville in a fast-growing Middle Tennessee market.
- **Turnkey 9,000-SF Luxury Event Venue**
Climate-controlled, high-end finishes, and capacity for 250+ guests.
- **Modern Equestrian Infrastructure**
Five-stable barn with a one-bedroom apartment completed in 2021 adds both functional value and rental or lifestyle potential
- **Profitable, Established Event Operations**
Strong booking history and demand in a thriving regional wedding and corporate retreat market with immediate income.
- **Established Brand & Streamlined Operations**
Existing systems, online presence, and vendor relationships enable a seamless transition to new ownership
- **Strong Regional Wedding and Event Market**
Middle Tennessee continues to experience sustained growth in wedding and corporate event demand, supporting premium pricing and high booking velocity.

PROPERTY OVERVIEW

ADDRESS	3795 Turnersville Road Cedar Hill, TN 37032
ACREAGE	52.92 acres
ZONING	Agriculture with a Commercial Overlay
PARCEL NUMBER	087 126.04

EVENT VENUE

SIZE	9,000 SF
VENUE FEATURES	Bridal Suite, Grooms Quarters, Prep Kitchen
GUEST CAPACITY	250 (Indoor) + Outdoor Expansion
YEAR BUILT	2017

EQUESTRIAN BARN

SIZE	38x60
BARN FEATURES	5 Horse Stables, 1bed/1bath Apartment
YEAR BUILT	2021



Groom's quarters



Bridal suite

Location Overview

Located on the central northern border of Tennessee, Robertson County was named after James Robertson, an explorer, founder of Nashville and state senator who is commonly referred to the “Father of Middle Tennessee.” As of the 2020 U.S. census, the population sits at approximately 73,000 people, with growth projections estimating over a 5.2% increase by 2025.

Demographics (2025)	1 mile	3 miles	5 miles
Population	1,979	3,572	5,950
Projected Population	2,071	3,752	6,368
Median Age	41	41	40
Household Size	2.72	2.91	2.9
Average Family Income	\$153,313	\$136,032	\$124,097
Median Household Income	\$114,731	\$98,933	\$93,990



If You Would Like
More Information
On This Property
Please Contact

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