

Fairview Blvd - Fairview, TN



7 ACRES IN TOWN CENTER OVERLAY

Currently Zoned CD-4



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Property Overview

Approximately 7 acres located within the Urban Core of the City of Fairview, positioned in one of the community's most strategic growth corridors. The property lies within the Fairview 2040 Plan Town Center Overlay, highlighting the city's vision for this area to serve as a central anchor for future commercial and mixed-use development.

Situated directly across from Fairview Town Center, the parcel benefits from strong visibility, surrounding retail activity, and continued population growth, making it a prime opportunity for investors and developers seeking a cornerstone site in Fairview's expanding commercial landscape.

- 2 Miles to Interstate 40 Exit 182
- 32 Miles to Nashville BNA
- 15 Miles to Nashville
- Fourth Leg of the Fairview Town Center Signalized Intersection providing excellent visibility and controlled access
- High Traffic Corridor – TDOT reported 16,010 AADT on Fairview Blvd in 2025
- Turn Lane Already Installed on Fairview Blvd, improving access and traffic flow to the site
- Stub Road Design in Place for future connectivity to adjacent development to east, enhancing circulation and access to an existing development and future development.
- Walkable Access to 170+ Future Residential Lots, creating built-in customer base and daily traffic exposure
- Located within the Town Center Overlay, emphasizing the City's vision for walkable, mixed-use development
- CD-4 Character District Zoning, allowing a flexible mix of commercial, residential, and mixed-use development
- Strong Visibility Along Fairview Blvd.
- Positioned within one of Fairview's fastest-growing development corridors



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Aerial Map



BUTLER TEAM


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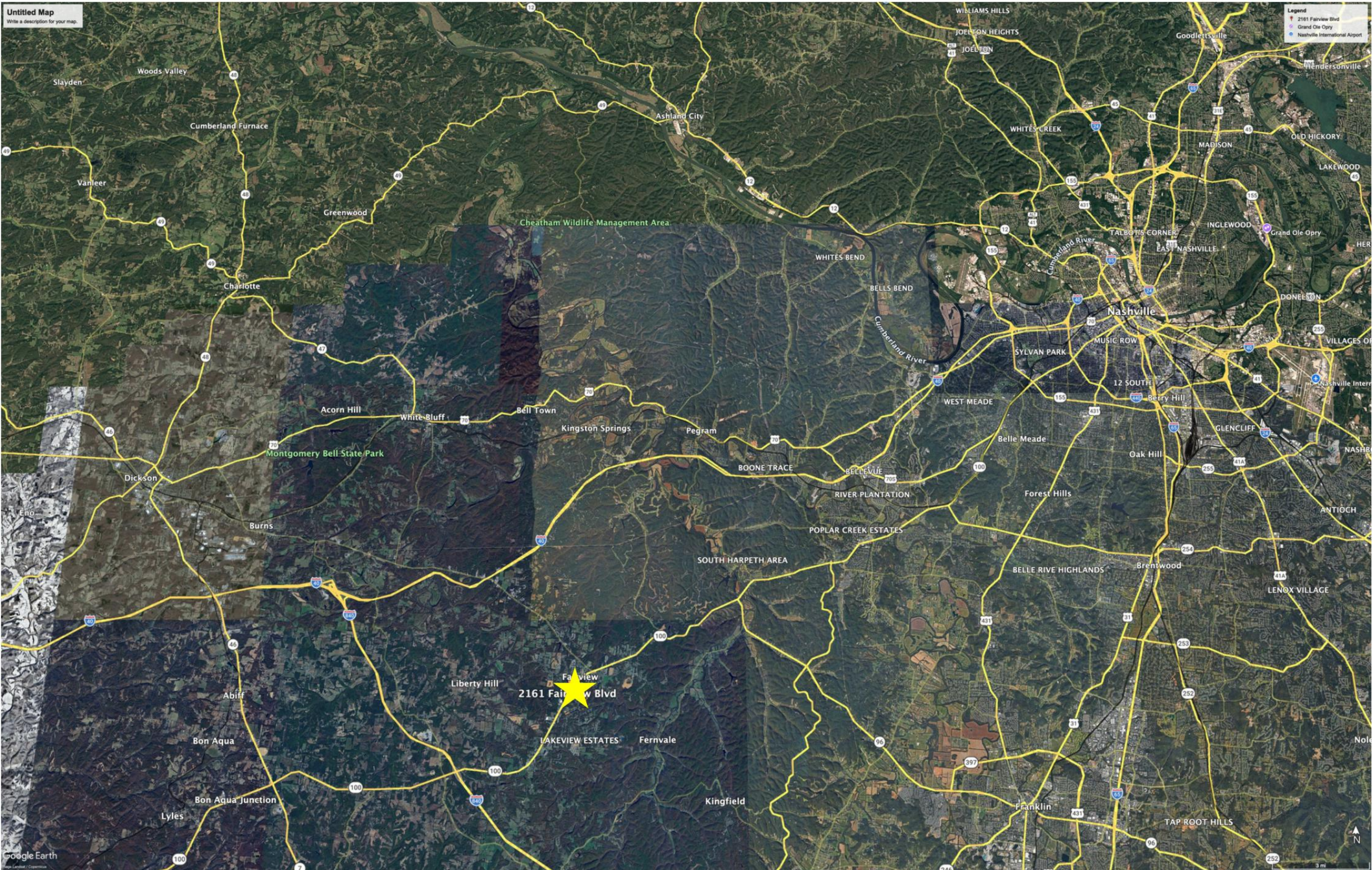
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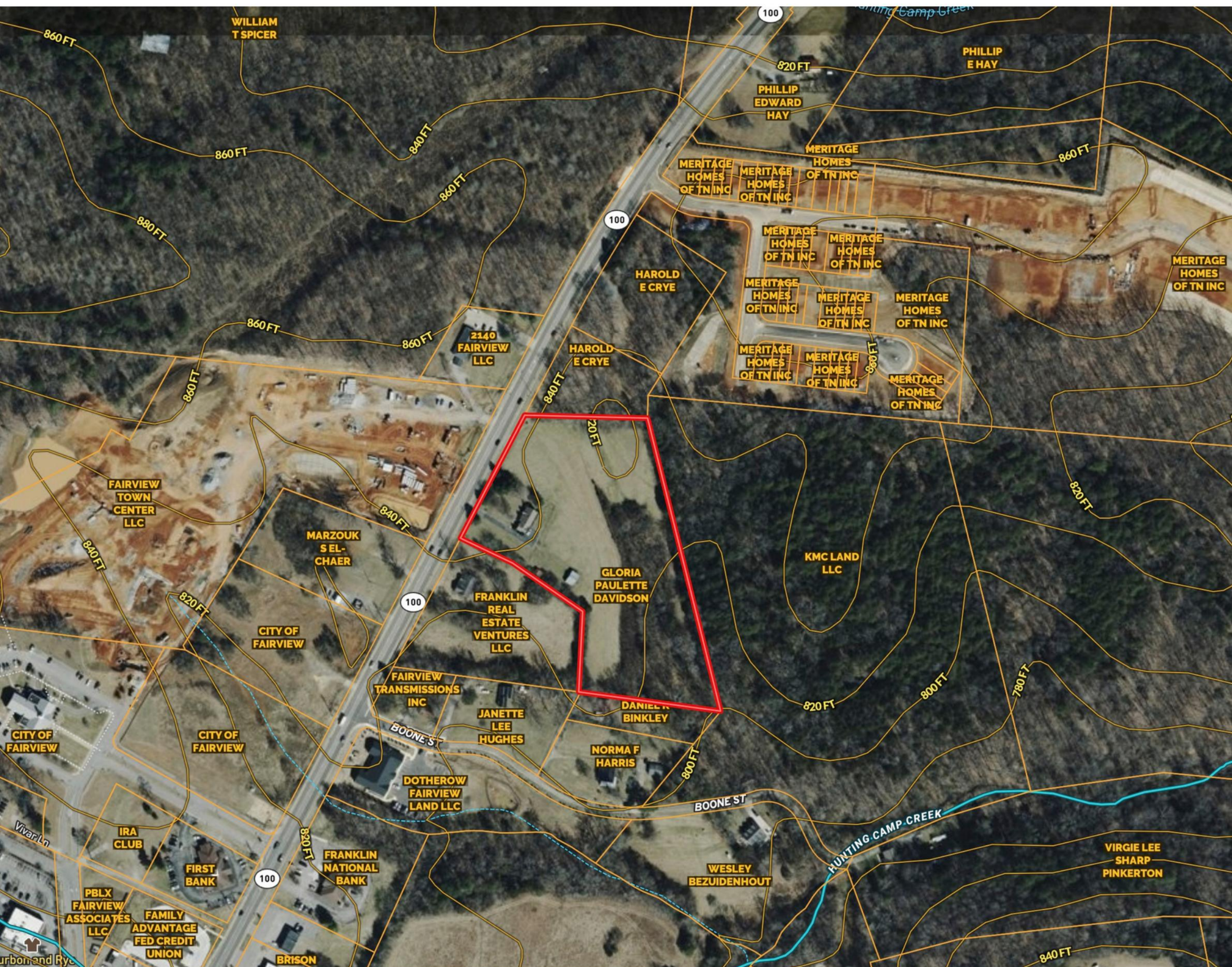
Aerial Map



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Contour Map



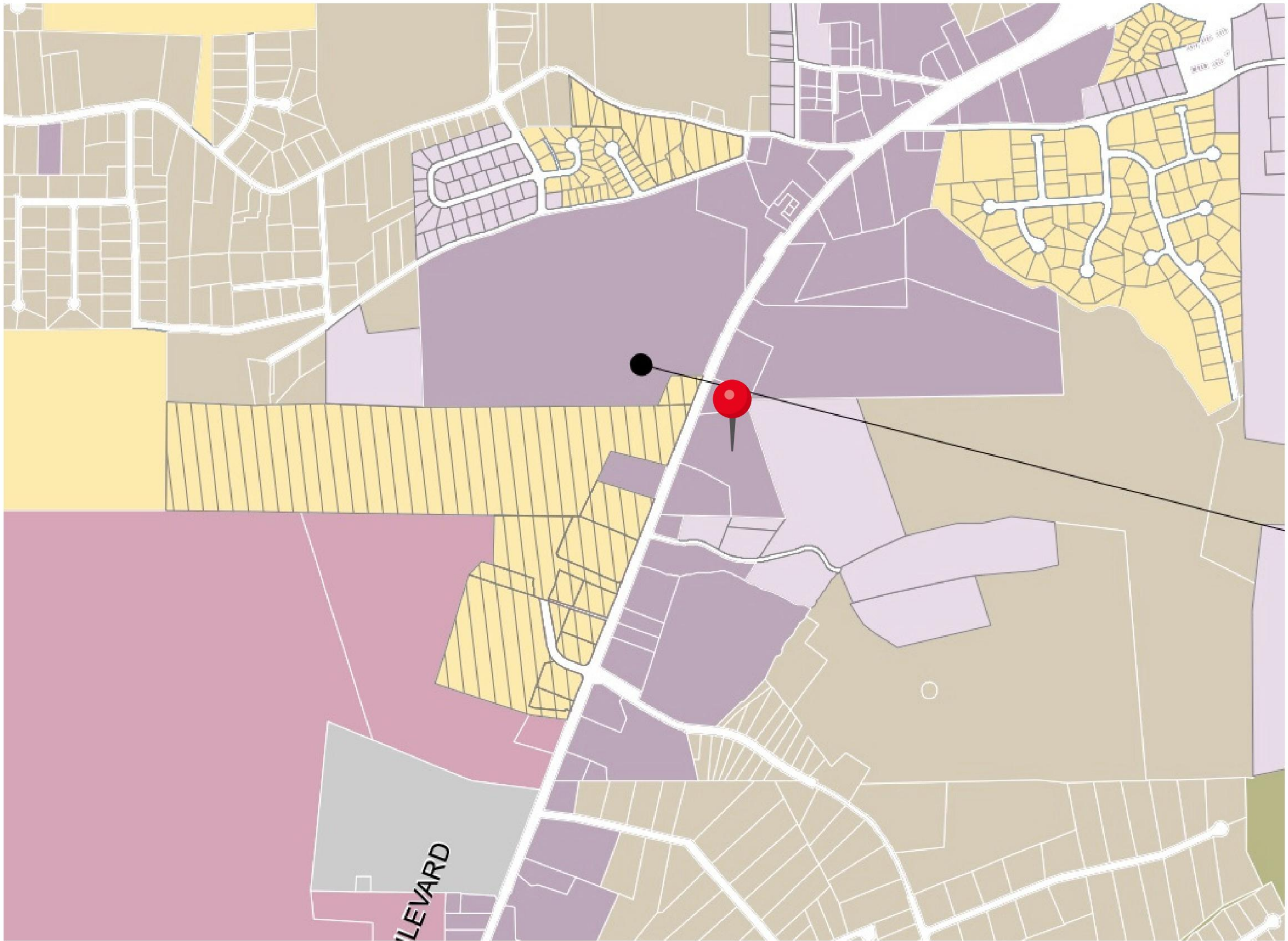
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Zoning Map



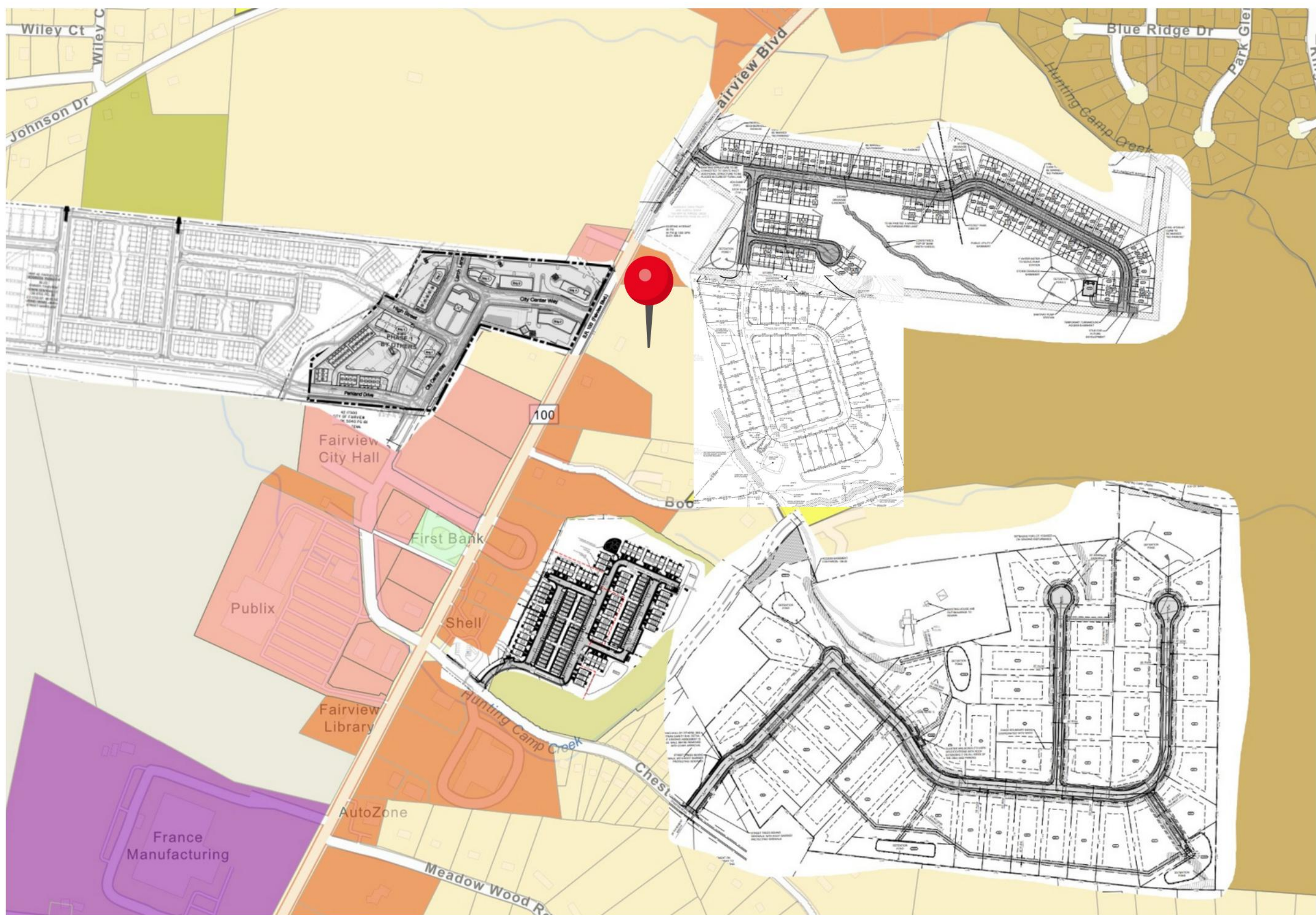
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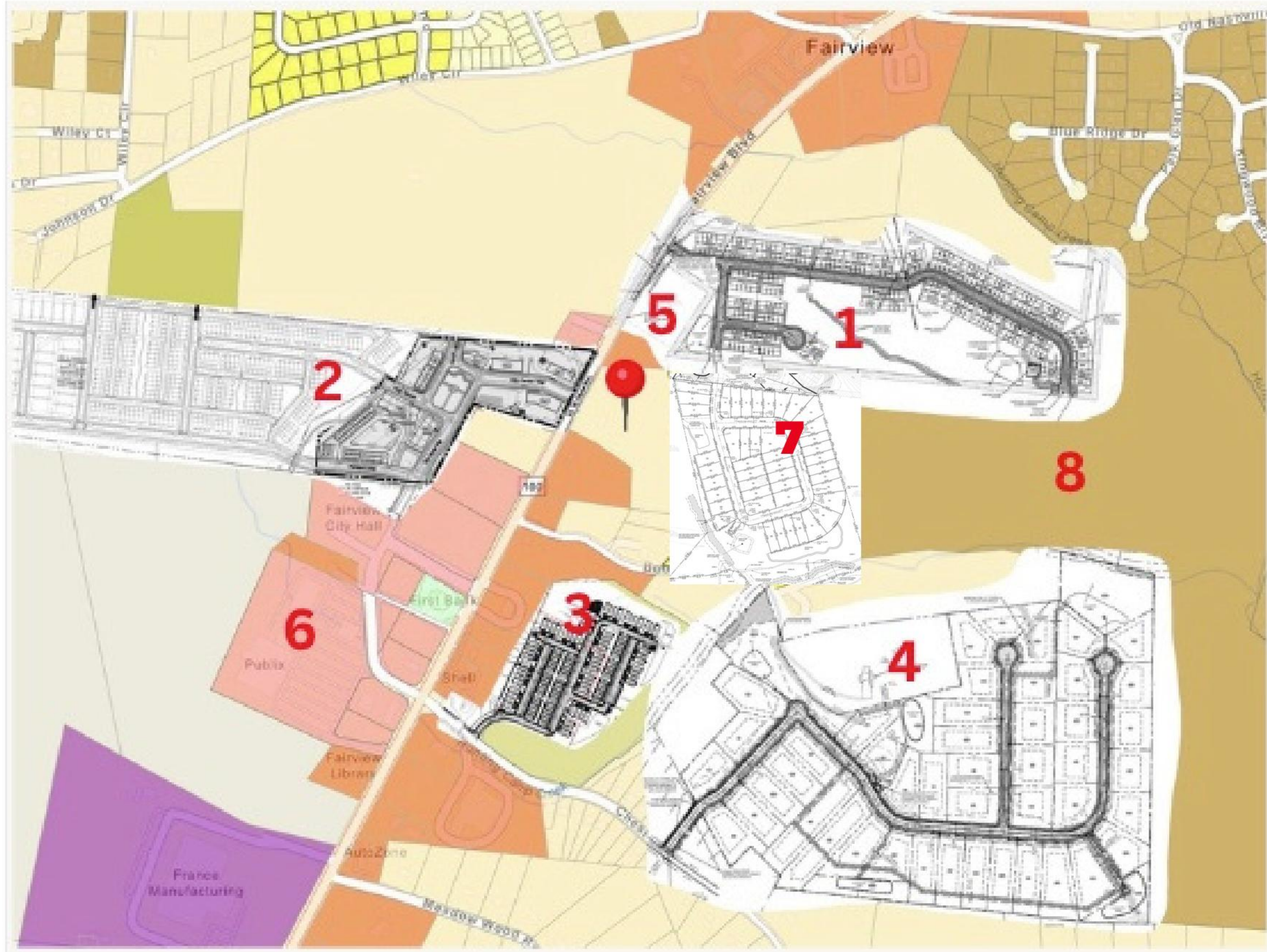
Future Approved Activity



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Corridor Growth Insights



1. CEDARCREST TOWNHOMES - 137 TOWNHOME UNITS
2. TOWN CENTER - MIXED-USE COMMERCIAL / SINGLE FAMILY / TOWNHOMES / CONDOS - APPROX. 40,000SF OF RETAIL AND 328 UNITS ONCE COMPLETED. ADJOINS BOWIE MEADOWS, 169 SINGLE FAMILY HOMES, CREATING CONNECTIVITY TO COX PIKE
3. CHESTER RD TOWNHOMES - NOT STARTED YET - 114 TOWNHOMES
4. RESERVES ON CHESTER - 46 - ONE ACRE PLUS ESTATE LOTS
5. HAROLD CRYE PROPERTY - UNDER CONTRACT - PROPOSED STRIP RETAIL
6. BOWIE COMMONS - PUBLIX
7. BOONE ST - NOT YET BUILT - APPROVED 41 SINGLE FAMILY HOMES. HAS FUTURE STUB AREA FOR CONNECTION TO YOUR PROPERTY.
8. PROPOSED DEVELOPMENT - NOT YET APPROVED



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Executive Summary

Property Location: 2161 Fairview Blvd - Fairview, TN 37062

Tax Identification: 042 127.00

Site Description:

- Land Area: +/- 7 Acres (Per Tax Records)
- Frontage: +/- 340 feet along State Route 100 / Fairview Blvd.
- Topography: Gently Rolling with contours ranging from 840' to 820'
- Other Characteristics: Single Family Home Built in 1946, 1,578sf
- Zoning: CD-4 Neighborhood Center

OFFERING PRICE: \$2,500,000



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