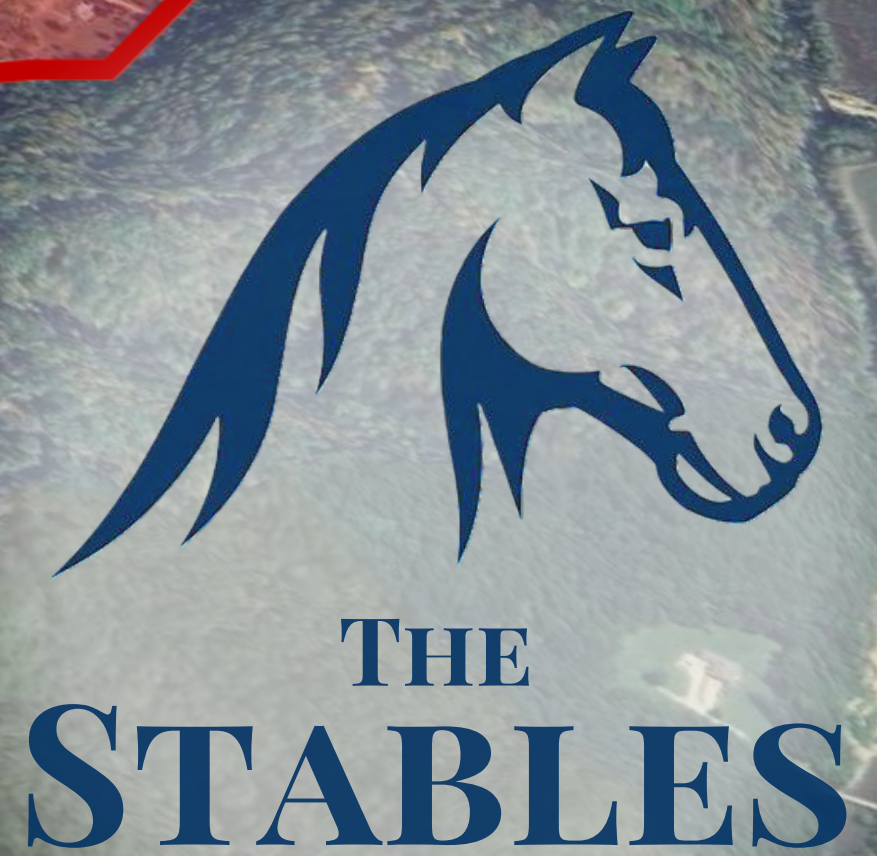


LAND FOR SALE

BEING SOLD AS-IS

1037 FAIRVIEW BLVD,
NASHVILLE, TN 37221

325+
ACRES



COLDWELL BANKER
COMMERCIAL
LEGACY GROUP

LESLIE LI 615.969.6684

*IMAGE FOR VISUAL REFERENCE PURPOSES ONLY, BOUNDARY LINES TO BE VERIFIED BY SURVEY,
ALL PERTINENT INFO TO BE VERIFIED BY BUYER/BUYER'S AGENT

THE PROPERTY

Ask Price:	\$14,830,000
Price/Acre:	\$45,631
Lot Size:	325+/- Acres
Zoning:	RES



Leslie Li 615.969.6684

THE STABLES

1037 Fairview Blvd,
Nashville, TN 37221

Introducing a spectacular **325+/- acre property** located at 1037 Fairview Blvd, 0 Fairview Blvd, and 9441 Hwy 100, uniquely spanning both **Davidson and Williamson counties**.

This expansive parcel features a **9,500' feet of road frontage** on Hwy 100 and a **partially cleared, rolling hillside** with gravel access roads along ridgeline. It presents an incredible **opportunity for investment** in one of the most highly sought-after areas of Middle Tennessee.

Situated just **3 miles from Leiper's Fork**, this property offers the perfect combination of privacy and convenience, with access to **top-tier schools, boutique shopping, dining, and recreational amenities**. Take a short drive to the finer things at Franklin Square or Westhaven, or escape to the scenic trails of **Natchez Trace Parkway** - this location appeals to those seeking country living with modern luxuries close by.

The site also includes a charming, beautifully updated 1,176sf 2-bedroom, 2-bathroom home, providing a peaceful retreat as you plan the future of this versatile land. Whether you're envisioning a **luxury homestead** or seek to capitalize on a **once-in-a-lifetime investment opportunity**, the possibilities are endless! Don't miss this rare chance to invest in building your legacy with this prime real estate asset.

SOLD

1

**0 OLD HWY 96,
FRANKLIN, TN 37064**

- Williamson County
- MLS#2555246
- Closed 5/30/2024
- **126.6 acres**
- **\$8,000,000 (\$63,176/ac)**

SOLD

2

**5075 LONE OAK PVT TRAIL
FRANKLIN, TN 37064**

- Williamson County
- MLS#2559617
- Closed 8/18/2023
- **40 acres**
- **\$2,200,000 (\$54,781/ac)**

SOLD

3

**5448 WADDELL HOLLOW RD,
FRANKLIN, TN 37064**

- Williamson County
- MLS#2375927
- Closed 4/11/2023
- **55 acres**
- **\$3,075,000 (\$55,858/ac)**



**SALES
COMPARISONS**



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*Data provided by Realtracs MLS

SOLD

4

**8888 HIGHWAY 100,
NASHVILLE, TN 37221**

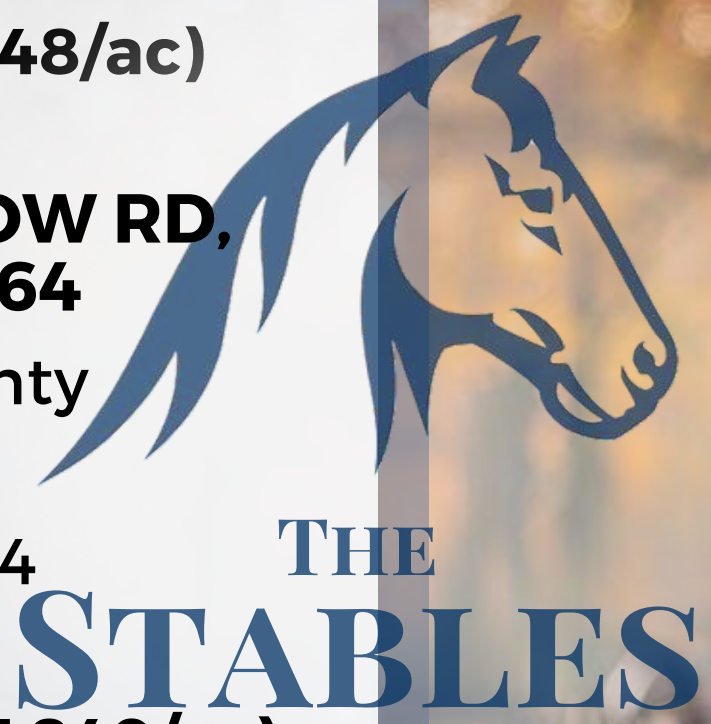
- Davidson County
- MLS#2316561
- Closed 5/15/2023
- **30.5 acres**
- **\$950,000 (\$31,148/ac)**

SOLD

5

**1428 EGYPT HOLLOW RD,
FRANKLIN, TN 37064**

- Williamson County
- MLS#2559617
- Closed 8/07/2024
- **31.98 acres**
- **\$1,850,000 (\$57,849/ac)**



**SALES
COMPARISONS**



**SUGGESTED MARKET
ASK PRICE**

- Median \$/acre = **\$52,562**
- 325 acres × \$52,562/ac
= **\$17,082,780**

**BUYER FRIENDLY
ASK PRICE**

- Ask \$/acre = **\$45,631**
- 325 acres × \$45,631/ac
= **\$14,830,000**

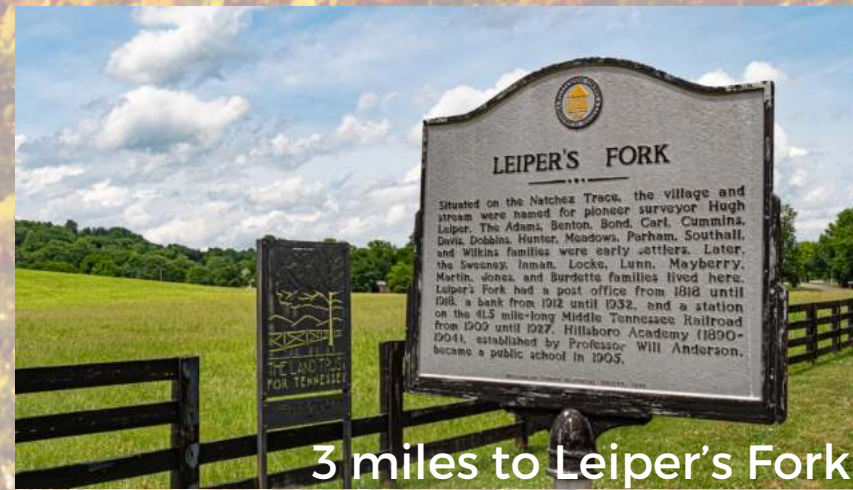
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**Data provided by Realtracs MLS*

LOCATION + ADVENTURE



The Factory
at Franklin



3 miles to Leiper's Fork



Downtown Franklin

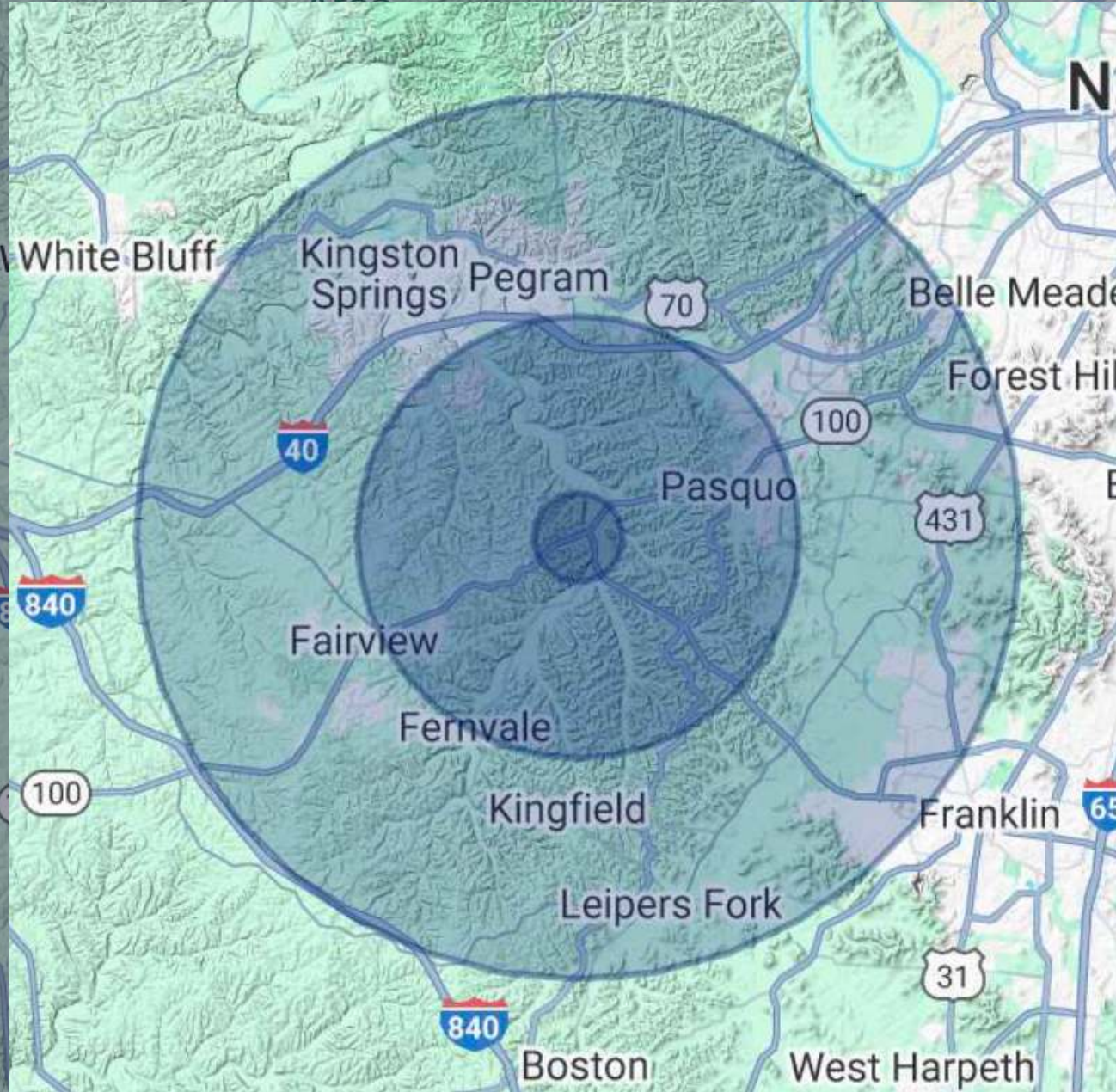


Sunsets on Horseback



Natchez Trace Arch Bridge

DEMOGRAPHICS



THE STABLES

1037 Fairview Blvd,
Nashville, TN 37221

POPULATION

	1 Miles	5 Miles	10 Miles
Total Pop.	153	13,609	111,769
Average Age	40	42	41
Average Age (Male)	39	41	40
Average Age (Female)	41	40	42

HOUSEHOLDS & INCOME

	1.3 Miles	2.5 Miles	5 Miles
Total Households	57	5,175	45,242
# of Persons per HH	2.7	2.6	2.5
Avg. HH Income	\$145,997	\$162,043	\$151,178
Avg. House Value	\$586,815	\$615,634	\$627,138



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Nearby Private Schools

- Battle Ground Academy (BGA) - Franklin, TN - Grades K-12
- Montgomery Bell Academy (MBA) - Nashville, TN - Grades 7-12 (boys)
- Harpeth Hall School - Nashville, TN - Grades 5-12 (girls)
- Franklin Road Academy (FRA) - Nashville, TN - Grades PreK-12
- Currey Ingram Academy - Brentwood, TN - Grades K-12
- The Ensworth School - Nashville, TN - Grades PreK-12
- Saint Matthew Catholic School - Franklin, TN - Grades PreK-8
- Saint Cecilia Academy - Nashville, TN - Grades 9-12 (girls)
- New Hope Academy - Franklin, TN - Grades PreK-6
- Brentwood Academy - Brentwood, TN - Grades 6-12

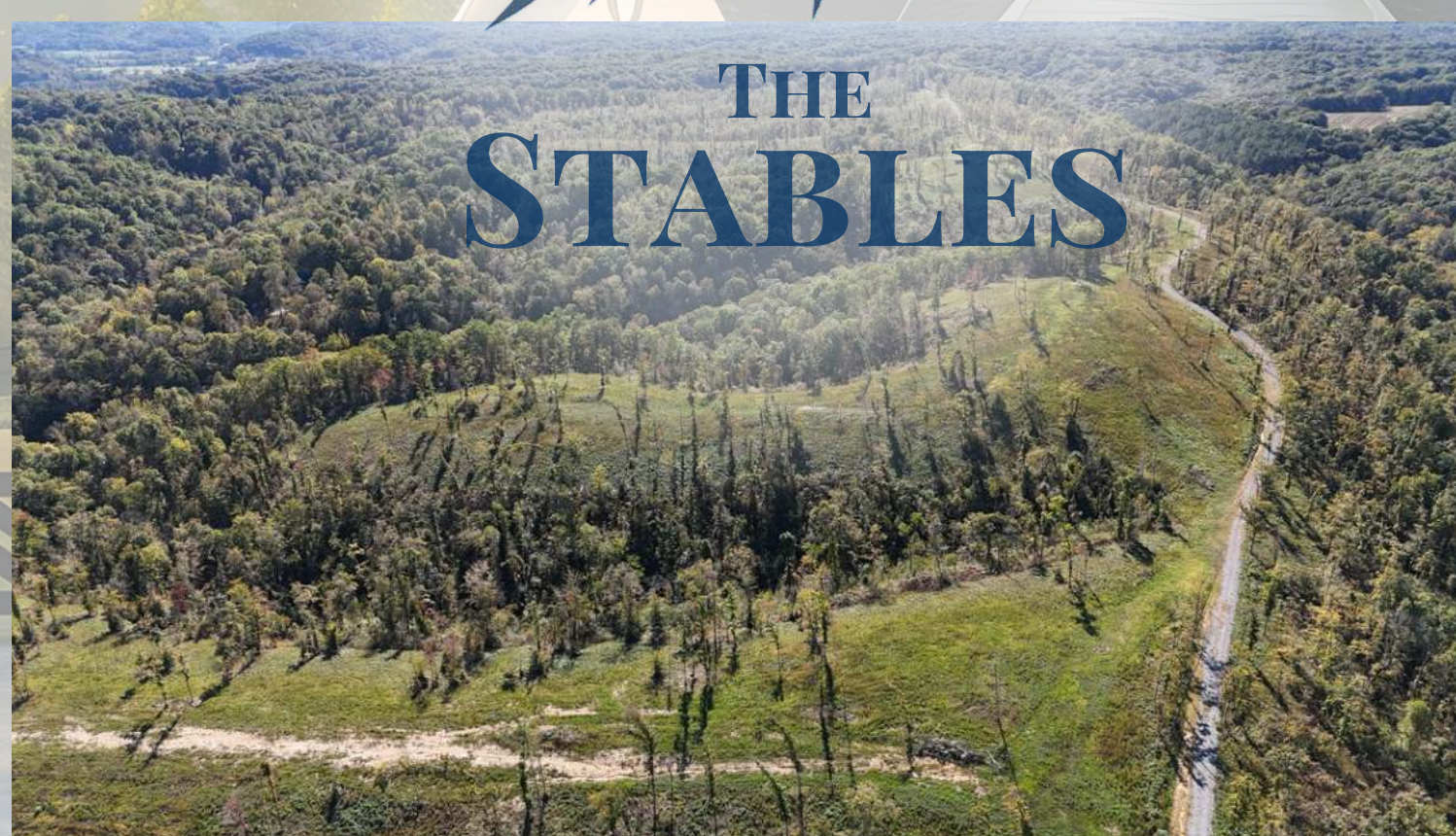


SCHOOLS

Conveniently located just **8-15 minutes** from Award-Winning Williamson County Schools

	GreatSchools Rating
Westwood Elementary School	8
Fairview Middle School	6
Fairview High School	7

**ENDLESS
POSSIBILITIES**



PARCEL INFO

1

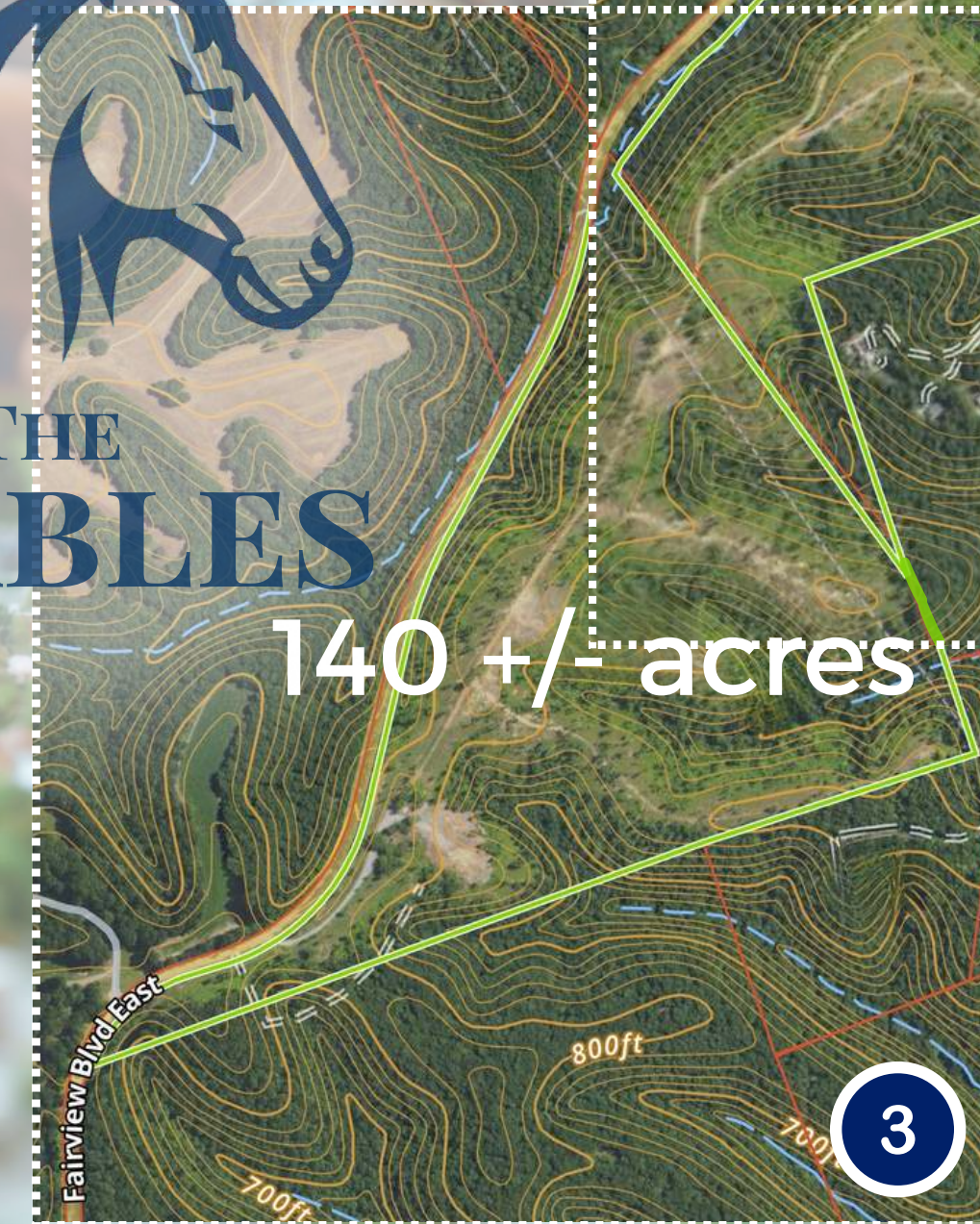
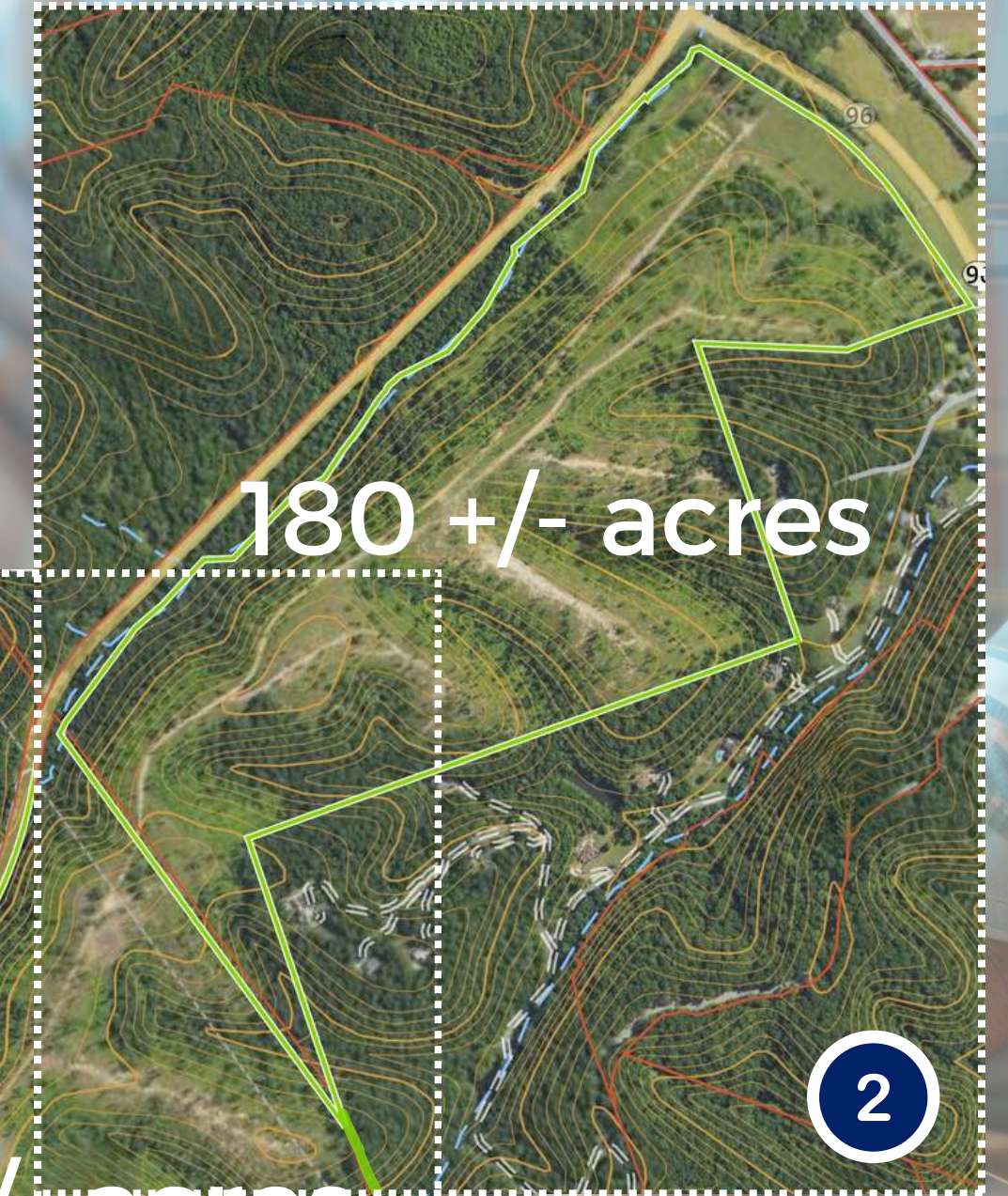
Parcel ID: **167-00-0-005.00**
Parcel Address: **9441 Highway 100**
Nashville, TN 37221-4508
Lot Size: **1 Acre**

2

Parcel ID: **168-00-0-059.00**
Parcel Address: **0 HIGHWAY 100**
NASHVILLE, TN 37221
Lot Size: **179.97 Acres**

3

Parcel ID: **023 066.01 000**
Parcel Address: **9685 HIGHWAY 96**
NASHVILLE, TN 37221
Lot Size: **140 Acres**



THE STABLES

**Images for visual reference purposes only, boundary lines to be verified by survey, all pertinent info to be verified by buyer/Buyer's agent*

Build Your Legacy... Reach out today!

CONNECT.

Additional information available,
Please reach out to learn more.



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