720± Acre Pre-Approved Mixed-Use Development Opportunity — 20 Minutes from Nashville
0 Highway 70
Pegram, TN 37143

$12,900,000
720± Acres
Cheatham County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
0 Highway 70

City, State Zip
Pegram, TN 37143

County
Cheatham County

Type
Recreational Land

Latitude / Longitude
36.122586 / -87.070244

Taxes (Annually)
$2,753

Acreage
720

Price
$12,900,000

Property Website
www.mossyoakproperties.com







720± Acre Pre-Approved Mixed-Use Development Opportunity — 20 Minutes from Nashville
Pegram, TN / Cheatham County

PROPERTY DESCRIPTION

An extraordinary **720 acre development opportunity** in Pegram, Tennessee, combining significant **large-scale acreage, infrastructure, and proximity to downtown Nashville**.

What truly distinguishes this property today is its advanced planning status. The **Pegram Planning Commission has approved a comprehensive Site Plan** incorporating a mix of **residential, recreational, and commercial uses**, providing a substantial head start for a developer seeking a large-scale project within the Greater Nashville market. This property was previously marketed as a private, recreational paradise but now holds an even hire value with the Owner's having completed the heavy lifting of obtaining the appropriate local development approvals.

Development Potential

The property's size, natural features, and approved plan create opportunities for a variety of concepts, including:

- Luxury residential or estate development
- Destination resort and riverfront lodge
- Cabin and cottage communities
- Outdoor recreation and adventure amenities
- Hospitality and commercial components
- Eco-tourism and nature-based development
- Mixed-use master-planned community

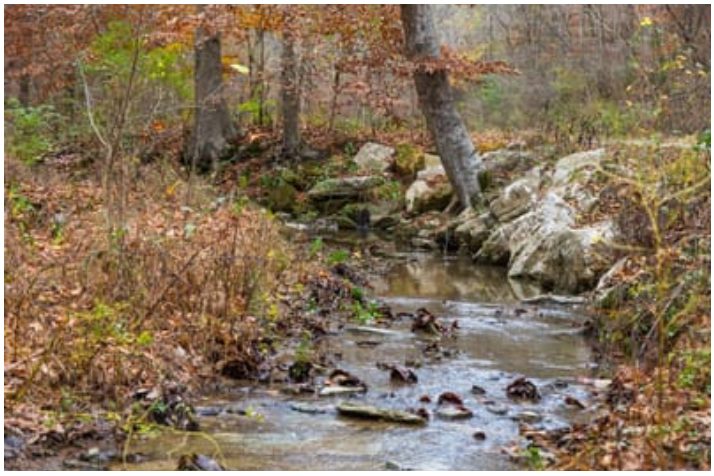
Property Highlights

- 720 contiguous acres
- 2 world class 18 hole golf courses within a 10 minute drive
- Rolling Hill Topography with flat plateau areas offering scenic views
- Approved Site Plan through the Pegram Planning Commission
- Planned residential, recreational, and commercial uses
- Municipal water available on site
- Electricity on site, stubbed up underground
- Convenient access along a state-maintained roadway
- Ability to create large private entrance into the property
- Approximately 20 minutes from downtown Nashville
- Exceptional combination of privacy, accessibility, and development potential

A Rare Nashville-Area Development Asset

Large contiguous tracts of this scale are increasingly difficult to find within close proximity to Nashville-particularly properties combining **large acreage, infrastructure, accessibility, and an approved development plan**. This tract has the possibility to lend itself as a luxury sister development to compliment the nearby 36 hole, Golf Club of Tennessee located in Kingston Springs, TN. Whether envisioned as an iconic Tennessee resort, luxury residential community, recreational destination, or thoughtfully designed mixed-use development, this **729 acre Pegram property** presents an opportunity to create a legacy project in one of Middle Tennessee's most desirable and rapidly growing markets.

For information contact the Listing Agent, Jamie Spencer - jspencer@mossyoakproperties.com cell 615-804-2571





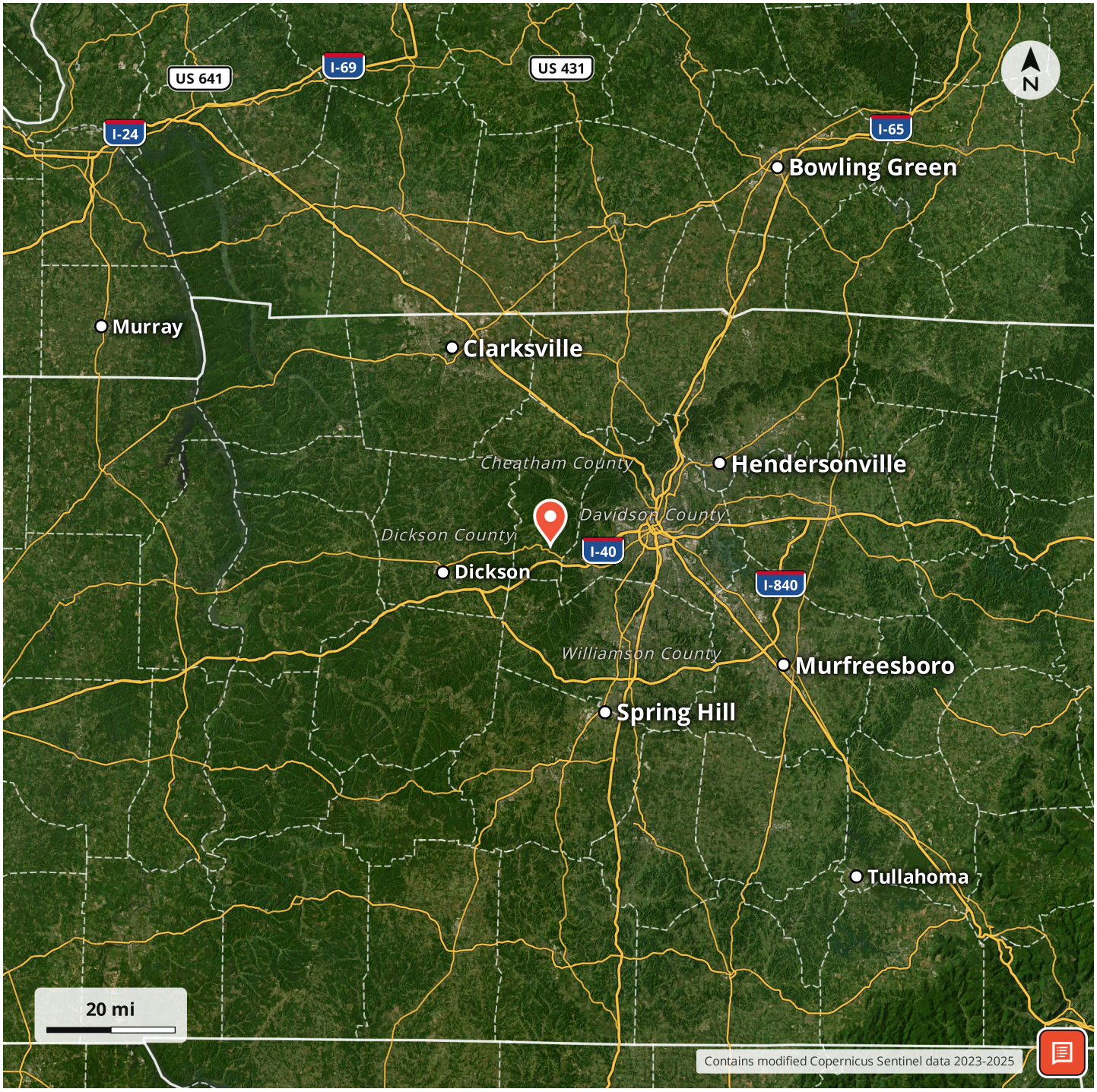




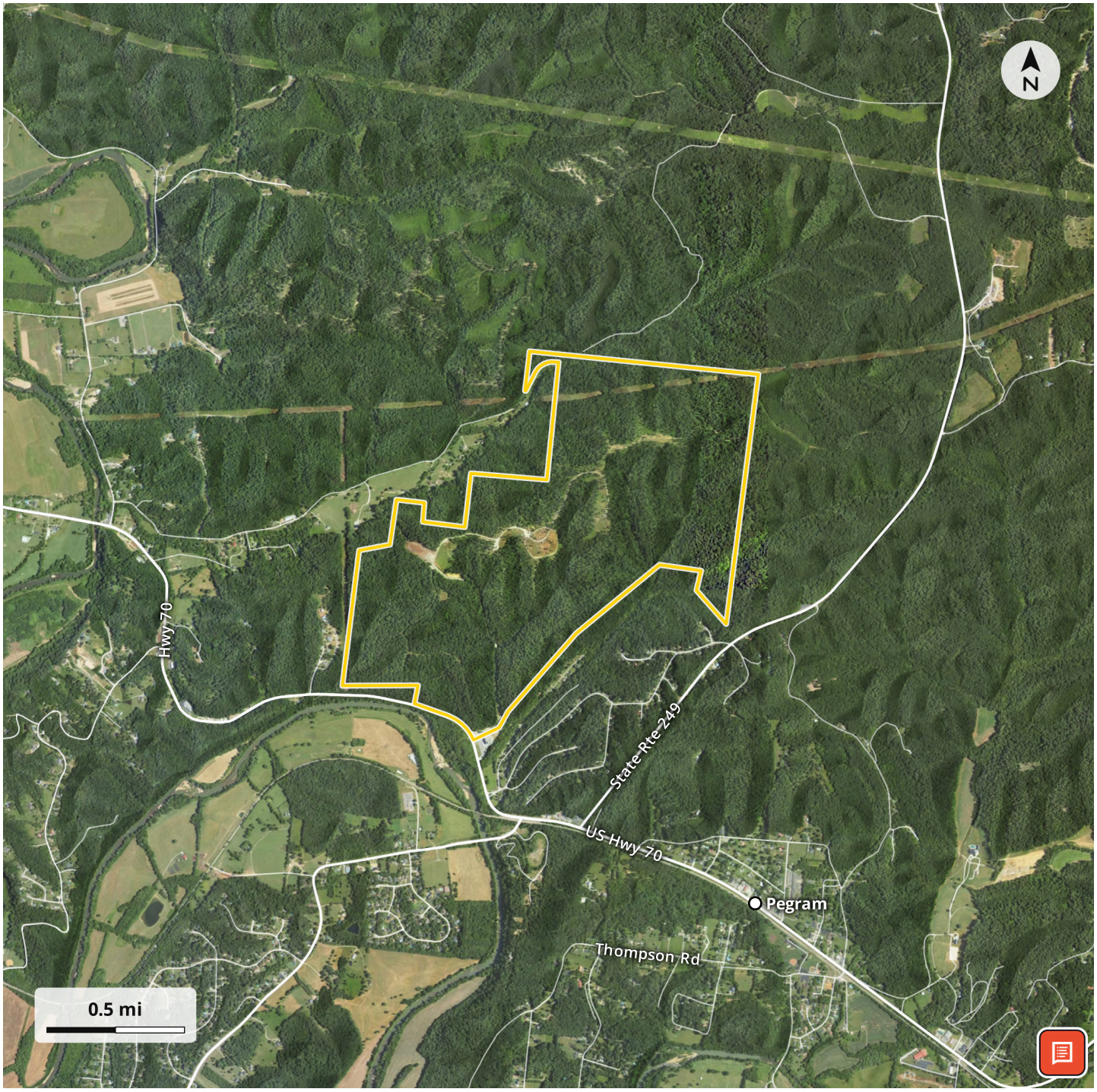




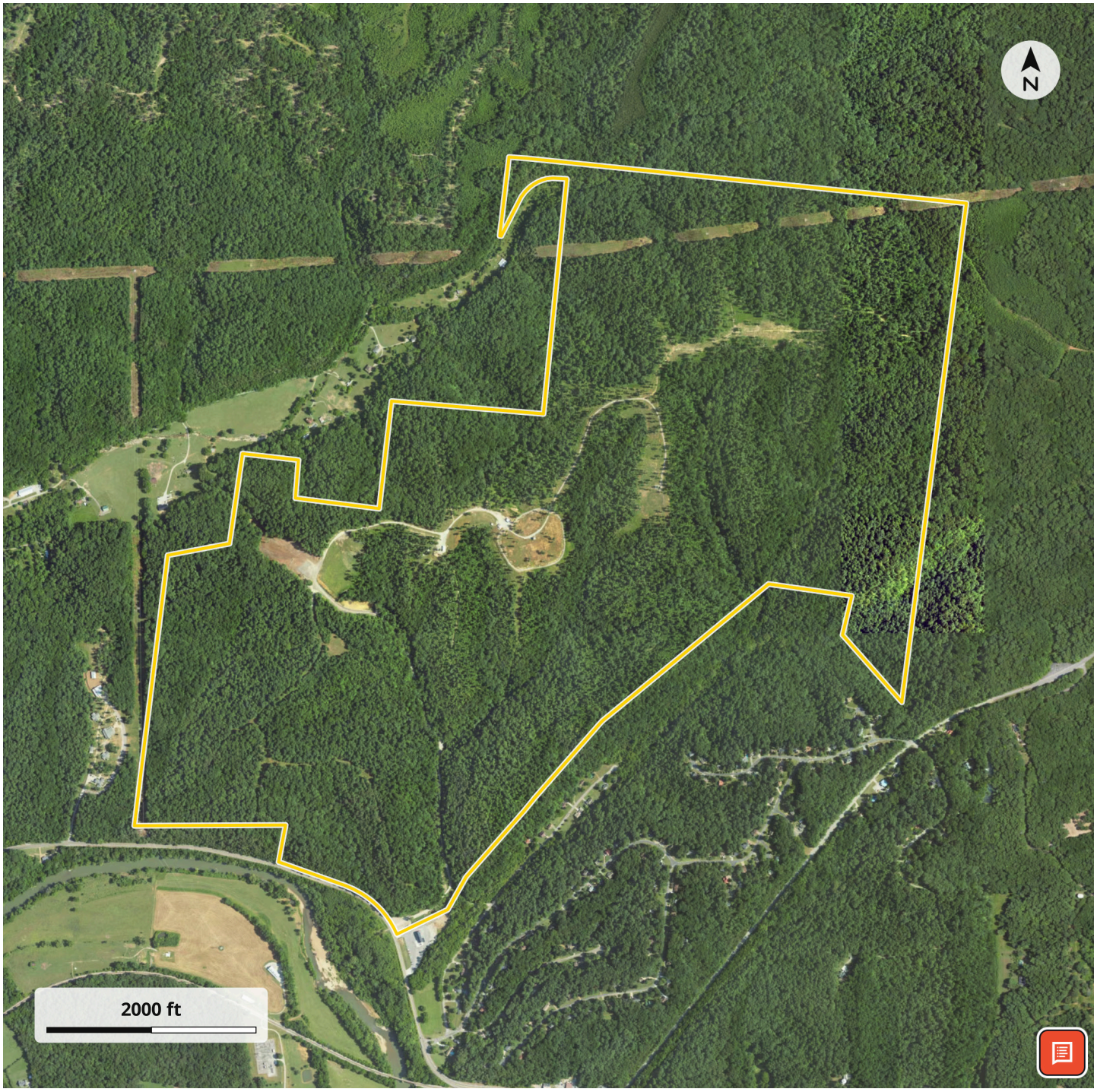
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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