

**ABSOLUTE AUCTION - 9.88 Acre Commercial
Development Tract in Brentwood, TN
1600 Franklin Rd
Brentwood, TN 37027**

\$1
9.880± Acres
Williamson County



ABSOLUTE AUCTION - 9.88 Acre Commercial Development Tract in Brentwood, TN
Brentwood, TN / Williamson County

SUMMARY

Address

1600 Franklin Rd

City, State Zip

Brentwood, TN 37027

County

Williamson County

Type

Undeveloped Land

Latitude / Longitude

35.975254 / -86.828666

Acreage

9.880

Price

\$1

Property Website

<https://www.mossyoakproperties.com/property/absolute-auction-9-88-acre-commercial-development-tract-in-brentwood-tn-williamson-tennessee/53712/>



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Brentwood, TN / Williamson County

PROPERTY DESCRIPTION

ABSOLUTE AUCTION - 9.88 ACRES - Brentwood, TN Discover an unparalleled commercial development opportunity with this expansive 9.88 +/- acre tract in Brentwood, Tennessee, set to be sold at Absolute Auction! Brentwood, a luxurious and highly desirable suburb of rapidly-growing Nashville, (Located in Williamson County) is renowned as one of the best places to live in Tennessee. This prime location offers close proximity to major urban amenities while maintaining the charm and exclusivity of an elite residential area.

Strategically positioned at the corridor into Brentwood, this commercial C2 lot offers excellent accessibility. It is situated under two miles from the I-65 corridor, providing seamless connectivity to downtown Brentwood and Franklin, both less than five miles away. The nearby Moores Lane interchange in Cool Springs further enhances access, making this location ideal for businesses seeking high visibility and convenience.

The area surrounding this property is rich with commercial activity and upscale amenities. Cool Springs, known for its vibrant business district, offers a plethora of dining, shopping, and entertainment options, all within a short drive. The proximity to Nashville International Airport (Brentwood is just a 20 minute drive away) ensures that national and international clients can easily reach the property, enhancing its appeal for corporate headquarters, retail complexes, or mixed-use developments.

This tract of land is one of the last large commercial development opportunities in Brentwood. It presents a unique blend of commercial and residential zoning, particularly on the hilltop portion of the lot.

Given Brentwood's status as a high-growth area with a robust economic outlook, and it's short distance from rapidly-growing Nashville, this property is perfectly positioned for a range of development projects. From corporate campuses and retail centers to residential complexes, the possibilities are vast. The completed road widening and sidewalk projects in 2021 have further improved infrastructure, making this location even more attractive for developers.

With its prime location, excellent accessibility, and significant development potential, this 9.88 +/- acre tract in Brentwood is a gem for builders and developers looking to capitalize on the region's growth.

Seize this rare opportunity to invest in one of Tennessee's most coveted areas.

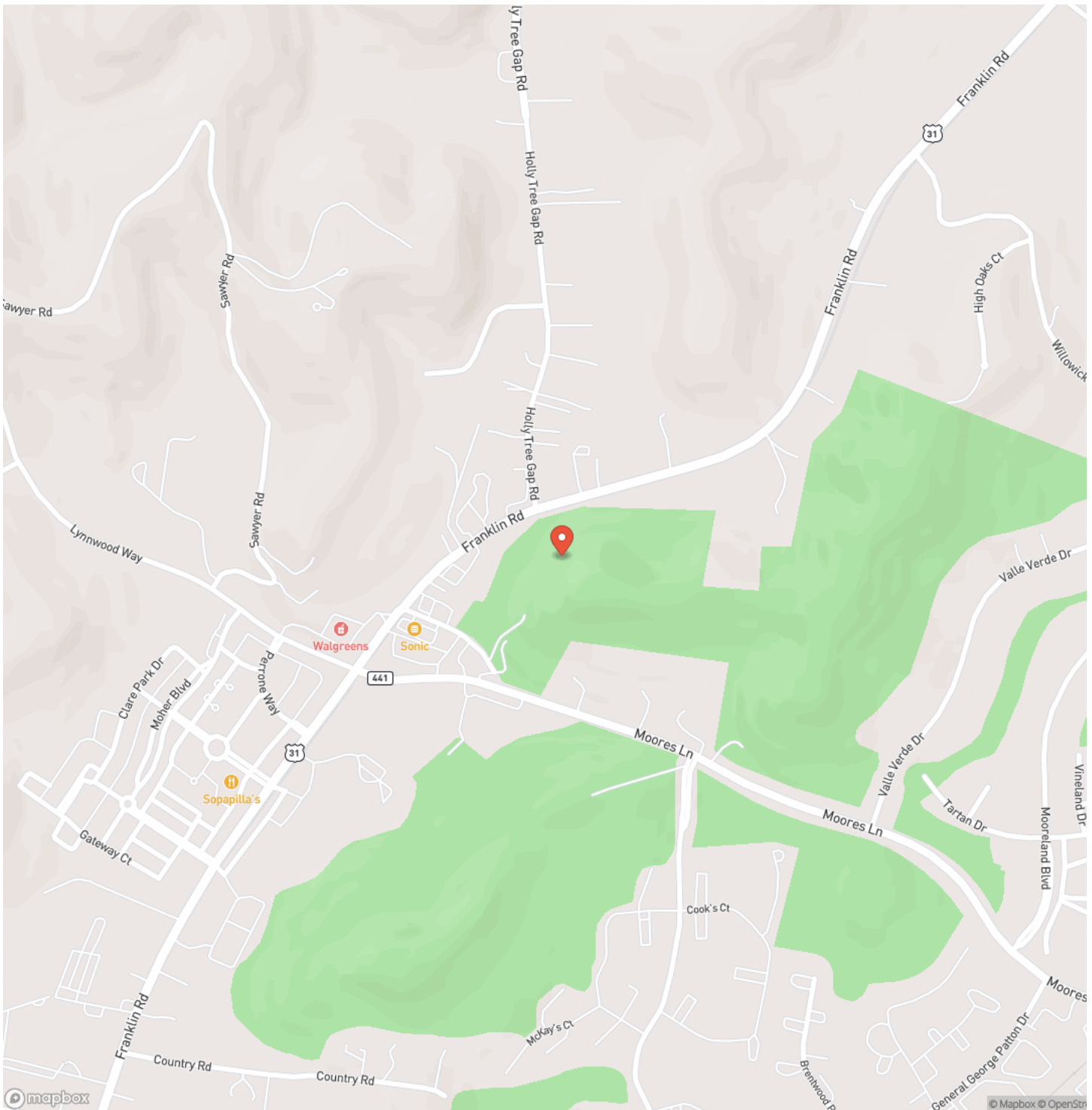
ABSOLUTE AUCTION – Brentwood, TN - 9.88 +/- Acres of Prime Commercial Development Land - Previously listed at \$7,900,000. Online Auction Only -Bidding Ends Oct 3rd - Contact JP KING For More Details at [800-558-5464](tel:800-558-5464) or LISTING AGENT, JAMES SPENCER WITH MOSSY OAK PROPERTIES - jspencer@mossyoakproperties.com



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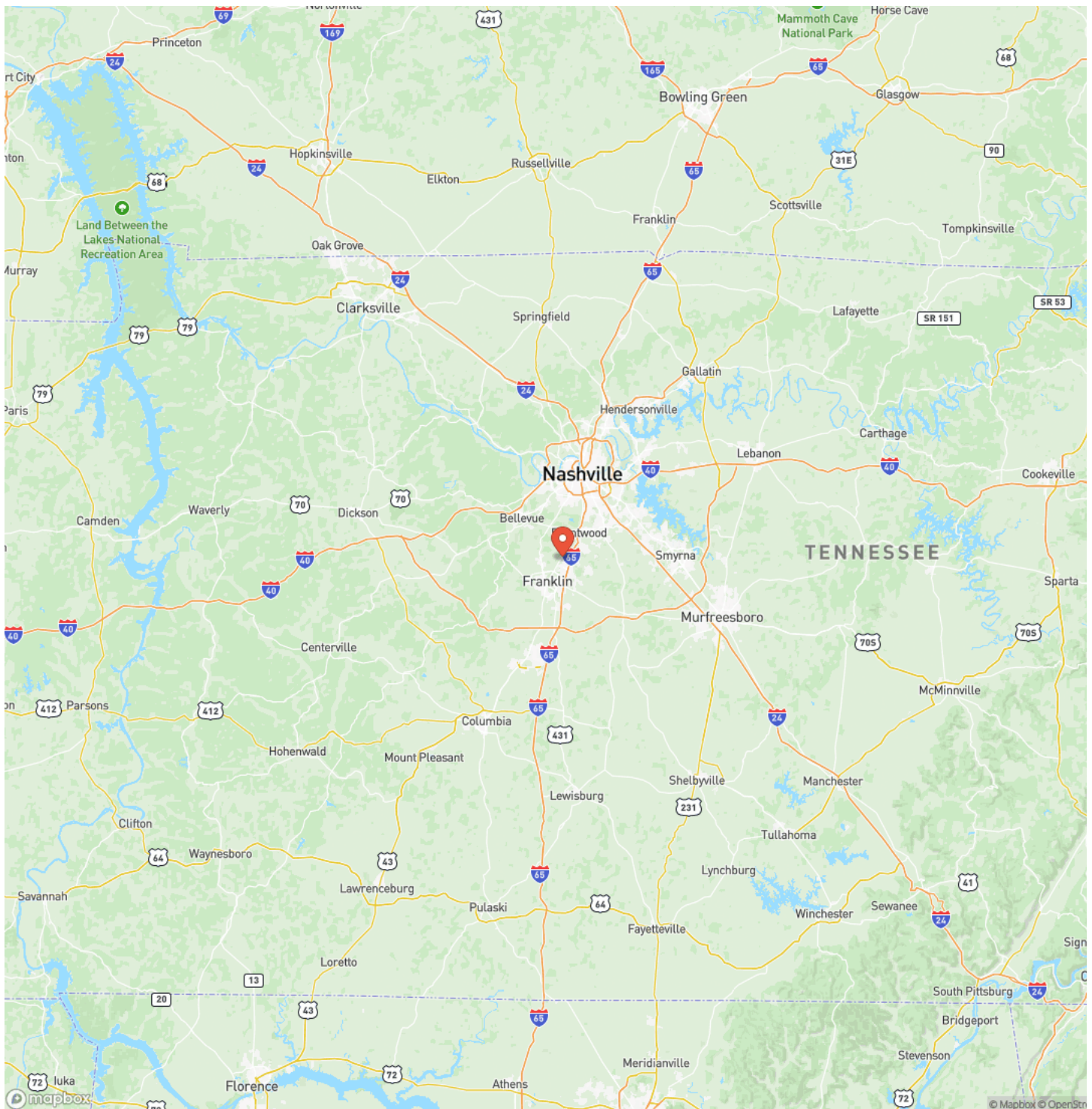


Locator Map

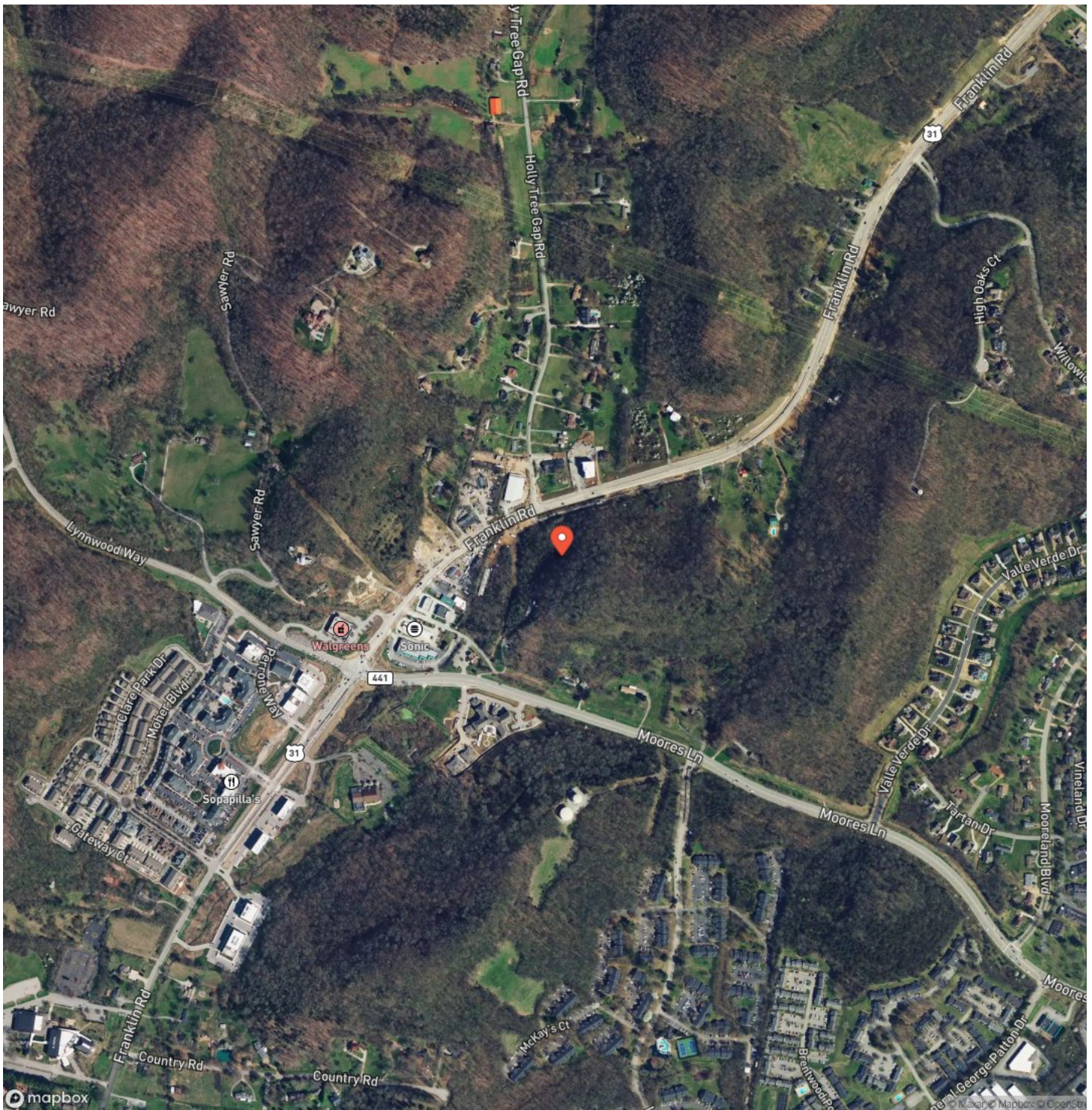


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

Franklin, TN 37064

NOTES



MORE INFO ONLINE:

www.mossyoakproperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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