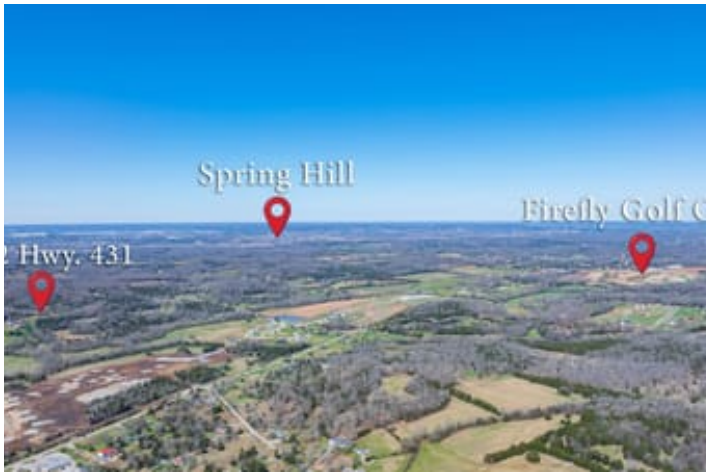
85.1 Acres With Great Development Potential Just Minutes To Spring Hill, TN!!
3562 Highway 431
Columbia, TN 38401

$3,300,000
85.1± Acres
Maury County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

85.1 Acres With Great Development Potential Just Minutes To Spring Hill, TN!!
Columbia, TN / Maury County

SUMMARY

Address
3562 Highway 431

City, State Zip
Columbia, TN 38401

County
Maury County

Type
Farms, Business Opportunity, Undeveloped Land, Timberland, Recreational Land, Hunting Land

Latitude / Longitude
35.689498 / -86.845796

Acreage
85.1

Price
$3,300,000

Property Website
www.mossyoakproperties.com







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

PROPERTY DESCRIPTION

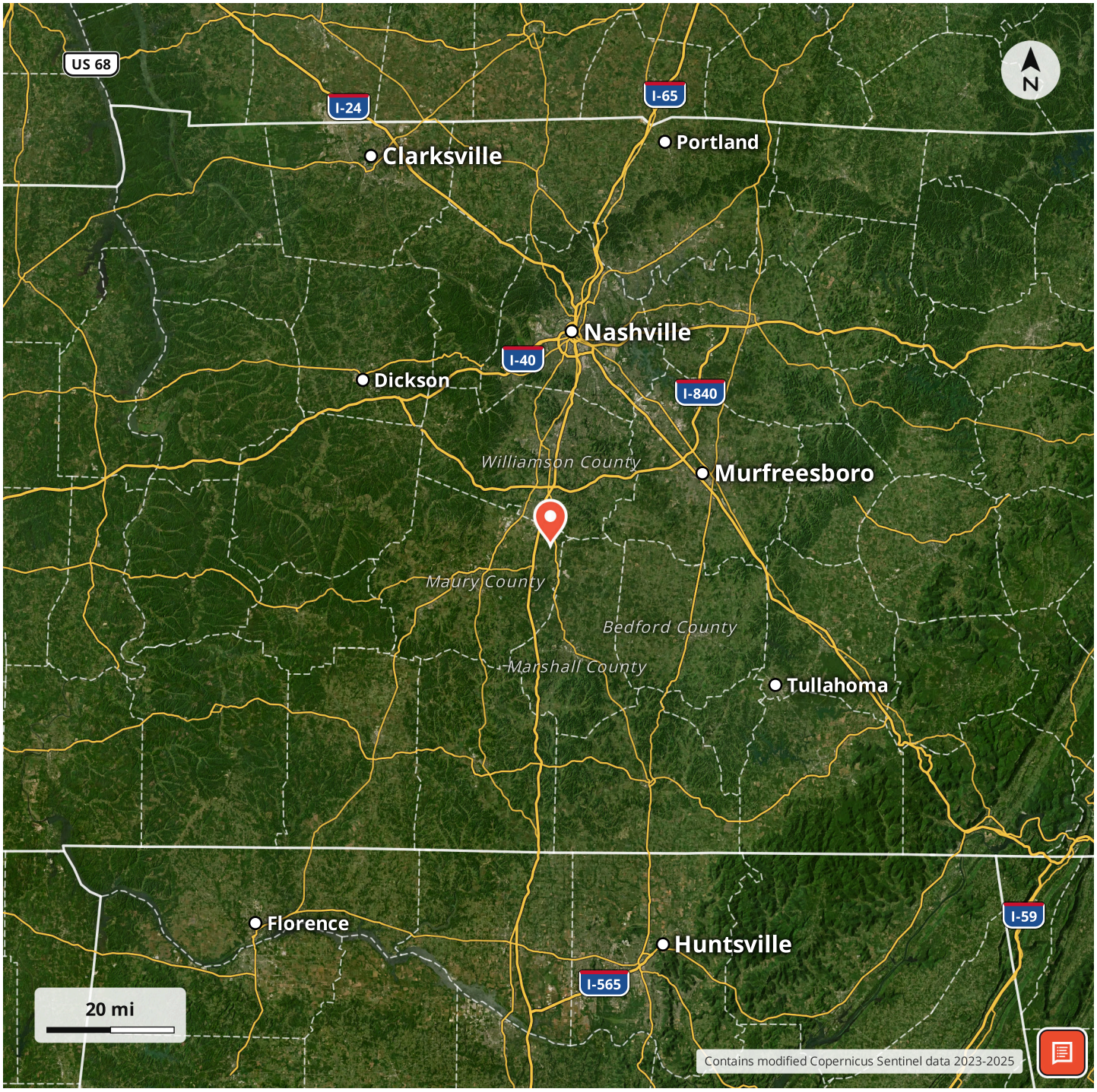
Attention developers!! This is a unique opportunity to capitalize on one of the last approved high density developments in Maury County. Tremendous amount of completed engineering with county approvals (too large to attach to the listing but can be emailed upon request). Approvals are set to expire in September of 2026, but extension submittals are currently in process with expected approval that will extend vesting rights for 3 more years. The original engineer that navigated this initially is open to re engaging through completion, and is intimately aware of every facet of this proposed development. Situated in one of the hottest locations in Middle TN just a couple of miles south of the new FireFly development, and only 10 minutes from Spring Hill makes this a very intriguing opportunity. Buyer or buyers agent to verify all pertinent info. Call the listing agent Jeremy Hall at 931-797-4868 with any questions or to set up a private showing.







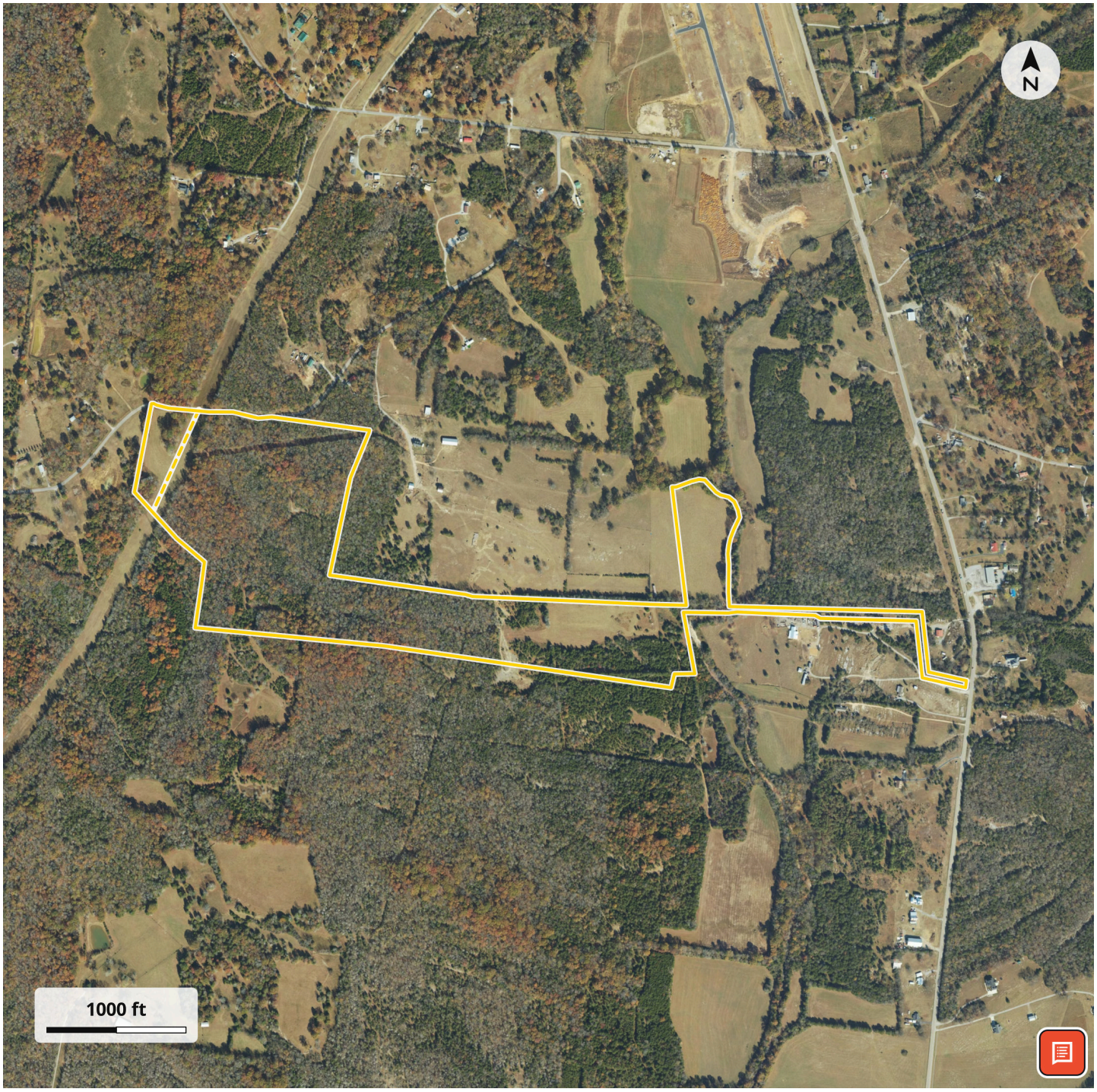

Regional Map



Locator Map


N
Joe Peay Rd
US Hwy 431
Will Brown Rd
Lewisburg and Franklin Pike
0.5 mi

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Jeremy Hall

Mobile
(931) 797-4868

Email
jhall@mossyoakproperties.com

Address
706 Columbia Avenue

City / State / Zip
Franklin, TN 37204

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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