

±317 ACRE WILSON COUNTY SINGLE FAMILY DEVELOPMENT

±300 HOMES (R1 ZONING)



CONTACT FOR MORE INFORMATION



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PROJECT OVERVIEW



OFFERING OVERVIEW



LOCATION 3564 Hartsville Pike, Lebanon, TN

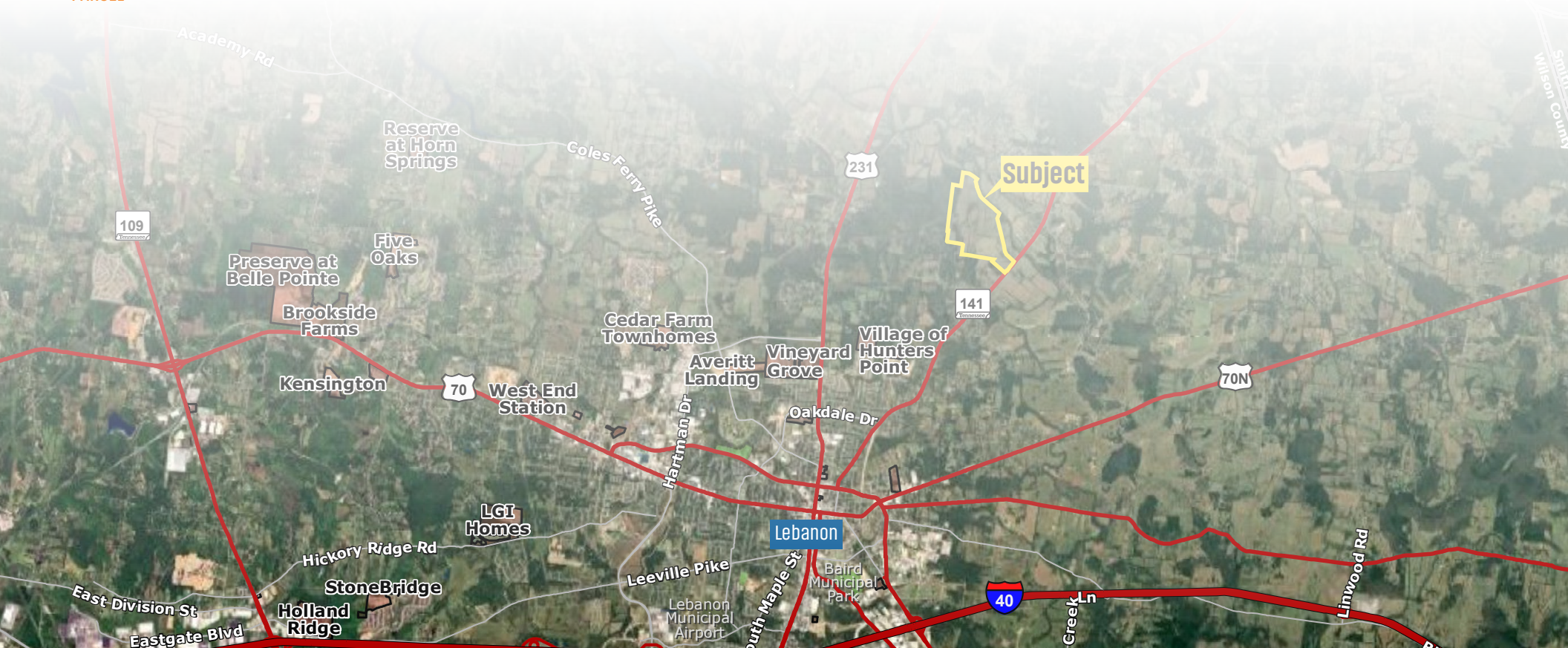
SIZE ±317.16 Acres

PRICE Call for Details

PARCEL 09504403600

ZONING

- Wilson County R1-Rural Residential Zoning, primarily intended for low-density residential development.
- As of May 2023, the Wilson County Commission updated the minimum lot size requirement for R-1 zoning to 40,000 square feet (approximately 0.92 acres) for single-family homes, regardless of access to public water and sewer services.
- Assuming ±30 acres for step fields, the property would support 290-300 homes.



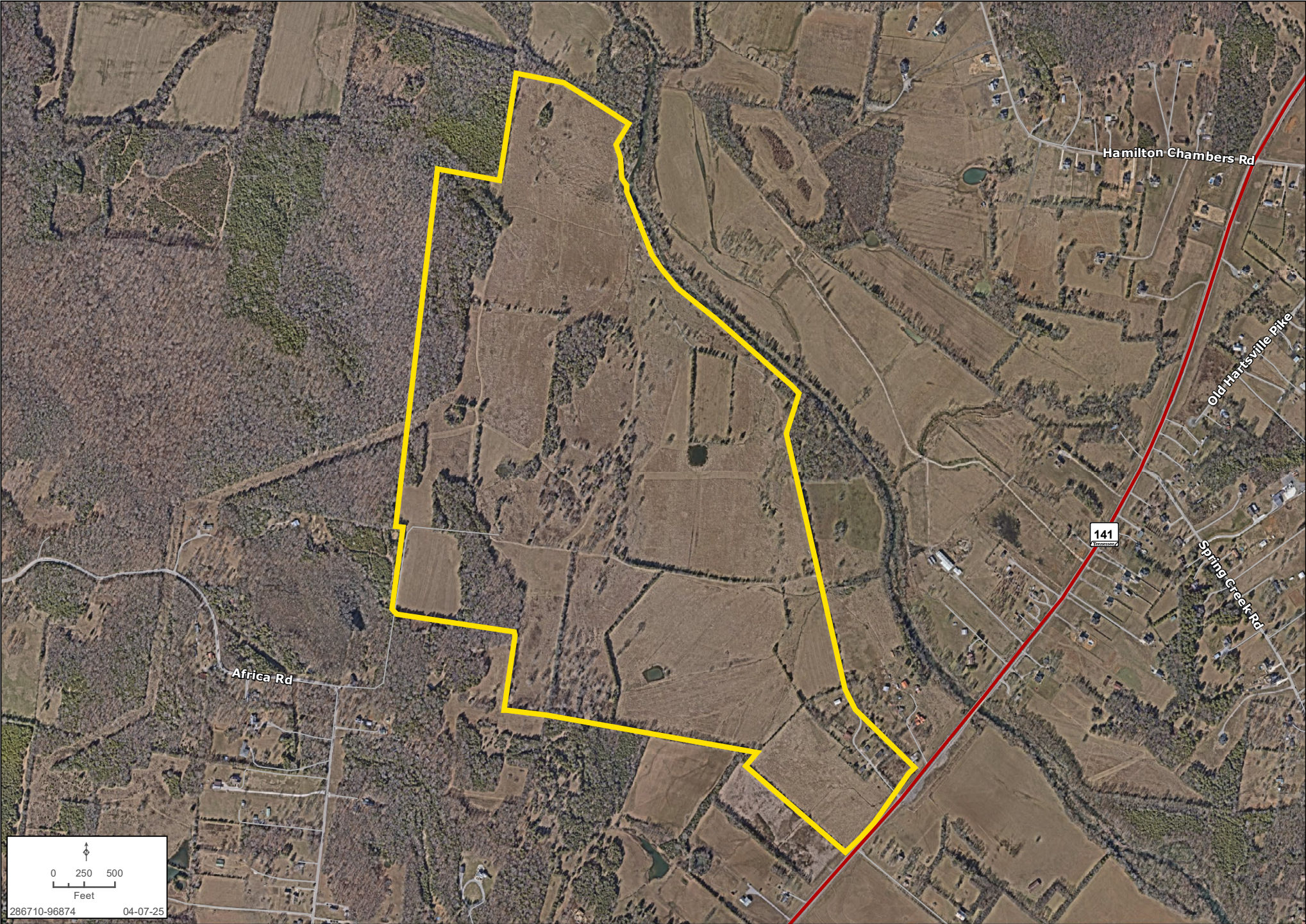
02

MAPS



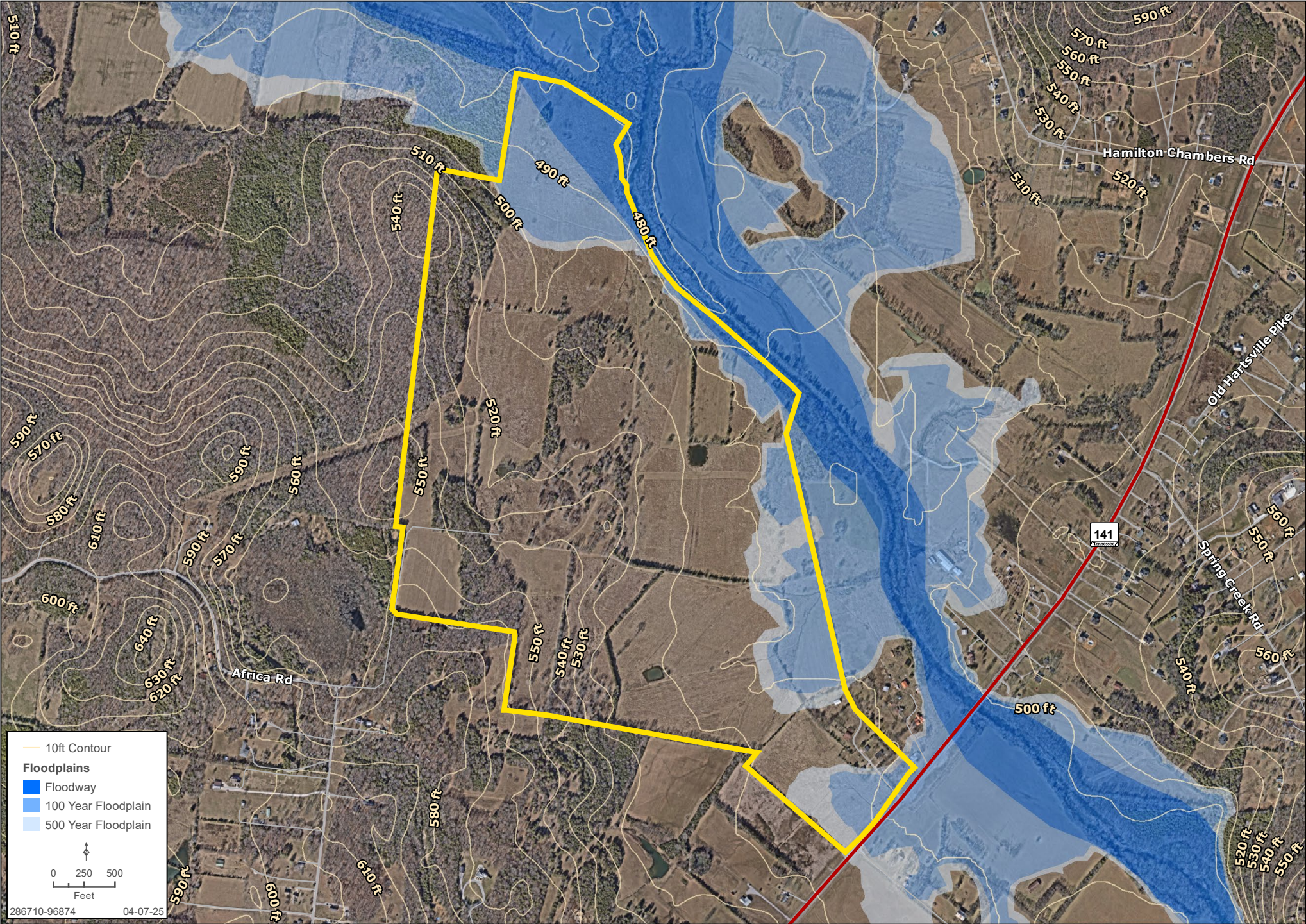
DETAIL | ±317 ACRE WILSON COUNTY SINGLE FAMILY DEVELOPMENT

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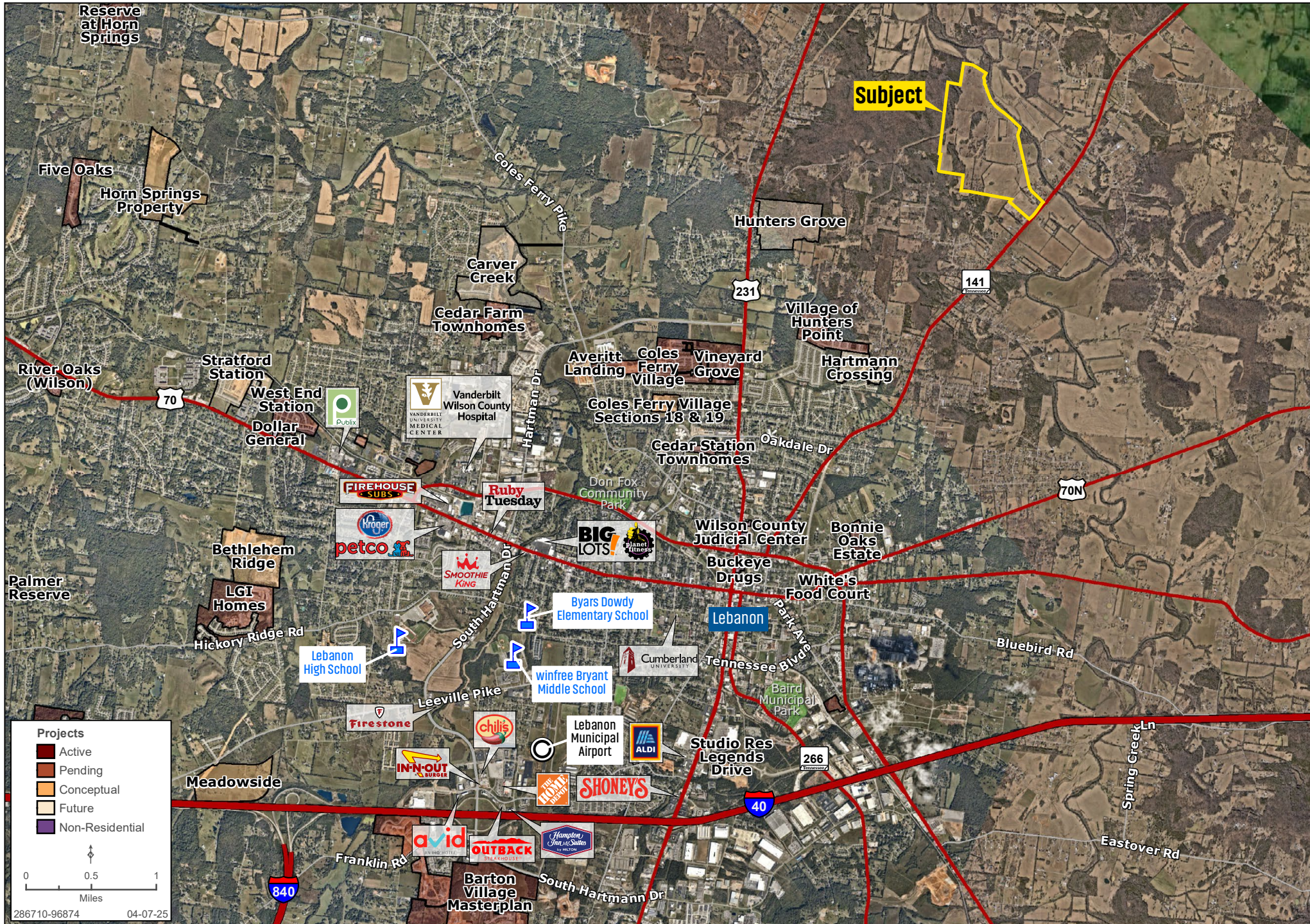
CONTOUR & FLOODPLAIN | ±317 ACRE WILSON COUNTY SINGLE FAMILY DEVELOPMENT

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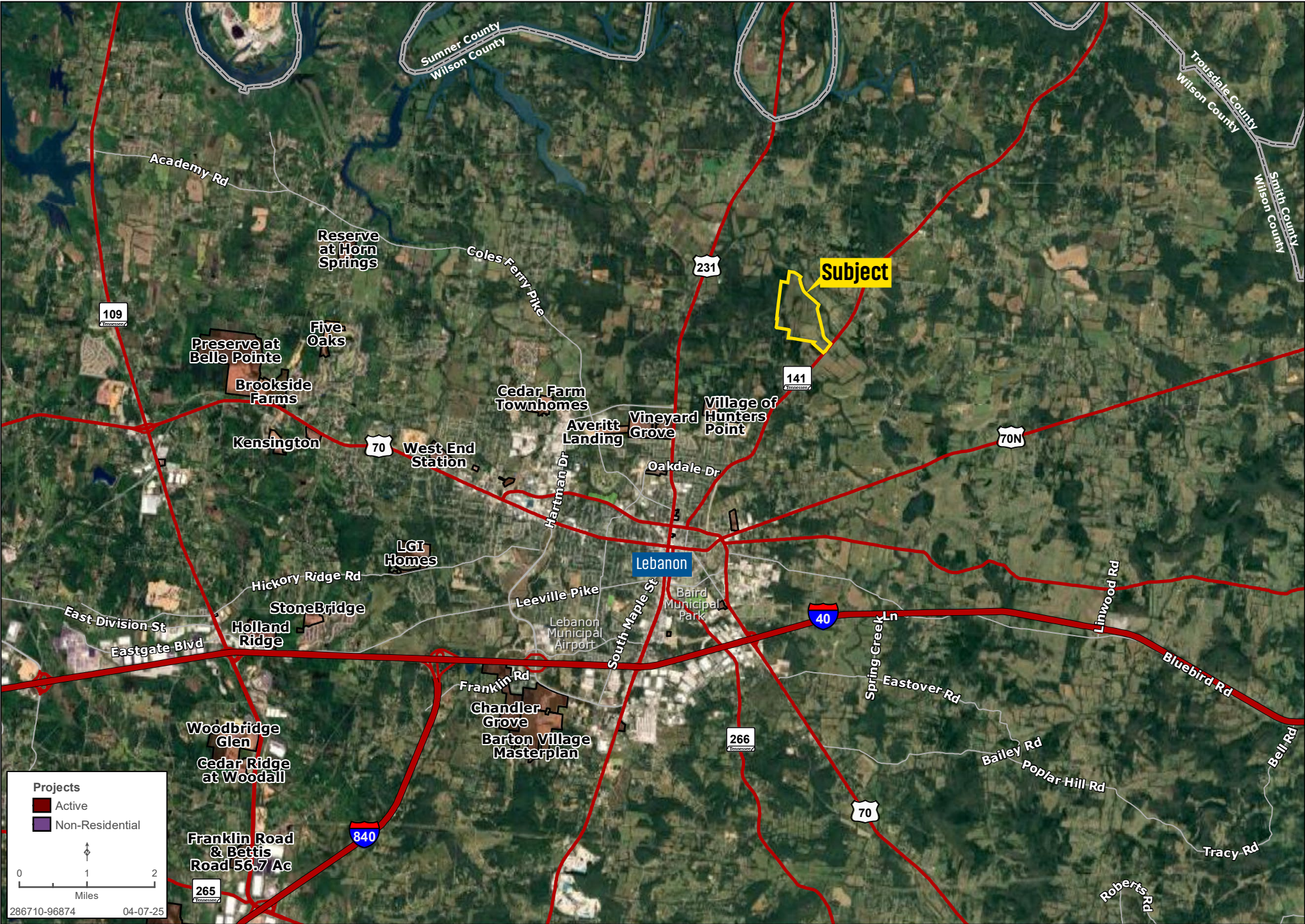
AMENITIES | ±317 ACRE WILSON COUNTY SINGLE FAMILY DEVELOPMENT

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DEVELOPMENT | ±317 ACRE WILSON COUNTY SINGLE FAMILY DEVELOPMENT

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PROXIMITY | ±317 ACRE WILSON COUNTY SINGLE FAMILY DEVELOPMENT

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03

MARKET INSIGHTS



NASHVILLE MARKET REPORT

NSH

MARKET INSIGHTS • 2025



3.4%

Nashville Unemployment Rate



-0.3%

YoY New Home Starts Down



18.2%

YoY New Home Closings Up

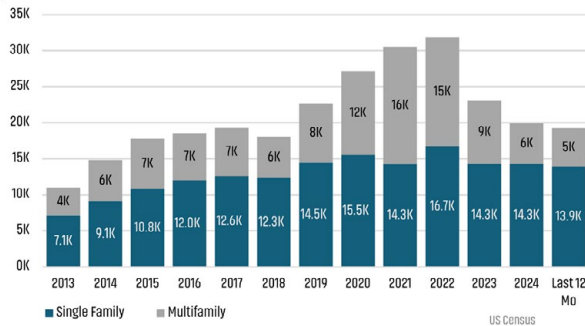


\$629,979

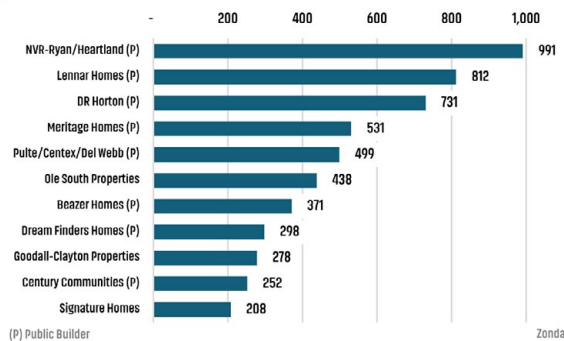
Median New Home Price

NEW HOUSING TRENDS¹

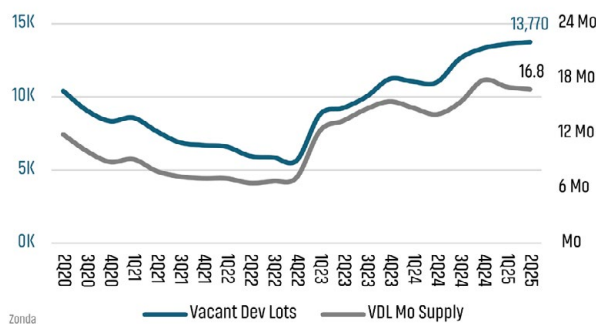
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS



Jun 2024
9,396
Jun 2025
9,367
-0.3%

ANNUALIZED NEW HOME CLOSINGS

18.2%

Jun 2024
8,309
Jun 2025
9,820

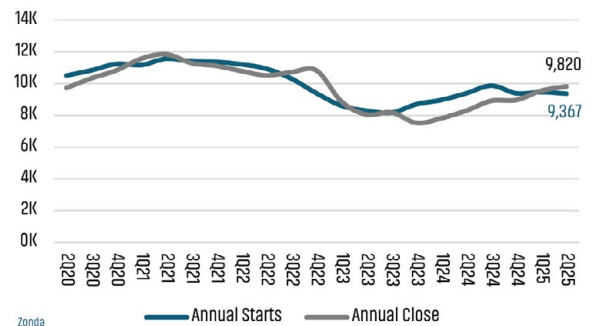


MEDIAN NEW HOME PRICE



Jun 2024
\$611,944
Jun 2025
\$629,979
2.9%

Annual Starts vs Closings



MLS RESALE STATISTICS - NASHVILLE MSA SINGLE FAMILY HOMES²

ANNUALIZED CLOSED SALES

Jun 2024
26,228
Jun 2025
26,753
▲ 2.0%

MONTHS OF INVENTORY

Jun 2024
3.2 Mo
Jun 2025
3.9 Mo
▲ 0.7 Mo

MEDIAN SALE PRICE

Jun 2024
\$505,000
Jun 2025
\$528,297
▲ 4.6%

DAYS ON MARKET

Jun 2024
44 Days
Jun 2025
47 Days
▲ 3 Days

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

NASHVILLE

Jun 2024	Jun 2025
3.2%	3.4%
▲ 0.2%	

TENNESSEE

Jun 2024	Jun 2025
3.3%	3.5%
▲ 0.2%	



TOTAL NONFARM EMPLOYMENT (in thousands)

NASHVILLE

Jun 2024	Jun 2025
1,192	1,205
▲ 1.1%	

TENNESSEE

Jun 2024	Jun 2025
3,378	3,407
▲ 0.9%	



EMPLOYMENT CHANGE

NASHVILLE

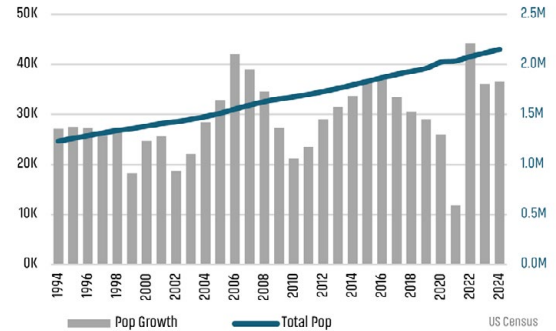
Annualized Employment Change
1.1%

TENNESSEE

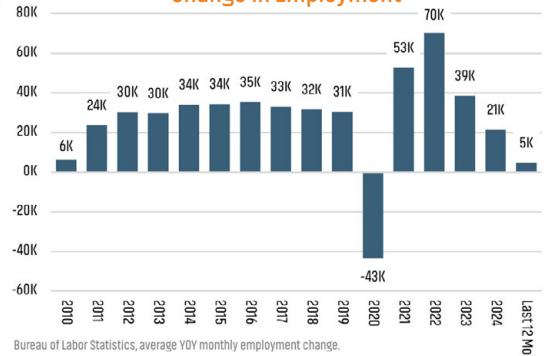
Annualized Employment Change
0.7%



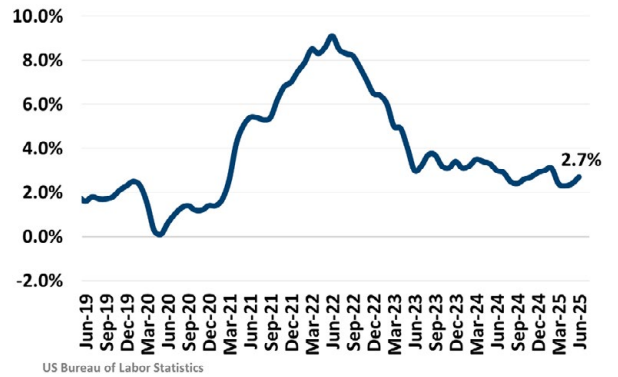
Population Growth & Total Population



Change in Employment



US Inflation Rate

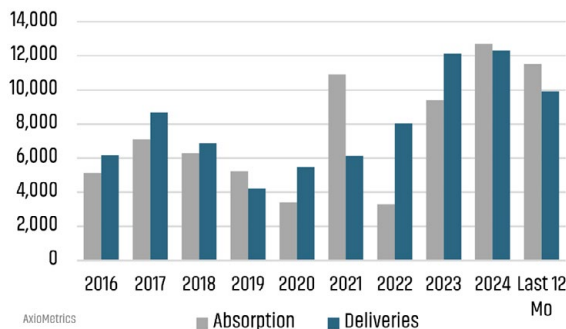


30 Year Fixed Mortgage Rate

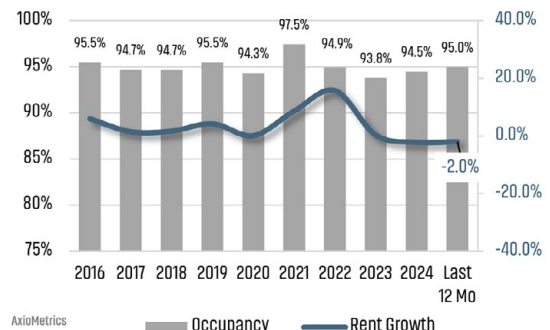


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



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