

CLAUDE FOX ROAD | CORNERSVILLE, MARSHALL COUNTY

ASSEMBLAGE OR LAND SUBDIVISION OPPORTUNITY



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ORGANIZATION

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PROPERTY OVERVIEW



Situated just half a mile from I-65 in Marshall County, Tennessee, this **±39.67-acre property** offers a rare combination of strategic access, elevated panoramic views, and existing infrastructure in a rapidly growing corridor south of Nashville. Currently zoned A-1 Agricultural Forestry, the property's scale and assemblage potential position it as an ideal candidate for a planned residential community, with a conceptual preliminary plat already prepared for a 13-lot subdivision.

On-site improvements — including an 1,800 SF barn, fenced perimeter with electric gate, city water, and an approved septic — reduce carrying costs and provide immediate income potential. The existing barn structure also presents a compelling conversion opportunity for a custom barndominium. Whether pursued as a residential development play, a private estate, a turnkey barndominium conversion, or a yield-producing ranch, this offering presents exceptional optionality in a high-demand Tennessee market.

LOCATION Claude Fox Rd & Hwy 11, Marshall County TN

SIZE ±39.67 Acres

ZONING A-1 Agricultural Forestry District

UTILITIES Water: Marshall County Board of Public Utilities (MCBPU)
Electric: Duck River Electric
Waste: Private Septic

CONDITION ±39.67 acres primed for choice of development or Barndominium





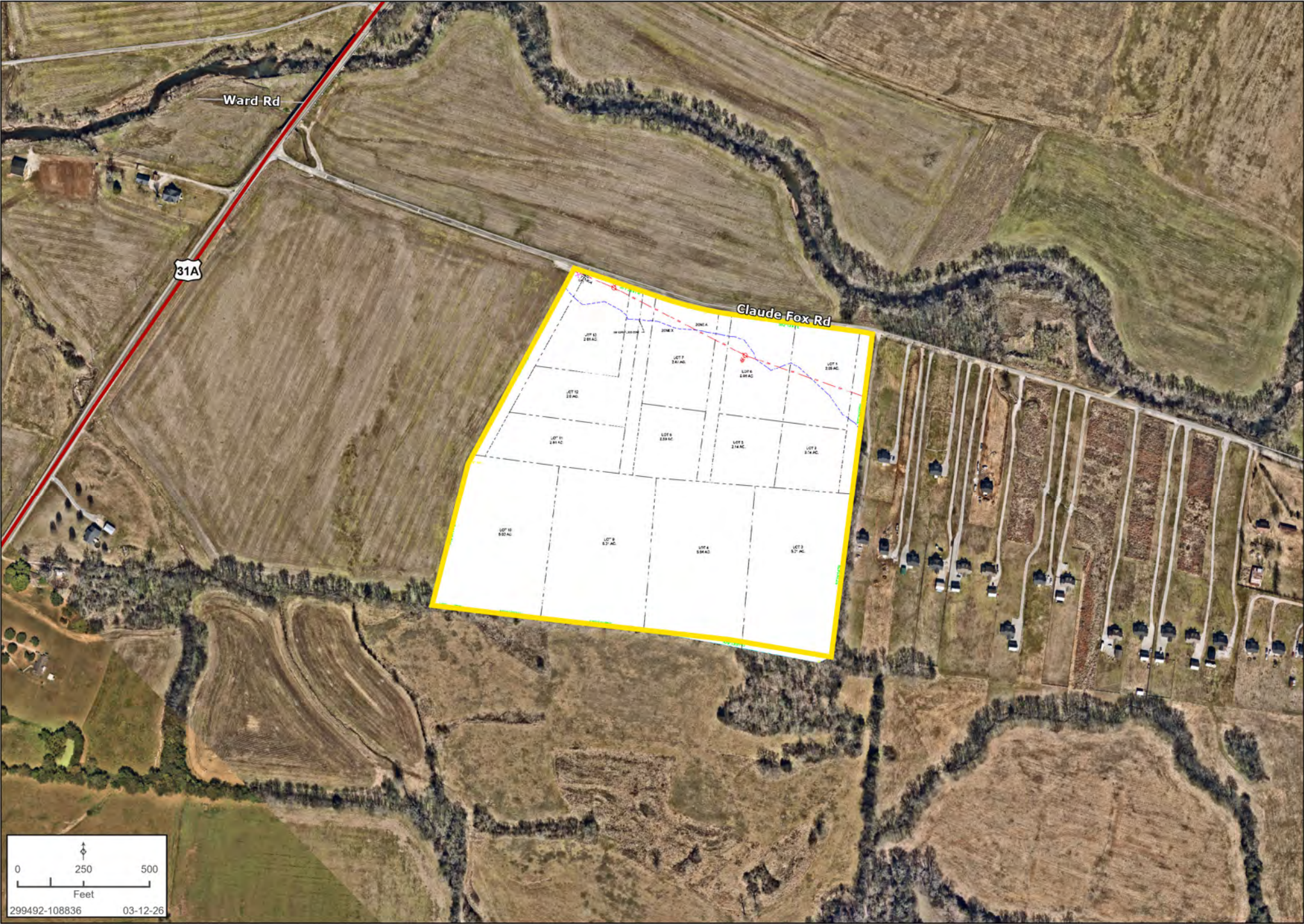
DETAIL

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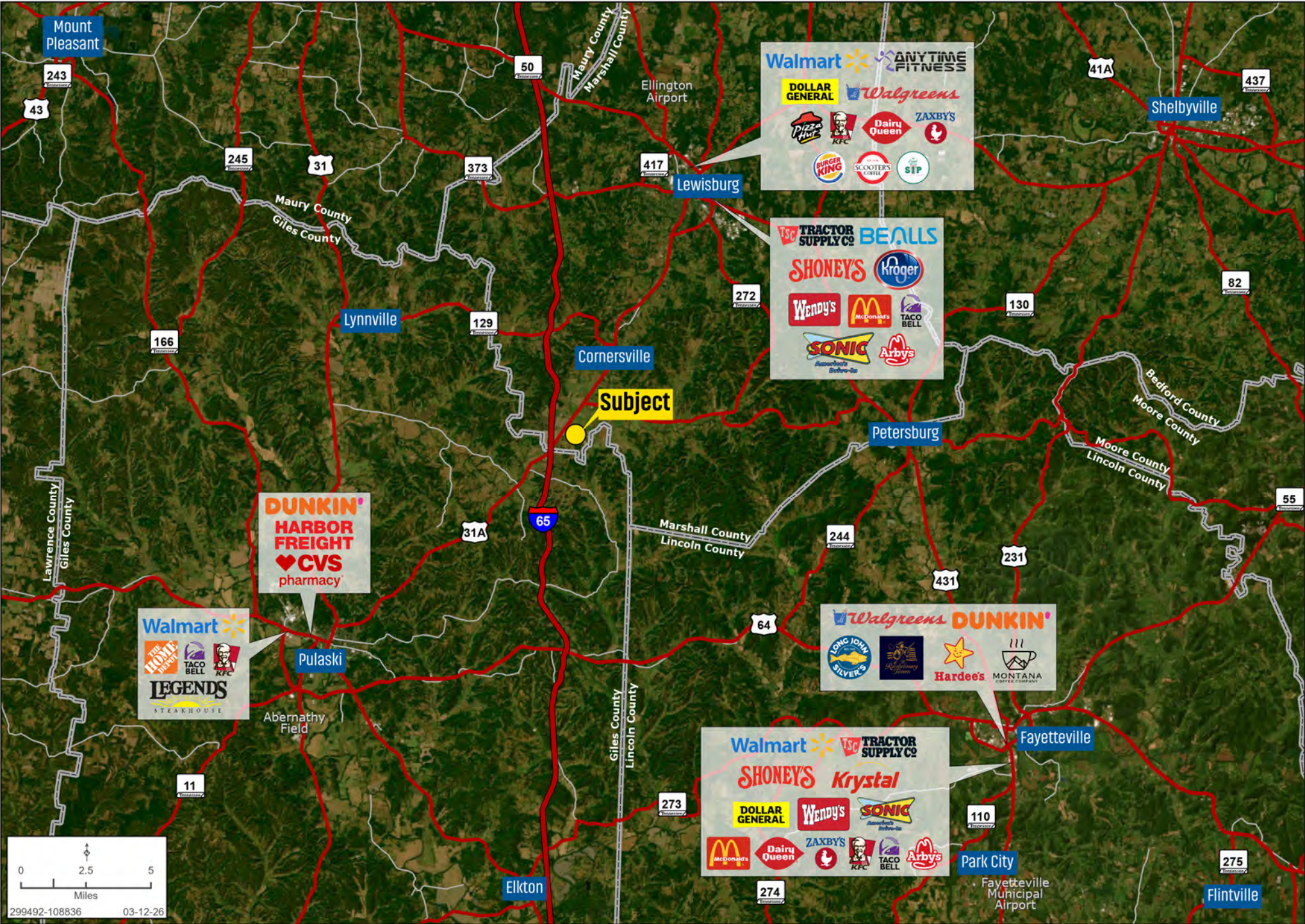
POTENTIAL SUBDIVISION PLAN

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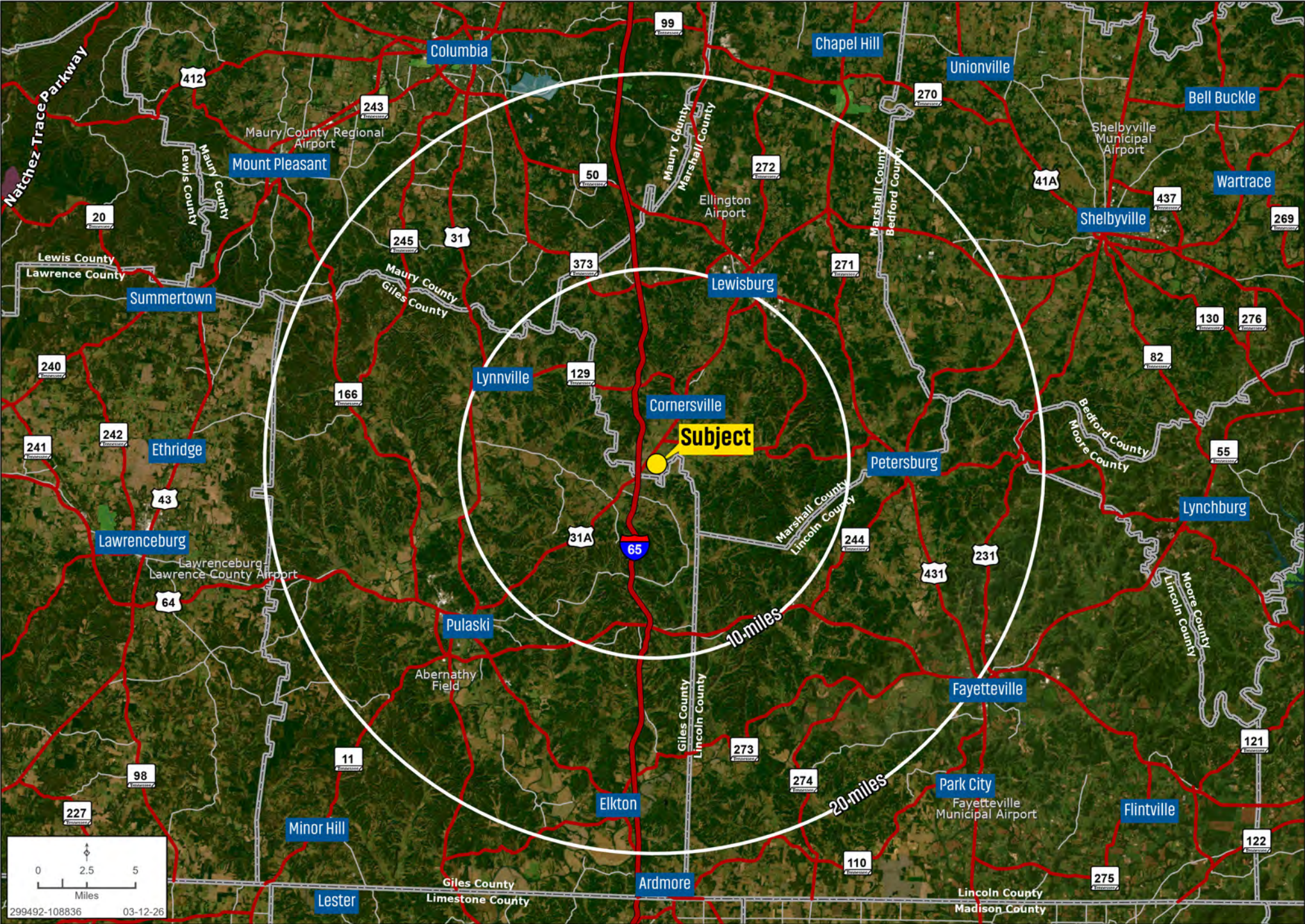
AMENITIES

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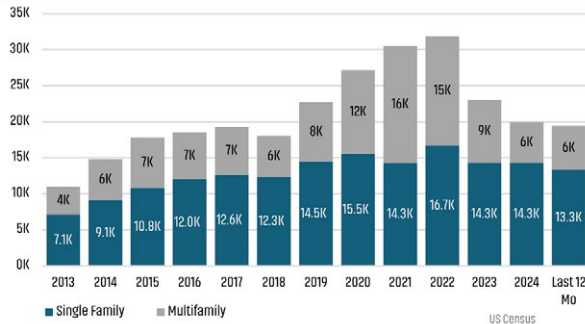
REGIONAL

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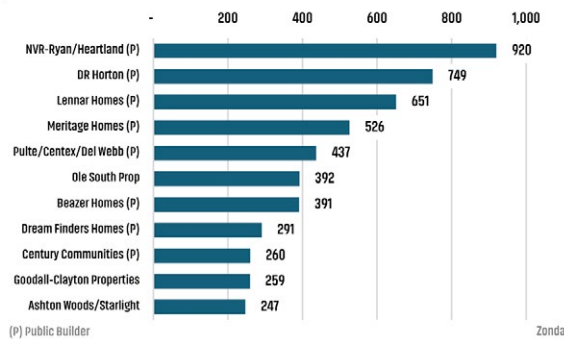


NEW HOUSING TRENDS¹

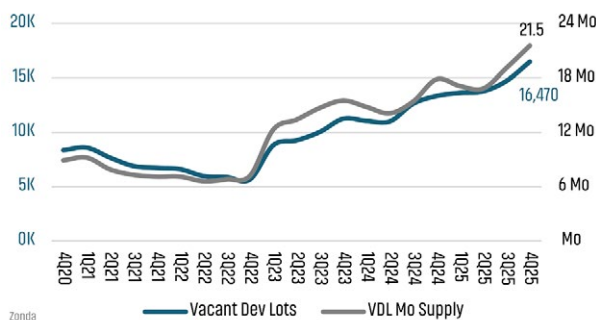
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS



Dec 2024
9,388
Dec 2025
8,764
-6.6%

ANNUALIZED NEW HOME CLOSINGS

2.3%

Dec 2024
8,970
Dec 2025
9,177

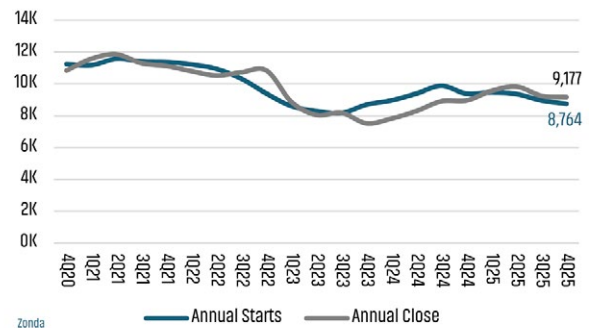


AVERAGE NEW HOME PRICE



Dec 2024
\$617,549
Dec 2025
\$699,000
13.2%

Annual Starts vs Closings



MLS RESALE STATISTICS - NASHVILLE MSA SINGLE FAMILY HOMES²

ANNUALIZED CLOSED SALES

Dec 2024
26,969
Dec 2025
26,821
-0.5%

MONTHS OF INVENTORY

Dec 2024
3.1 Mo
Dec 2025
3.2 Mo
0.2 Mo

MEDIAN SALE PRICE

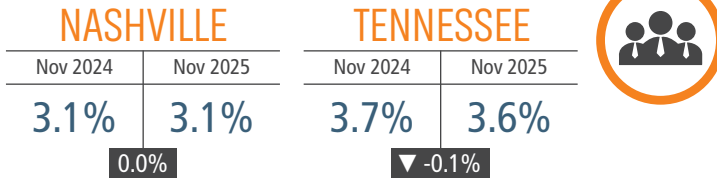
Dec 2024
\$500,000
Dec 2025
\$501,445
0.3%

DAYS ON MARKET

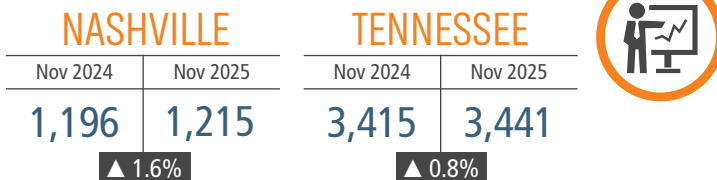
Dec 2024
50 Days
Dec 2025
62 Days
12 Days

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)



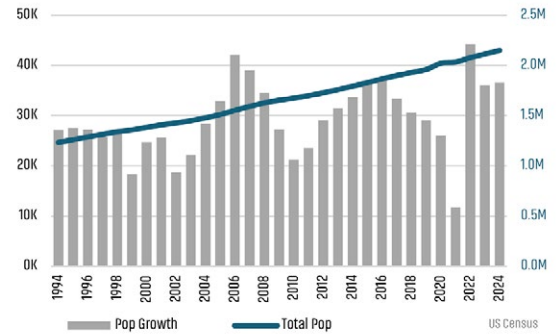
TOTAL NONFARM EMPLOYMENT (in thousands)



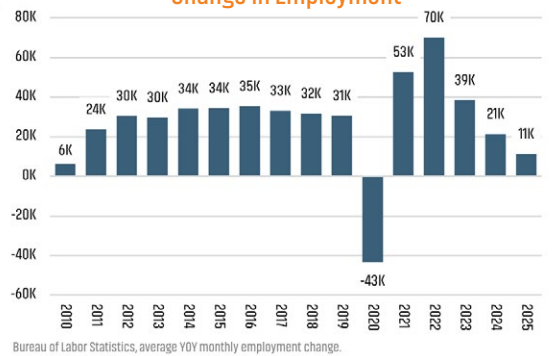
EMPLOYMENT CHANGE



Population Growth & Total Population



Change in Employment



30 Year Fixed Mortgage Rate

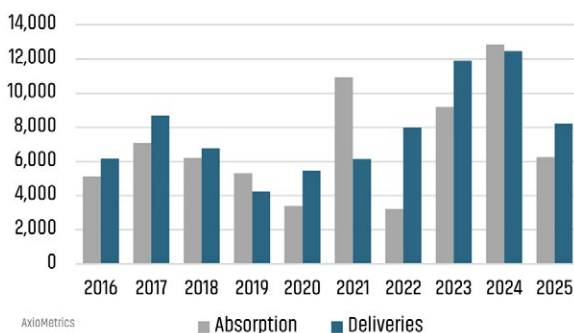


US Inflation Rate

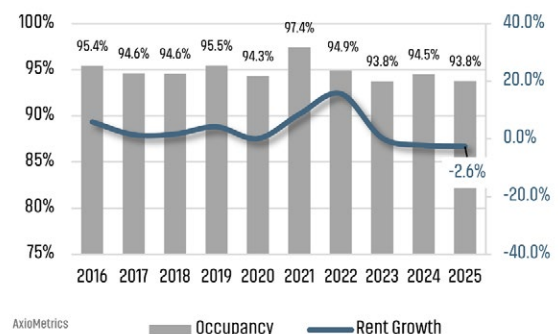


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



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