

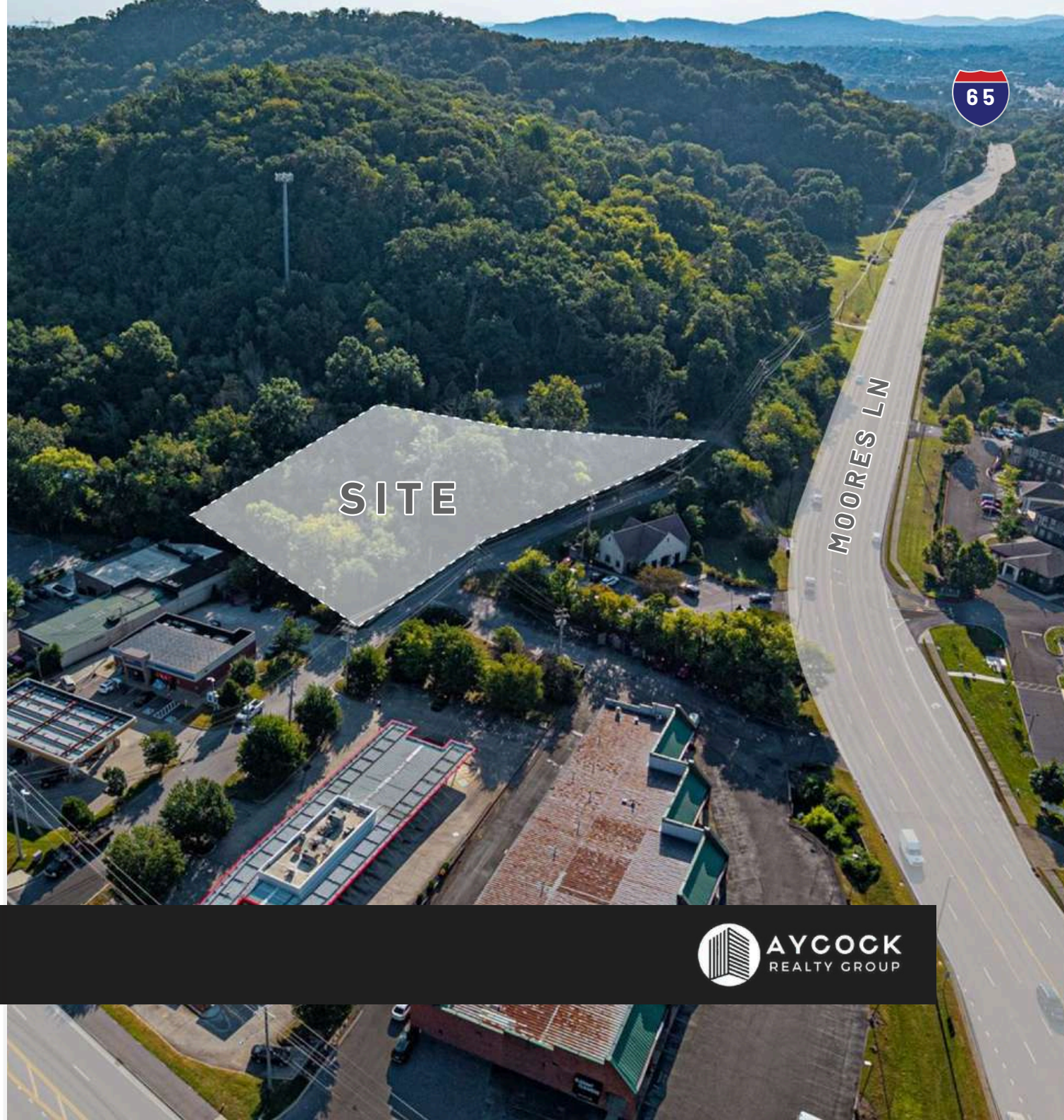
726

Moores Lane, Brentwood, TN 37027

**±1.073
Acres**

**A Rare Infill Development
Opportunity in the Heart of
Brentwood**

OFFERING MEMORANDUM



AYCOCK
REALTY GROUP

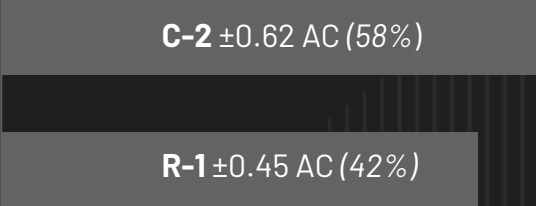
INVESTMENT SUMMARY

726 Moores Lane represents a hard-to-find infill development opportunity in one of Nashville’s most affluent and land-constrained suburban markets. Positioned near the signalized intersection of Franklin Road and Moores Lane, the site offers immediate access to Interstate 65, the Cool Springs retail and office corridor, downtown Brentwood, and downtown Franklin – four of Williamson County’s most established commercial nodes.

PROPERTY SPECIFICATIONS

Address	726 Moores Lane, Brentwood, TN 37027
Property Type	Vacant Development Land
Land Area	±1.073 acres / 46,740 SF (per City GIS)
Parcel	Williamson County Map 36, Parcel 61.01
Zoning	Split – C-2 Commercial Retail / R-1 Large Lot Residential
County	Williamson County, Tennessee

ZONING COMPOSITION



Zoning allocations are GIS-based estimates and remain subject to independent survey and verification by the City of Brentwood.

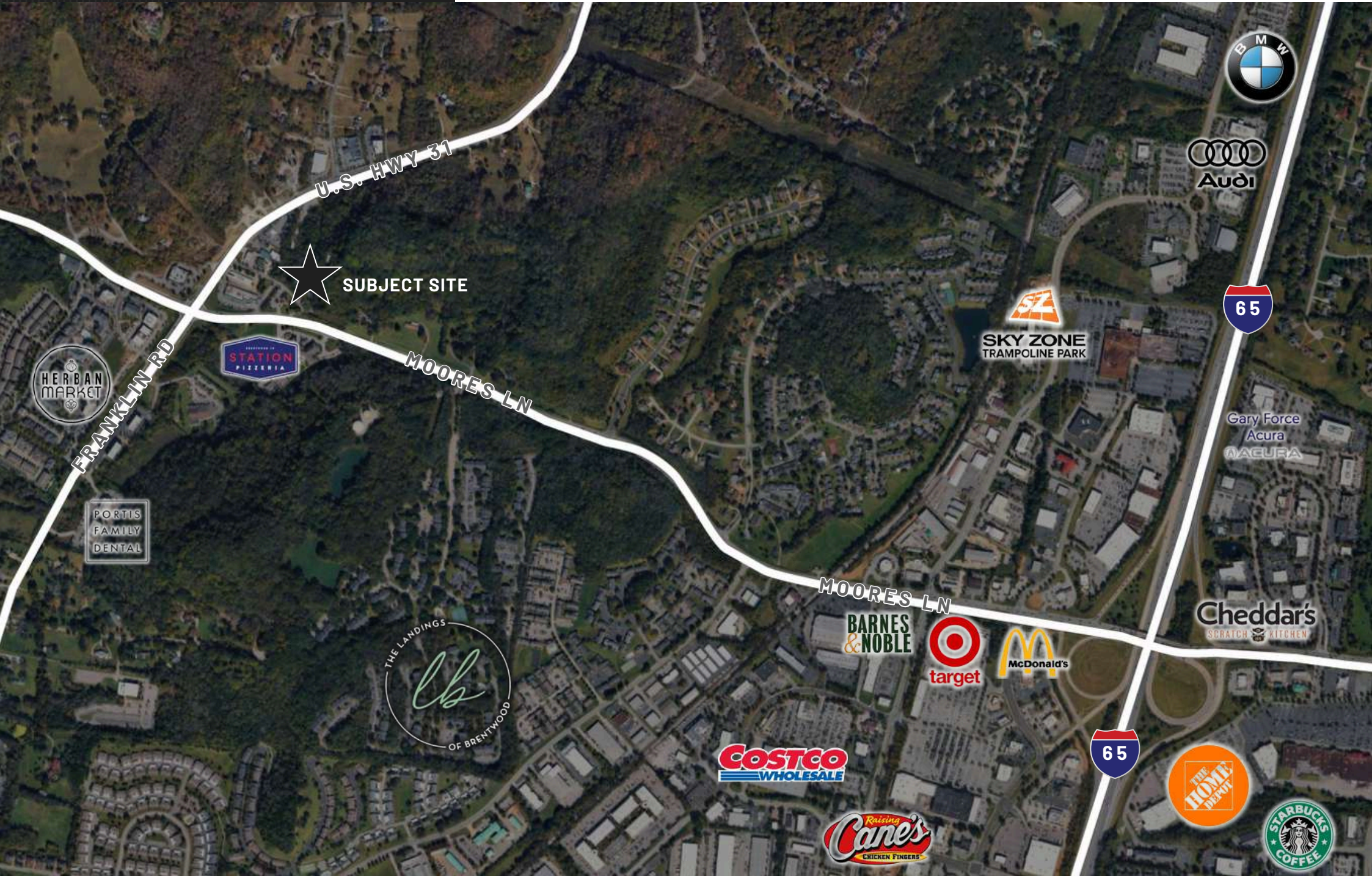




INVESTMENT HIGHLIGHTS

- Hard-to-find development site within the incorporated City of Brentwood
- ± 1.07 acres offering flexibility for commercial, residential, or mixed-use
- Split C-2 / R-1 zoning provides both retail and residential development
- Strong access to Franklin Road, Moores Lane, Interstate 65, and the Cool Springs corridor
- Suitable for investors, developers, or owner-users, subject to zoning and governmental approvals
- Surrounded by established, high-performing commercial and residential development

MARKET AERIAL



U.S. HWY 31



SUBJECT SITE



MOORES LN



MOORES LN



SKY ZONE
TRAMPOLINE PARK



Gary Force
Acura
ACURA

Cheddar's
SCRATCH KITCHEN





FRANKLIN DR

MOORES LN

SITE



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