

Nashville Area Homes

5840 HILLSBORO PIKE NASHVILLE TN 37215

PRICE
\$28,500,000

ACREAGE
21.45

ZONING
E1A

MLS NUMBER
3230187

PROPERTY HIGHLIGHTS

A rare opportunity to acquire 21+ acres in one of Nashville's most prestigious corridors — Forest Hills on Hillsboro Pike. Set behind mature trees and an expansive rolling lawn, this location offers extraordinary privacy, scale, and long-term potential and opportunities in a location that continues to appreciate among Nashville's most distinguished estates.

The existing residence is scheduled for removal, presenting a blank canvas for a custom estate build. However, several valuable improvements remain, including:

- A well-maintained pool house
- In-around swimming pool

ZONING HIGHLIGHTS

- Zoned Estates A (City of Forest Hills) & Estate B (City of Forest Hills)
- Total Lot Area: 21.45 Acres; 934362 square feet
- Front Setback: 150' minimum (EA)
- Side Setback: 100' minimum (EA)
- Rear Setback: 100' minimum (EA)
- Accessory Setbacks: 60' side / 30' rear (EA)
- Located in Zone X (not in 0.2% floodplain) Hillsboro Pk 5840
- Tennessee State Plane NAD83 (NAVD88) survey completed April 2024

PROPERTY PHOTOS

Please See Documents for Link to Website for full property details. Located in the heart of Forest Hills along Hillsboro Pike, this 21.45 - acre property offers one of the largest private estate opportunities currently available in Nashville. Set behind mature hardwoods and an expansive rolling lawn, the land provides exceptional privacy while maintaining convenient access to Green Hills, Brentwood and downtown Nashville. THE EXISTING RESIDENCE IS A TEAR DOWN, creating a true blank canvas for a custom luxury estate. Several high-value improvements remain, making this property uniquely positioned for immediate vision and development. Limited Service Listing-Buyer and/or buyer's agent to verify all information.

Contact Information

Nashville Area Homes

3102 West End Avenue Suite 400 Nashville TN 37203

Office Phone: 6152083313

Fax: 615.250.9871

candie@nashvilleareahomes.com

www.nashvilleareahomes.com



Property Details for 5840 Hillsboro Pike Nashville TN 37215

Basic Information

Price: \$28,500,000

MLS Number: 3230187

Mls Status : Active

Possession : Negotiable

Special Listing Conditions
: Standard

Status: Active

Tax Information

Taxes: \$8,660

School Information

Elementary School: Percy
Priest Elementary

High School: Hillsboro
Comp High School

Junior High: John Trotwood
Moore Middle

Parking

Basic

Property SubType: Land

Location

Address: 5840 Hillsboro
Pike

Building Number: 5840

County: Davidson
County,TN

Directions : South on
hillsboro pike,property is on
the left (east side of the
road).

State: TN

Street: Hillsboro Pike

Subdivision: Forest Hills

Town: Nashville

Zip: 37215

Building



Property

Zoning: E1A

Exterior

Utilities

Sewer : Public Sewer

Utilities : ["Water Available"]

Property Information

Acreage: 21.45

Current Use: ["Residential"]

Inclusions : Land Only, Land and Buildings

Lot Description: ["Private"]

Lot Size Area : 21.45

Lot Size Dimensions :
934,362 Sq Ft.

Lot Size Source : Owner

Lot Size Units : Acres

Road Frontage: City Street

**Road Frontage
Description:** Paved

Amenities

Water Body

Water Access: Public

Legal

Listing Agreement :
Exclusive Agency

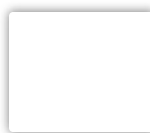
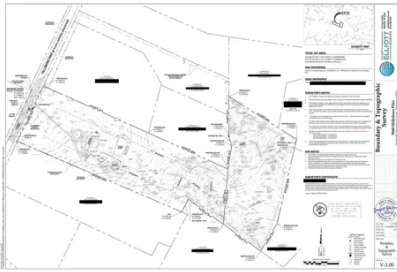
Parcel Number :
14400005400



Other

Date Listed: 06/04/2026

Additional Photos





Listed by Brian Cockerham of The Rudy Group

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