

PORTLAND, TENNESSEE

2175
DOBBINS
PIKE

CHASE WOOD

CHASE.WOOD@FOUNDRYCOMMERCIAL.COM

865 803 1221

TAYLOR McANELLY

TAYLOR.MCANELLY@FOUNDRYCOMMERCIAL.COM

603 714 0775



**+242 ACRES
FOR SALE**

FOUNDRY
COMMERCIAL

2175
DOBBINS
PIKE

Foundry Commercial, LLC is pleased to present 2175 Dobbins Pike (the "Property" or "Site"), a ±242-acre, single-parcel tract in Portland. Nestled within the area's rolling countryside, the Property embodies Portland's rich agricultural heritage while offering scale and flexibility rarely found in a contiguous land offering. The Site features a well-maintained, two-story, 2,434-square-foot residence with three bedrooms, providing immediate on-site livability or a valuable interim use component.

Long recognized for its deep farming roots and as the home of the annual Middle Tennessee Strawberry Festival, Portland continues to evolve as a strategic growth node within the North Nashville corridor. The Property benefits from convenient access to key transportation routes, including U.S. Route 31E, Dobbins Pike (estimated daily traffic counts exceeding 2,700 vehicles), and Interstate 65, providing strong regional connectivity to both Nashville, TN and Bowling Green, KY.

With its expansive, gently rolling topography, and existing residential improvements, 2175 Dobbins Pike presents a compelling opportunity for a wide range of uses, including continued agricultural operations, cattle farming, recreational hunting, residential master-planned development, glamping or camping concepts, or long-term land banking in one of Middle Tennessee's steadily appreciating submarkets.



PROPERTY OVERVIEW

ACREAGE	±242 AC
SF	2,434 SF, Two-Story Residence (3 Bedrooms)
PARCEL ID	083 071 01300
COUNTY	Sumner
ZONING	AG (within Rural Preservation Area)
UTILITIES	City Water (White House) Electricity (CEMC) Natural Gas (Available)



HISTORY & LEGACY

The Property represents a rare generational land holding with deep ties to the agricultural fabric of Portland. Held within the same family for approximately 75 years, 2175 Dobbins Pike has been passed down through multiple generations, preserving its functionality and natural character. This long-term ownership highlights the Property's legacy as a true working farm within the surrounding rural landscape.

Historically, the land has supported row crop farming and cattle operations. Roughly 90% of the acreage is fenced, allowing for immediate agricultural use and efficient livestock management. The gently rolling topography, fertile soil, and open pastures reflect consistent upkeep and practical land stewardship.

Beyond its agricultural use, the Property has also served as recreational land, supporting abundant wildlife including deer, turkey, coyotes, and other native species. Its blend of open fields, wooded areas, and gently rolling terrain creates an ideal setting for hunting and a variety of outdoor activities.

36°29'36.0"N

HIGHLIGHTS

86°25'55.9"W

SCENIC LANDSCAPE

Open pastureland, mature wooded areas,
ideal for agricultural and recreational use

STRATEGIC REGIONAL LOCATION

Positioned between two growing economic
hubs, Nashville TN and Bowling Green KY

PRIVACY & ACCESSIBILITY

Secluded while still maintaining to nearby
attractions and key transportation corridors
(Dobbins Pike, SR-109, Hwy 31E, I-65)

EXISTING IMPROVEMENTS

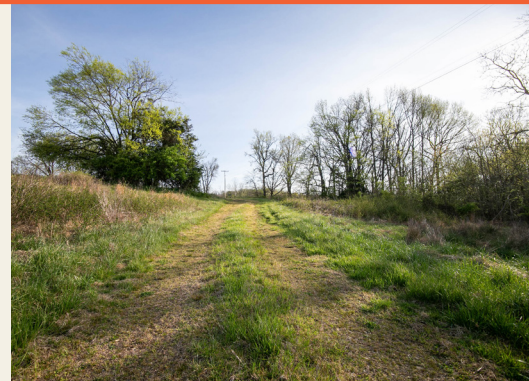
2,434 SF two-story residence (3 bedrooms)
+ on-site storage shed

FAVORABLE ZONING

AG supports a wide range of agricultural
and low-density uses within Sumner County's
preservation framework

LARGE CONTINUOUS TRACT

One of the largest available land offerings
within a 10-mile radius



PARCEL
OUTLINE



174

2175 DOBBINS PIKE

±242 ACRES

DOBBINS PIKE

SHED

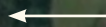
2,434 SF TWO-STORY
RESIDENTIAL HOUSE

174

24

65

109



31E



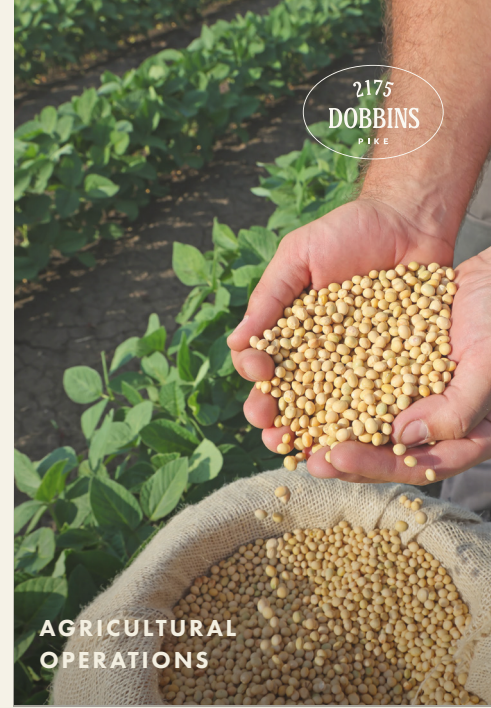
POTENTIAL USES



CATTLE / LIVESTOCK FARMING



EVENT / RETREAT SPACE



2175
DOBBINS
PIKE

AGRICULTURAL
OPERATIONS



GLAMPING



RECREATIONAL HUNTING



EQUESTRIAN FACILITIES

THE BOOM OF PORTLAND

Portland, TN, located in Sumner County, Tennessee, has experienced strong demographic momentum, with its population increasing from approximately 10,000 to 14,000 over the past decade, supported by ongoing residential and commercial development. This growth reflects broader regional expansion, as Sumner County has recorded approximately 31.8% population growth from 2010 to 2024. The area's agricultural sector is booming, with fertile pastures, rolling fields, and productive farmland supporting cattle, row crops, hay, and specialty farming such as strawberries, corn, and soybeans. Farmers in the region are thriving, leveraging modern practices and infrastructure, making Portland one of Middle Tennessee's most profitable farming communities. The city's annual Strawberry Festival draws over 30,000 visitors, underscoring its agricultural prominence.

With excellent access to Interstate 65, regional highways, and the Portland Municipal Airport, the area supports both agricultural operations and related industrial growth, including distribution and processing facilities, making it an ideal market for large-scale farming and investment.

POPULATION SUMMARY

Total Population	5 Miles	10 Miles	15 Miles
2010	6,537	62,254	129,251
2020	7,619	75,012	163,473
2025	8,217	82,779	185,066
2030	9,078	89,670	201,278
2025 Daytime Population: Workers	764	35,410	65,231
2025 Daytime Population: Residents	4,420	42,601	92,371



LOCATION OVERVIEW

Nashville and the Middle Tennessee region includes 10 counties, and is home to more than 2M people. The area has more than 50K businesses, and the region attracts newcomers from across the country and the world every day. The Nashville region is more than just Music City – a hub for finance, government, healthcare, automotive, technology, and manufacturing in addition to music. AllianceBernstein, Amazon, Bridgestone, Dollar General, HCA Healthcare, iHeartMedia, Mitsubishi Motors, Nissan, and Oracle all have a substantial presence in the Nashville MSA.



#1

Real Estate Investment Market – ULI 2022-2024

#1

City for Post-Pandemic Recovery – Center City District Foundation

#3

America's Top States for Business – CNBC, 2023

#4

Overall City for Job Growth – Forbes

#5

Cities Americans are Flocking to – Forbes

2.1M

Nashville Population – US Census Bureau

86

People Moving to Nashville Daily – Nashville Chamber of Commerce

23,800

Avg. Jobs Created Annually – CoStar

2.9%

Unemployment Rate – US Bureau of Labor Statistics

\$102K

Avg. HH Income – US Census Bureau

30%

Increase in Home Prices Since 2021 – The Tennessean

27,939

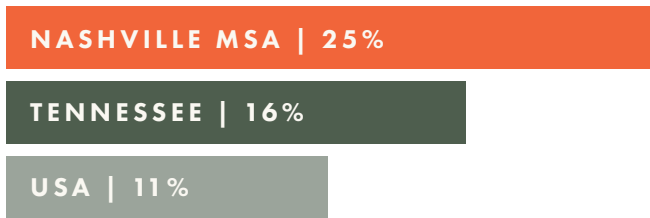
Multi-family Units Under Construction – TN Apartment Association

LOCATION OVERVIEW

NASHVILLE'S ECONOMIC GROWTH & DIVERSITY

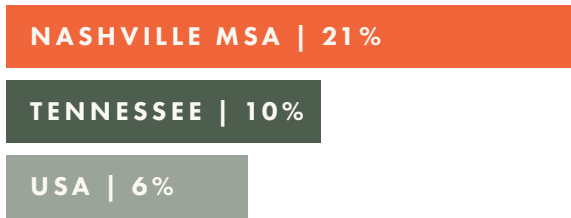
Nashville's GDP growth, population growth, and job growth all lead both the state and the United States as a whole, making the region one of the most attractive in the country for individuals and corporations alike.

GDP GROWTH 2017-2022



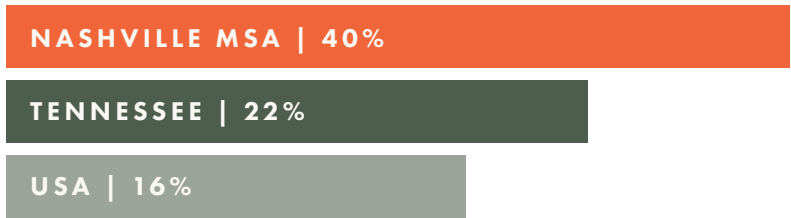
- US Bureau of Labor Statistics

POPULATION GROWTH 2013-2023



- US Census Bureau

JOB GROWTH 2013-2023



- US Bureau of Labor Statistics



Sources: CoStar

CORPORATE RELOCATIONS & EXPANSIONS

Nashville remains one of the hottest regions in the United States for corporate relocations, having recently attracted companies like AllianceBernstein, Amazon, and Oracle.

TOP EMPLOYERS



VANDERBILT UNIVERSITY
MEDICAL CENTER

32,081

HCA
Healthcare

27,694



11,000

Ascension

10,700



10,000

VANDERBILT
UNIVERSITY

8,822

ORACLE

8,500 by 2031

CHS Community Health Systems

5,143

asurion

4,260

Fresh Hospitality

3,500



3,197

DOLLAR GENERAL

3,115

- Nashville Chamber of Commerce, 2023

BOWLING GREEN

LOCATION OVERVIEW

Bowling Green is strategically located just forty five minutes from 2175 Dobbins Pike and an hour from Nashville along I-65, offering a prime location that not only provides direct access to a large and diverse population but also places investors in a dynamic and growing southeast market.

The city serves as a vital hub between Nashville and Louisville, benefiting from strong regional connectivity and continued population growth. Bowling Green presents a robust and expanding market supported by both economic and demographic growth. Meanwhile, the area is experiencing sustained economic momentum driven by expanding industries, a vibrant local community, and the influence of Western Kentucky University. This growth continues to drive demand for land across a variety of uses.

- **60% OF THE U.S. IS WITHIN ONE DAY'S DRIVE**
- **~40 MILES TO SUBJECT PROPERTY**
- **65 MILES TO NASHVILLE, TN**
- **115 MILES TO LOUISVILLE, KY**

Source: Bowling Green KY Chamber of Commerce



NEARBY ACCESS & DRIVE TIMES

BOWLING GREEN

45 MINUTES

CLARKSVILLE

1 HOUR 15 MINUTES

PORTLAND

15 MINUTES

2175 DOBBINS PIKE

GALLATIN

12 MINUTES

HENDERSONVILLE

25 MINUTES

NASHVILLE

42 MINUTES

PORTLAND

10 miles via TN-109N

GALLATIN

8 miles via Dobbins Pike

HENDERSONVILLE

18 miles via Hwy 31E

NASHVILLE

37 miles via TN-109S
and I-65N

BOWLING GREEN

43 miles via I-65N

CLARKSVILLE

65 miles via I-24W

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CONTACT

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