

CHARLES
HAWKINS CO.

FOR SALE



NASHVILLE HWY (U.S. 31)/MAIN STREET

HARVEY SPRINGS RD

±8.0 AC

±5.1 AC

±8.3 AC

MILES JOHNSON PKWY

DUPLEX ROAD

5090 Main Street Spring Hill, TN 37174

Up to 21 Acres Available · Williamson County, Tennessee

UP TO 21 ACRES

DIVISIBLE TO ±5.1 ACRES

ZONED C-4

EXCLUSIVELY PRESENTED BY

Charles Hawkins Co.

2920 Berry Hill Drive, Suite 100

Nashville, TN 37204

P 615.256.3189 · charleshawkinsco.com

High-Visibility Development Site

Charles Hawkins Co. is pleased to present ±21 acres of land (divisible to 5.1 acres) for sale in Spring Hill, TN.

The site represents a rare commercial development opportunity in one of Middle Tennessee's most desirable and rapidly expanding growth corridors.

Strategically positioned along Main Street/U.S. Highway 31 in Spring Hill, the property offers developers and investors the opportunity to establish a significant commercial presence within Williamson County, immediately surrounded by established residential growth and strong household demographics.

- Up to ±21 acres available in Williamson County (*divisible down to 5.1 acres*)
- Zoned C-4
- Frontage available on Miles Johnson and Harvey Springs Dr.
- Infrastructure ready: utilities, sewer, and fiber connectivity in place
- Wide variety of potential uses including medical, retail, senior living, hospitality, and more.
- Proximity to I-65
- The site is positioned within an established residential trade area surrounded by more than 4,000 homes

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SALE PRICE
CONTACT
BROKERS

KEY DRIVE TIMES

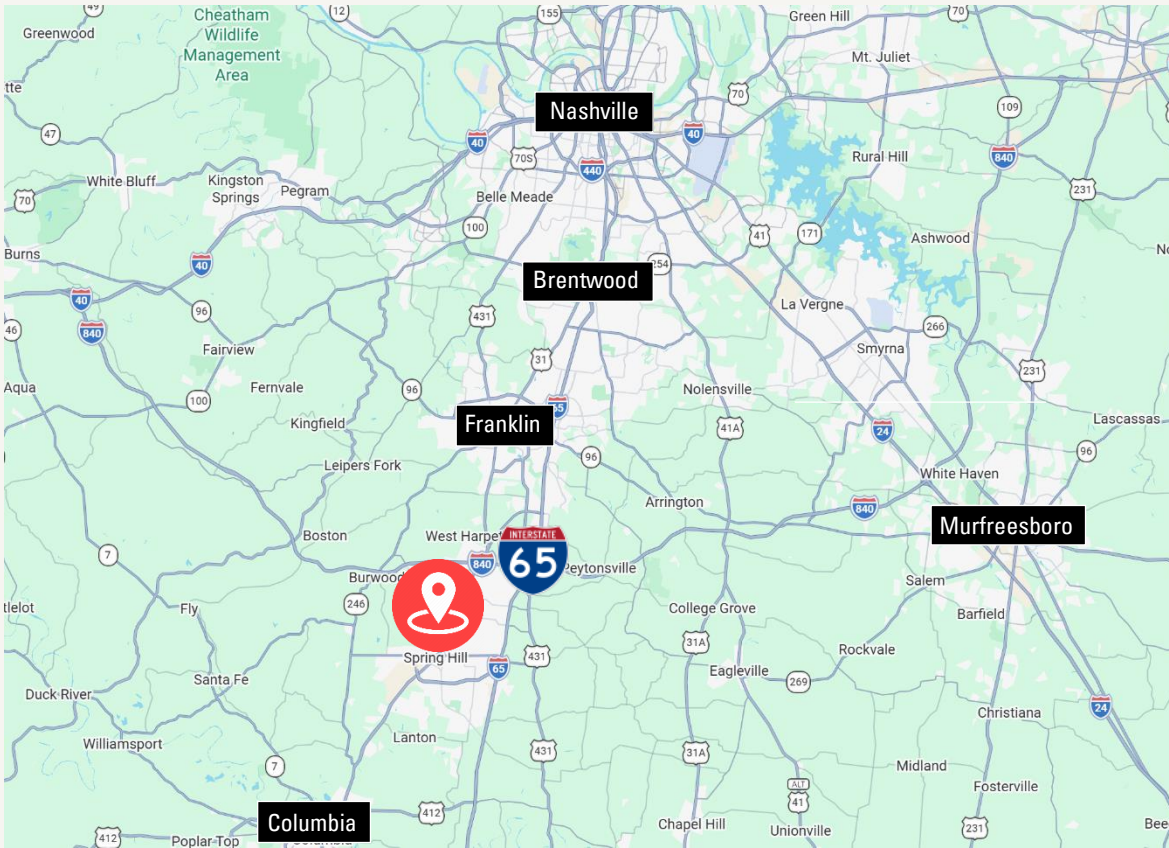
- **Nashville** – 40 Minutes
- **Cool Springs** – 25 Minutes
- **Brentwood** – 30-Minutes
- **Columbia** – 20 Minutes
- **Murfreesboro** – 35 Minutes

STRATEGIC LOCATION

The property is located along one of Spring Hill's primary north-south commercial corridors, providing excellent visibility and connectivity to the surrounding community. Spring Hill sits approximately 13 miles south of downtown Franklin, placing the property within the broader Williamson County employment and retail ecosystem.

DEVELOPMENT POTENTIAL

The combination of commercial zoning, available utilities, frontage, visibility, surrounding rooftops and proximity to I-65 creates considerable flexibility for future development.

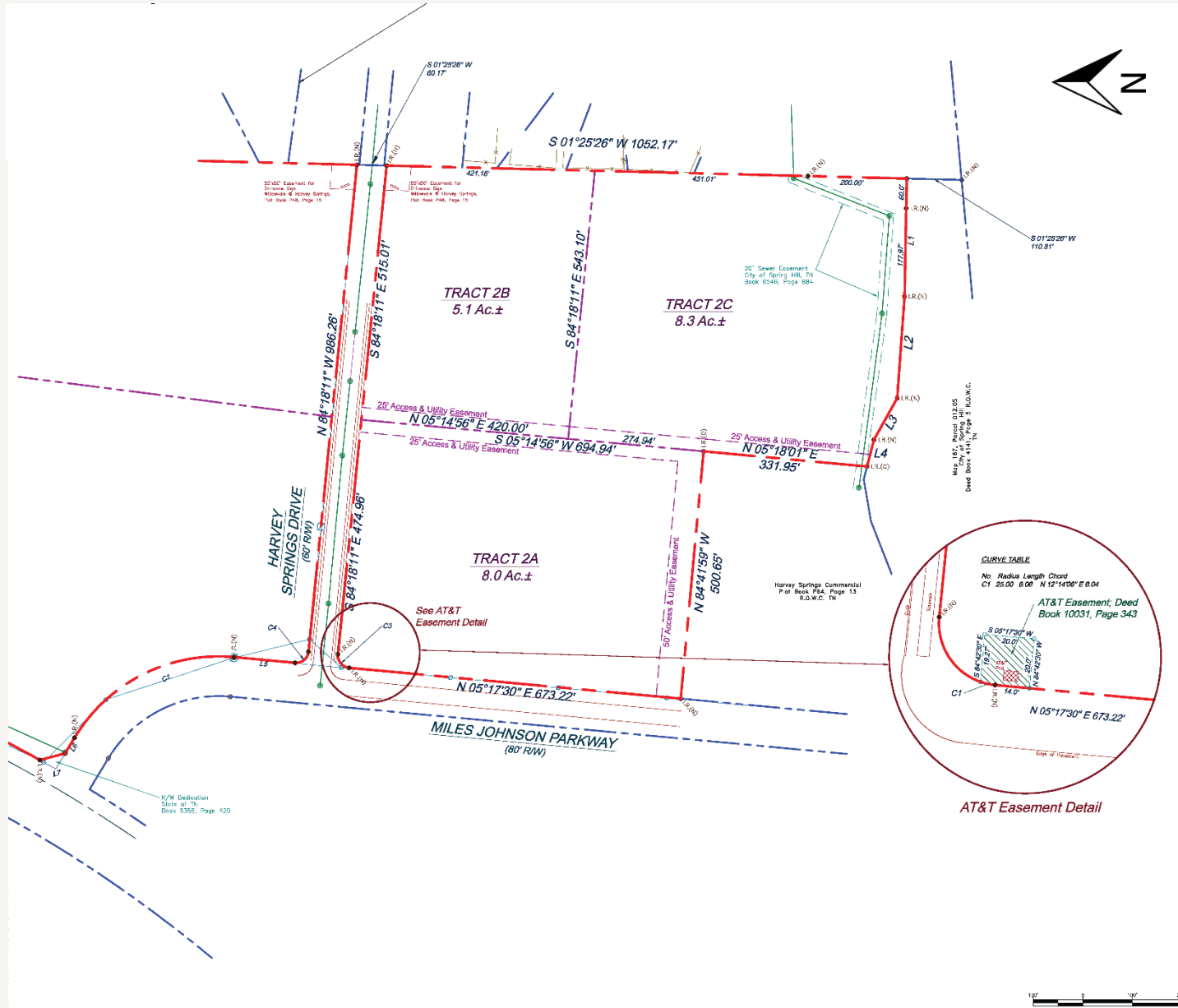


PROPERTY AERIAL

All in one Spring Hill Location.

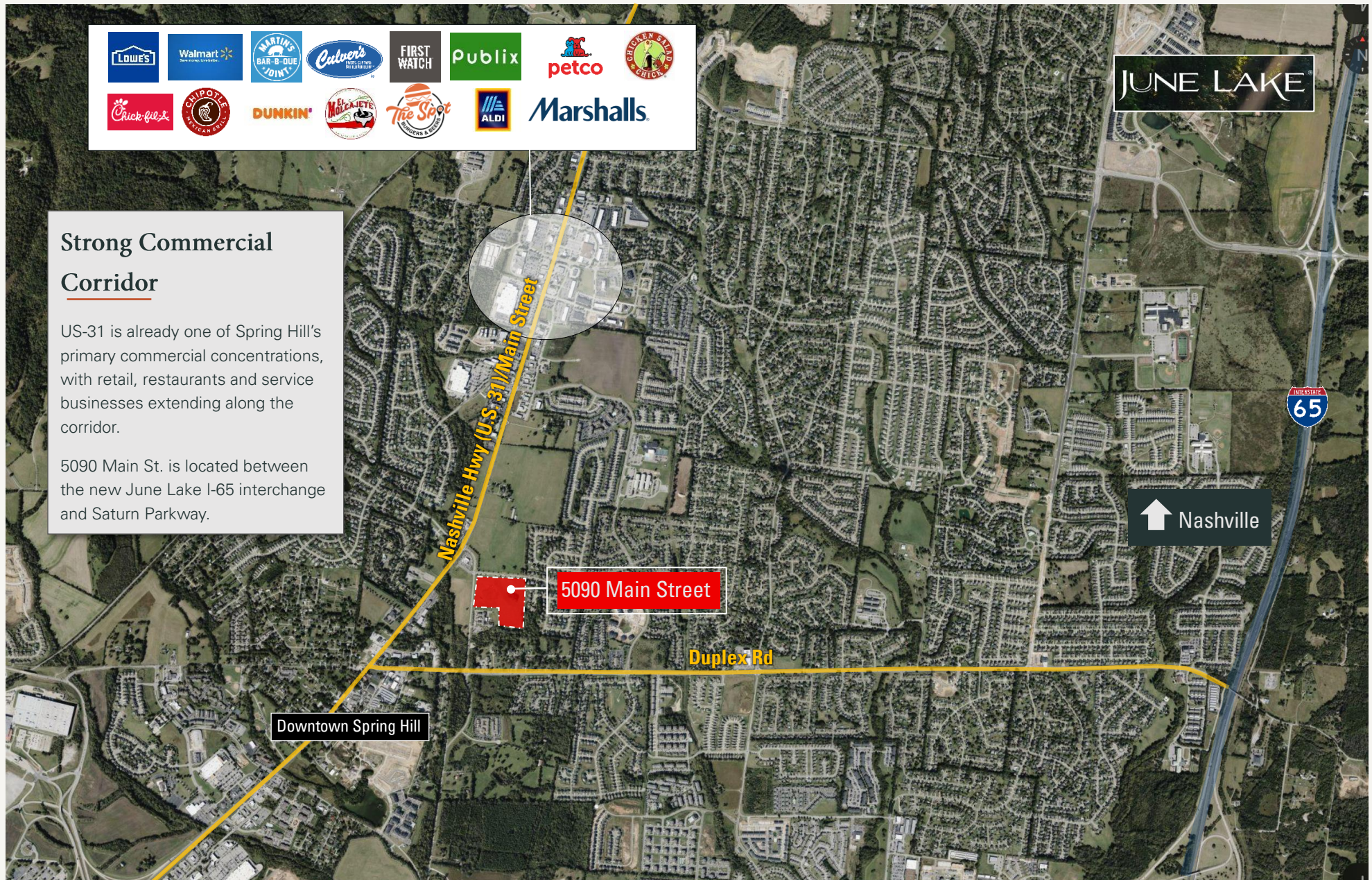
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Strategic Spring Hill Location

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CHARLES HAWKINS CO.

**5090 Main
Street**

Spring Hill, TN 37174

**±21 Commercial
Acres Available**
(Divisible)

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Show Up. Care. Deliver.