



THE
PRICHARD
GROUP

OFFERING MEMORANDUM

Cabins Off The Trace
3158 Summertown Hwy
Summertown, TN

Presented by:
Conia Wright
Affiliate Broker

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PrichardCommercial.com

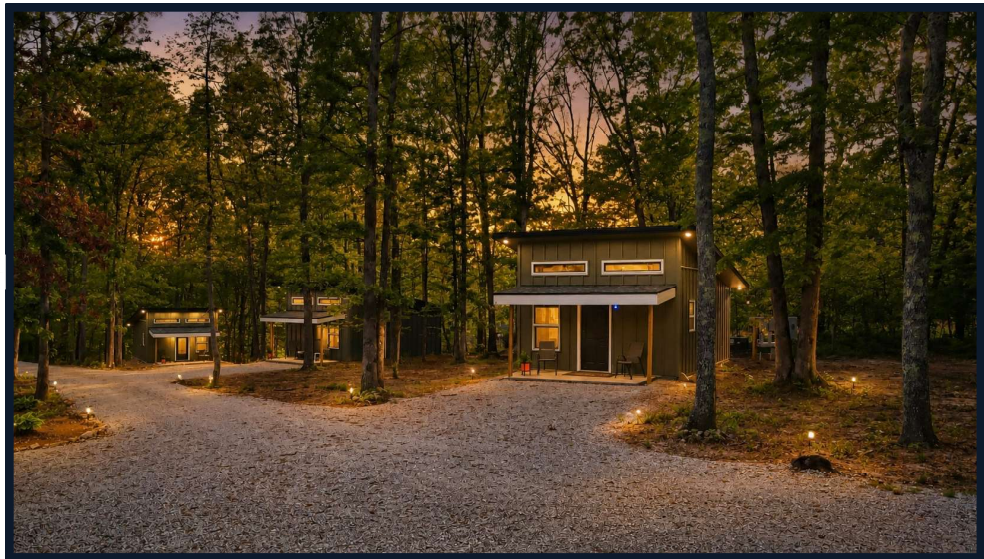


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Executive Summary

Rare, turnkey 25+acre income-producing cabin retreat located minutes from the iconic Natchez Trace Parkway. Includes a 836 square foot living space with attached 1500 total square feet that can be used as a workshop or group gathering space, and a 10 x 10 partially submerged saferoom.

Conia Wright
AFFILIATE BROKER
The Prichard Group



INVESTMENT HIGHLIGHTS



Turn-Key

Fully Furnished & Fully branded tiny cabin resort



Prime Tourism Location

Near Natchez Trace Parkway



Rare hospitality Opportunity

Situated on Approx 10 acres in a growing area



Modern Cabin Design

Newly Constructed with full handicap accessibility



Flexible Investment & Grown Potential

Located outside city limits with limited zoning restrictions



Rooted in Experience. Defined by Excellence.

Executive Summary

PRICE	\$2,400,000
PROPERTY TYPE	INVESTMENT OPPORTUNITY - CABIN RETREAT
YEAR BUILT	2025
TOTAL ACRES	25.5 ACRES
COUNTY	LEWIS COUNTY, TN
NUMBER OF CABINS	10
INDIVIDUAL CABIN SIZE	16 FT X 24 FT





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Presenting

Cabins Off The Trace
3158 Summertown Hwy
Summertown, TN

10 Brand-New Luxury Cabins

- Fully furnished 16x24 cabins
- Thoughtfully designed with modern rustic charm
- Guest-ready and fully operational

ADA-Friendly & Accessible

- Step-free access throughout
- Designed to accommodate guests of all ages and abilities

Comfortable, Curated Interiors

- Private bathrooms
- Kitchenettes in every cabin
- Covered porches overlooking peaceful natural surroundings

Designed for an Elevated Guest Experience

- Scenic walking trails
- Central fire pit gathering area
- Quiet, nature-focused atmosphere ideal for relaxation and connection

Strong Short-Term Rental Presence

- Successfully operating on:
 - Airbnb
 - VRBO
 - Rent By Owner
 - Furnished Finder

True Turnkey Operation

- Conveys with:
 - All furnishings
 - Branding assets
 - Marketing materials
 - Existing website

Multiple Revenue Opportunities

- Immediate income potential
- Expansion possibilities for:
 - Corporate retreats
 - Group bookings
 - Wellness retreats
 - Extended stays

Appeals to a Wide Guest Base

- Travelers
- Cyclists exploring the Natchez Trace
- Retreat groups
- Nature seekers looking for a peaceful escape

Unique Investment + Lifestyle Property

- A compelling blend of:
 - Natural beauty
 - 836 Sq. Ft. Living Space and RV Hookups
 - Hospitality income potential
 - Destination appeal
- 24 x 30 building site - plumbing and electrical run that would be Ideal for:
 - Yoga Studio
 - Meeting room with kitchen



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Builders Statement

Cabins Off The Trace
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Summertown, TN

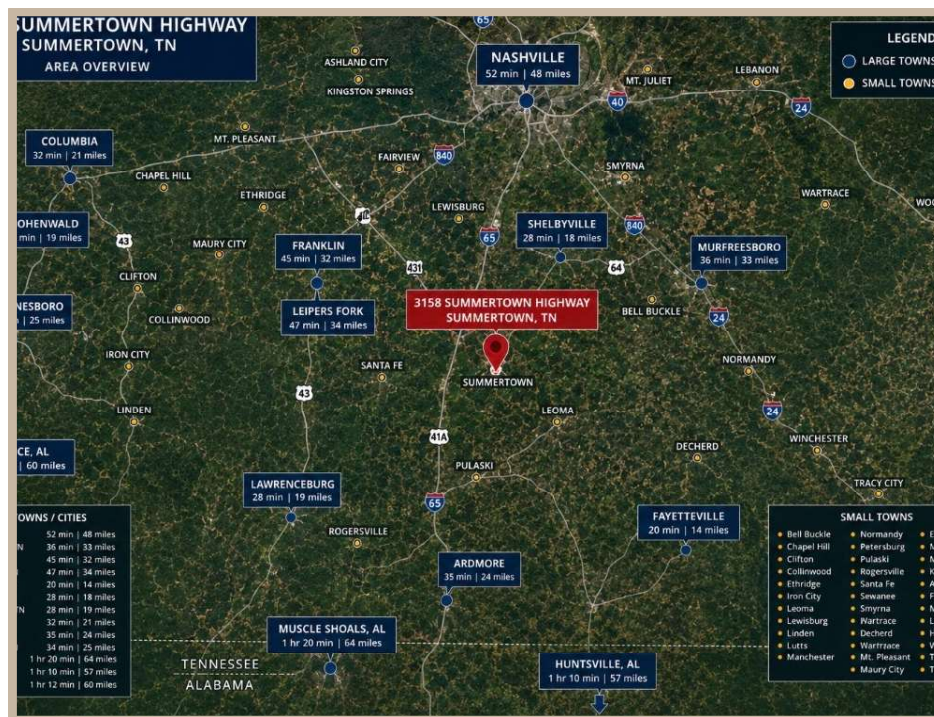
-
- 10 Micro Cabins, 836 square foot living space, attached 1500 total square feet (can be used as a workshop or group gathering space), 10 x 10 partially submerged saferoom, RV Hookup - All situated on 25+ Acres
 - Underground utilities - including electricity, water and internet
 - 2" water main
 - 2 septic systems
 - Community area with pavilion, fire pit, 2 park grills, and playground
 - Nature walking path
 - Professionally created and branded logo as well as professionally designed website by one of the top branding agencies in Tennessee.
 - 2' rebar grid reinforced 6" slab on grade concrete foundation with 2' deep footer. Installed with gravel bed and vapor barrier. Concrete mix is 3500 psi with 1% calcium addition for chemical stained concrete floor.
 - Acid reactive stained concrete floors with commercial grade gloss finish.
 - Custom red cedar trim
 - 2x4 stick frame construction with upgraded roof system - 11" I joists 16" on center used for structural integrity and patron safety. It has double the strength of a standard roof system.
 - Covered front porch with ceiling fan
 - 30 year architectural shingle with rubberized underlayment.
 - LP Smartside board and batten siding with Sherwin Williams 15 year factory painted finish.
 - Custom aluminum fascia wrap for no to low maintenance.
 - Spray foam insulation on roof, bat insulation on walls
 - Mitsubishi mini split
 - Mobility accessible - no steps, 36" wide doors
 - Custom cabinets & Granite countertops
 - 38 gal water heater
 - Walk in shower with 10" rainfall shower head.
 - LED anti fog bathroom mirror
 - King size bed with under bed storage.
 - 2 x 51" Televisions
 - Washer and dryer
 - Dishwasher
 - Refrigerator
 - Microwave
 - 2 burner induction cook top
 - Air fryer
 - Fully furnished kitchen including dishes, pots, pans and utensils
 - Twin xl Chaise sleeper sofa
 - Living room and bedroom ceiling fans



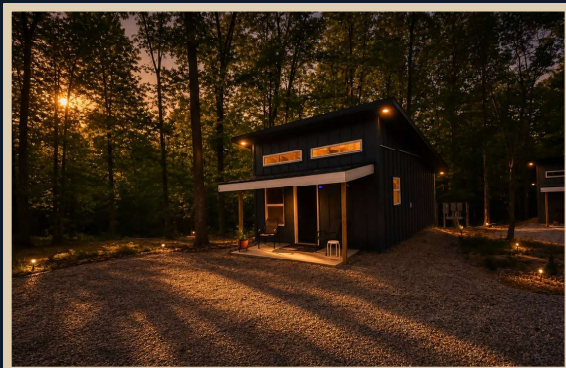
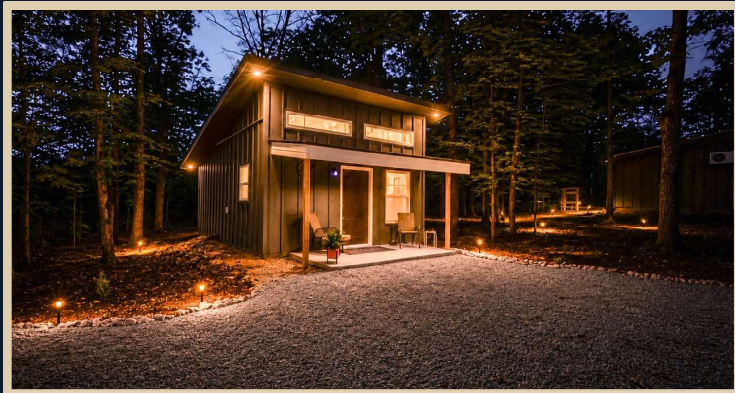
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LOCATION

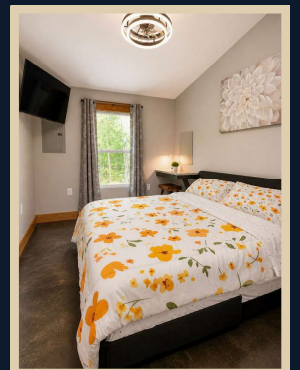
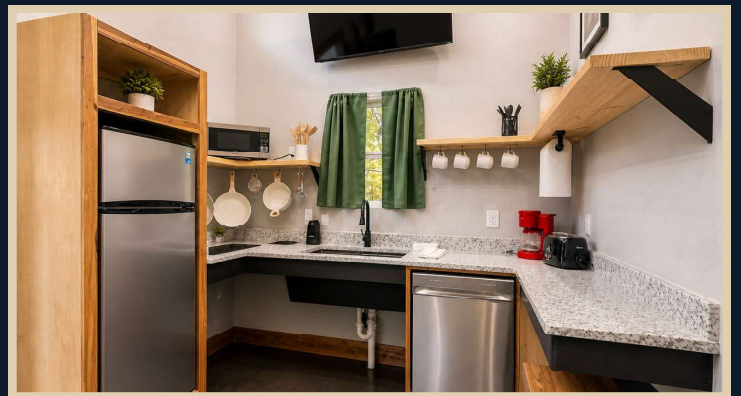
Located in the heart of Middle Tennessee, just outside the Greater Nashville Area. The property offers a peaceful retreat setting just minutes from the iconic Natchez Trace Parkway, one of the Southeast's most traveled scenic routes known for its natural beauty, hiking trails, cycling, and tourism traffic. Situated in the growing community of Summertown, the property provides convenient access to nearby destinations including Columbia, Hohenwald, Franklin, and Nashville, while still maintaining the privacy and charm of a true countryside getaway. Its strategic location positions the property to benefit from year-round tourism, weekend travelers, outdoor enthusiasts, and extended-stay guests seeking a unique Tennessee experience.



GALLERY:



INSIDE THE CABINS:



WORKING WITH A REAL ESTATE PROFESSIONAL

Pursuant to the Tennessee Real Estate Broker License Act, every Real Estate Licensee owes the following duties to every Buyer and Seller, Tenant and Landlord (collectively "Buyers" and "Sellers"):

1. To diligently exercise reasonable skill and care in providing services to all parties to the transaction;
2. To disclose to each party to the transaction any Adverse Facts of which Licensee has actual notice or knowledge;
3. To maintain for each party in a transaction the confidentiality of any information obtained by a Licensee prior to disclosure to all parties of a written agency agreement entered into by the Licensee to represent either or both parties in the transaction. This duty of confidentiality extends to any information which the party would reasonably expect to be held in confidence, except for any information required by law to be disclosed. This duty survives both the subsequent establishment of an agency relationship and the closing of the transaction;
4. To provide services to each party to the transaction with honesty and good faith;
5. To disclose to each party to the transaction timely and accurate information regarding market conditions that might affect such transaction only when such information is available through public records and when such information is requested by a party;
6. To give timely account for earnest money deposits and all other property received from any party to a transaction; and
7. A) To refrain from engaging in self-dealing or acting on behalf of Licensee's immediate family, or on behalf of any other individual, organization or business entity in which Licensee has a personal interest without prior disclosure of such personal interest and the timely written consent of all parties to the transaction; and
B) To refrain from recommending to any party to the transaction the use of services of another individual, organization or business entity in which the Licensee has an interest or from whom the Licensee may receive a referral fee or other compensation for the referral, other than referrals to other Licensees to provide real estate services, without timely disclosure to the party who receives the referral, the Licensee's interest in such a referral or the fact that a referral fee may be received.

In addition to the above, the Licensee has the following duties to Client if the Licensee has become an Agent or Designated Agent in a transaction:

8. Obey all lawful instructions of the client when such instructions are within the scope of the agency agreement between the Licensee and Licensee's client;
9. Be loyal to the interests of the client. Licensee must place the interests of the client before all others in negotiation of a transaction and in other activities, except where such loyalty/duty would violate Licensee's duties to a customer in the transaction; and
10. Unless the following duties are specifically and individually waived in writing by a client, Licensee shall assist the client by:
 - A) Scheduling all property showings on behalf of the client;
 - B) Receiving all offers and counter offers and forwarding them promptly to the client;
 - C) Answering any questions that the client may have in negotiation of a successful purchase agreement within the scope of the Licensee's expertise; and
 - D) Advising the client as to whatever forms, procedures and steps are needed after execution of the purchase agreement for a successful closing of the transaction.

Upon waiver of any of the above duties contained in 10. above, a consumer must be advised in writing by such consumer's agent that the consumer may not expect or seek assistance from any other licensees in the transaction for the performance of said duties.

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41 **Responsibilities of Sellers and Buyers regarding presence of Recording Devices:**

42 Seller is responsible for compliance with state or federal law regarding usage of video or audio recording devices
43 while marketing or showing the property. Seller should seek legal advice regarding their rights or limitations related
44 to their actions.

45 Buyer is advised of the possibility that some properties may utilize security devices that record physical movements
46 or audio conversations. Therefore, Buyers should limit making comments concerning the value, features, or condition
47 while viewing any property.

AN EXPLANATION OF TERMS

48 **Facilitator/Transaction Broker (not an agent for either party).** The Licensee is not working as an agent for either party in
49 this consumer's prospective transaction. A Facilitator may advise either or both of the parties to a transaction but cannot be
50 considered a representative or advocate of either party. "Transaction Broker" may be used synonymously with, or in lieu of,
51 "Facilitator" as used in any disclosures, forms or agreements. [By law, any licensee or company who has not entered into a
52 written agency agreement with either party in the transaction is considered a Facilitator or Transaction Broker until such time
53 as an agency agreement is established.]

54 **Agent for the Seller.** The Licensee's company is working as an agent for the property seller and owes primary loyalty to the
55 seller. Even if the Licensee is working with a prospective buyer to locate property for sale, rent, or lease, the Licensee and
56 licensee's company are legally bound to work in the best interests of any property owners whose property is shown to this
57 prospective buyer. An agency relationship of this type cannot, by law, be established without a written agency agreement.

58 **Agent for the Buyer.** The Licensee's company is working as an agent for the prospective buyer, owes primary loyalty to the
59 buyer, and shall work as an advocate for the best interests of the buyer. An agency relationship of this type cannot, by law, be
60 established without a written buyer agency agreement.

61 **Disclosed Dual Agent (for both parties).** Refers to a situation in which the Licensee has agreements to provide services as
62 an agent to more than one party in a specific transaction and in which the interests of such parties are adverse. This agency
63 status may only be employed upon full disclosure to each party and with each party's informed consent.

64 **Designated Agent for the Seller.** The individual Licensee that has been assigned by the Managing Broker and is working as
65 an agent for the Seller or property owner in this consumer's prospective transaction, to the exclusion of all other licensees in
66 licensee's company. Even if someone else in the Licensee's company represents a possible buyer for this Seller's property, the
67 Designated Agent for the Seller shall continue to work as an advocate for the best interests of the Seller or property owner. An
68 agency relationship of this type cannot, by law, be established without a written agency agreement.

69 **Designated Agent for the Buyer.** The individual Licensee that has been assigned by the Managing Broker and is working as
70 an agent for the Buyer in this consumer's prospective transaction, to the exclusion of all other licensees in the company. Even
71 if someone else in the Licensee's company represents a seller in whose property the Buyer is interested, the Designated Agent
72 for the Buyer shall continue to work as an advocate for the best interests of the Buyer. An agency relationship of this type
73 cannot, by law, be established without a written agency agreement.

74 **Adverse Facts.** "Adverse Facts" means conditions or occurrences generally recognized by competent licensees that have a
75 negative impact on the value of the real estate, significantly reduce the structural integrity of improvements to real property or
76 present a significant health risk to occupants of the property.

77 **Confidentiality.** By law, every licensee is obligated to protect some information as confidential. This includes any information
78 revealed by a consumer which may be helpful to the other party IF it was revealed by the consumer BEFORE the Licensee
79 disclosed an agency relationship with that other party. AFTER the Licensee discloses that licensee has an agency relationship
80 with another party, any such information which the consumer THEN reveals must be passed on by the Licensee to that other
81 party.

82
83 ☐ BUYER / ☐ SELLER _____ Date ☐ BUYER / ☐ SELLER _____ Date

84
85 Real Estate Licensee **Conia Wright** _____ Date Real Estate Company **The Prichard Group** _____ Date

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