

OFFERING MEMORANDUM | @ HIGHWAY 431, COOPERTOWN, TN

FOR SALE / 44 ACRES COMMERCIAL LAND

Strategically Located Between Nashville & Clarksville • Can Be Subdivided



SOUTHEAST VENTURE

PORTFOLIO OVERVIEW

HWY 431 Coopertown represents an opportunity to acquire up to 44 acres of CA-zoned commercial land on the primary artery connecting Nashville and Springfield. The site sits within Coopertown's designated commercial corridor—approximately 20-25 minutes from downtown Nashville, 6 minutes from Springfield, and 20-25 minutes from Clarksville—with dual interstate access via I-24 and I-65 and a corridor that has seen significant public infrastructure investment in recent years.

PROPERTY SUMMARY

AVAILABLE	Hwy 431, Coopertown, TN
ASSET TYPE	Commercial Land
TOTALE ACREAGE	Up to 44 acres (sudivisible)
ZONING	CA – General Commercial District
FUTURE LAND USE	Mixed Use Residential/Commercial (MURC)
ASKING PRICE	Contact Broker

INVESTMENT HIGHLIGHTS

Close Proximity to Nashville, Springfield, and Clarksville
Subdivision Flexibility
Broad Zoning Entitlement
Strategic Regional Position
Robertson County Growth Market



INVESTMENT HIGHLIGHTS

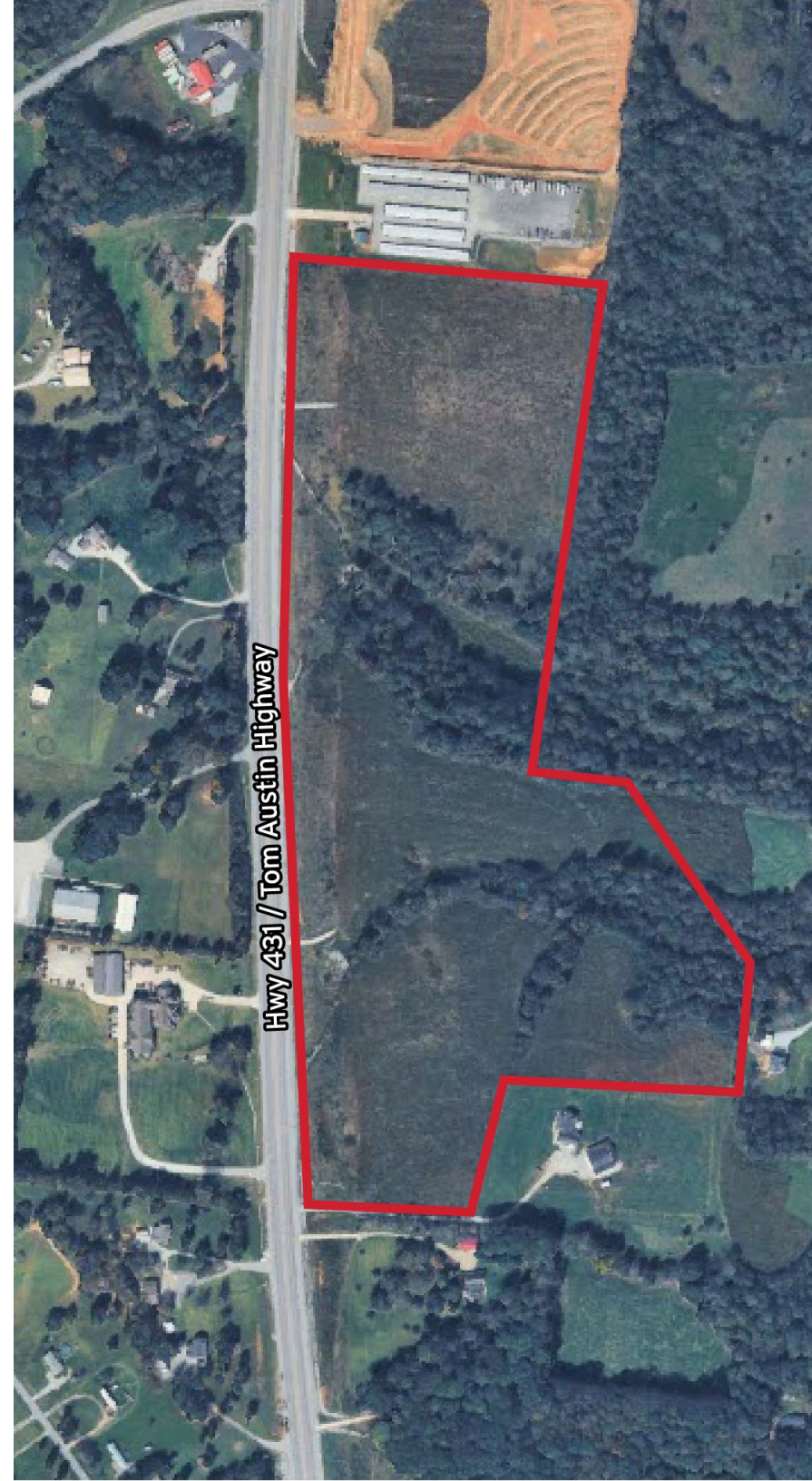
NASHVILLE-SPRINGFIELD CORRIDOR – The site fronts Hwy 431, the primary commercial spine of this stretch of Robertson County, recently expanded to 5 lanes for approximately 6.5 miles between Old Highway S 431 and Springfield. At 11,847 CPD, the corridor serves as Coopertown's designated commercial hub, with Springfield 6 minutes north.

STRATEGIC REGIONAL POSITION – Via Hwy 431 with access to both I-24 and I-65, the site sits approximately 20-25 minutes from both downtown Nashville and Clarksville, within 8.9 miles of the Lowe's 1.2 million SF Direct Fulfillment Center, and 30 miles north of Nashville International Airport.

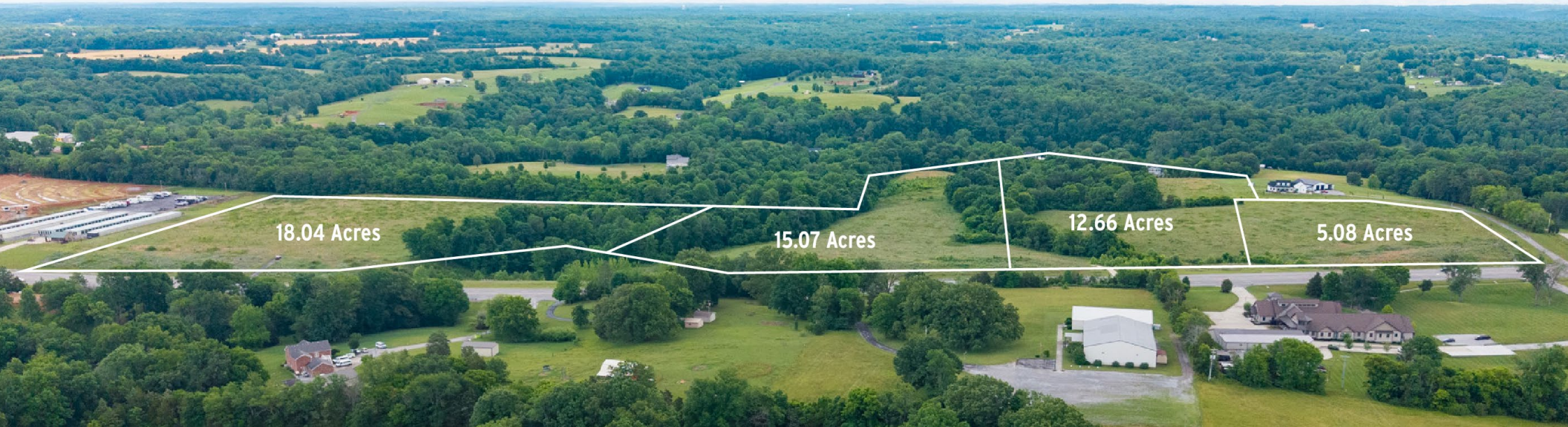
BROAD ZONING ENTITLEMENT – General Commercial District (CA) zoning permits an exceptionally wide range of uses including warehousing, wholesale, limited manufacturing, general retail, healthcare, multi-family and townhomes (up to 8 units/acre), self-storage, automotive services, and more. Coopertown's Future Land Use Plan designates the property as Mixed Use Residential/Commercial (MURC), supporting long-term flexibility for mixed-use development programs.

SUBDIVISION FLEXIBILITY – The owner will subdivide, making the site accessible to a wide range of users and development programs. Up to 44 acres available with the ability to accommodate single-user, multi-tenant, or phased development scenarios.

ROBERTSON COUNTY GROWTH MARKET – One of the fastest-growing counties in Tennessee, Robertson County recorded the top industrial lease in the Nashville MSA over the past 12 months – 750,000 SF at 1171 Vaughn Pkwy in Q2 2025. In addition to the counties industry interest and presence, there is over \$400 million in active transportation investment underway in the corridor.



PROPERTY OVERVIEW



LOCATION	at Hwy 431, Coopertown, TN
ACREAGE	5 to 44 Acres <i>can be subdivided</i>
ZONING	CA – General Commercial District
FUTURE USE	Mixed Use Residential/Commercial (MURC)
UTILITIES	3-Phase Power
FRONTAGE	2,600'

PERMITTED USES INCLUDE	Warehousing Transport General Retail Trade Healthcare Facilities Multi-Family & Townhomes (up to 8 units/acre) Mini-Storage Facilities Automotive Services & Repairs Convenience Commercial & Self-Service Gasoline Building Material & Farm Equipment Construction Sales & Services Wholesale Sales Limited Manufacturing
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LOCATION OVERVIEW

HWY 431 is the primary commercial artery connecting Nashville and Springfield, running through Robertson County's fastest-growing communities. The subject site sits within Coopertown's designated commercial corridor – 25 miles north of downtown Nashville, approximately 5.8 miles south of Springfield, and 20 miles south of Clarksville.



REGIONAL CONNECTIVITY

The site benefits from dual interstate access via I-24 (Exits 24, 31, and 35) and I-65 (Exits 98 and 104). HWY 431 has recently been expanded to 5 lanes for approximately 6.5 miles north to Springfield. Nashville International Airport is 30 miles south.

ROBERTSON COUNTY INDUSTRIAL MARKET

Nearly 100 manufacturing and distribution businesses operate in Robertson County. The county recorded the top industrial lease in the Nashville MSA over the past 12 months – 750,000 SF at 1171 Vaughn Pkwy in Q2 2025 – and sits within 8.9 miles of the Lowe's 1.2 million SF Direct Fulfillment Center.



INFRASTRUCTURE INVESTMENT

Over \$400 million in active transportation investment is underway in the corridor, including a \$126M I-65 widening project. Robertson County is one of seven counties in an MPO plan allocating \$12B+ in federal transportation funds through 2050 – making it a primary driver of industrial attraction to the region.

FRIENDLY BUSINESS CLIMATE

No state personal income tax, a 1% industrial machinery tax credit, and PILOT programs available through the Robertson County Economic Development Board make this one of the most cost-effective operating environments in the Southeast.



SPRINGFIELD MARKET

Springfield, Tennessee is a rapidly growing community located just 6 minutes from the subject property and 30 minutes north of Nashville, offering the ideal blend of small-city convenience and big-market momentum. As the county seat of Robertson County and one of the region's fastest-growing suburbs, Springfield continues to attract new residents, employers, and national retailers drawn to its strong demographics, expanding infrastructure, and business-friendly environment. With clear population growth, rising commercial investment, and robust demand for retail and service-oriented uses, Springfield stands out as a high-trajectory submarket within the Nashville MSA.

POPULATION

54,616

Population

20,328

Households

40.4

Median Age



EMPLOYMENT

3.8%

Employment Rate

59.5% White Collar

30.8% Blue Collar

11.4% Services



INCOME

\$67,105

Median Disposable Income

\$80,277

Median Household Income

\$284,113

Median Net Worth



EDUCATION

40.9%

High School Graduate

23.2% Bachelor's/Grad/Prof Degree

26.8% Some College/Associate's Degree

9.2% No High School Diploma



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NASHVILLE MARKET

The subject property sits within the Nashville MSA – one of the Southeast's most dynamic and consistently expanding markets, driven by a combination of population growth, business-friendly policy, and deep corporate investment.

MARKET SCALE

The Nashville MSA ranks as the 35th largest in the nation with a 2025 population of 2.2 million, reflecting 1.5% growth since 2010. That sustained expansion has driven consistent demand for commercial, retail, and mixed-use development throughout the corridor – and the growth trajectory shows no signs of slowing. Robertson County, positioned along one of the MSA's primary northern arteries, sits directly in the path of that expansion.

LABOR MARKET

At 2.9% unemployment – one of the tightest rates in the country – the Nashville MSA offers access to a deep, active workforce that continues to attract employers across industries. With 50,000+ open positions across the market, the region's labor demand underscores the pace of business growth and the ongoing need for commercial infrastructure to support it.

CORPORATE INVESTMENT

Tennessee consistently ranks among the top states for corporate relocations and expansions, attracting major employers across logistics, manufacturing, healthcare, and professional services. Fortune 500 operations already established in the MSA include Amazon, FedEx, Bridgestone, Nissan North America, and General Mills – a reflection of the region's infrastructure, workforce, and business climate advantages.

REAL ESTATE MARKET FUNDAMENTALS

Nashville ranks No. 6 nationally in the ULI/ PwC Emerging Trends in Real Estate 2026 report and consistently attracts strong investor interest¹ across asset classes. Q1 2025 sales volume reached approximately \$1.3 billion – the strongest quarter in over a year² – supported by above-average income growth, low vacancy, and an economy diversified across healthcare, logistics, professional services, and manufacturing.





FOR MORE INFORMATION, CONTACT

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This offering Memorandum contains select information to the business and affairs of the subject property located on Highway 431 in Coopertown, TN. It has been prepared by Southeast Venture, LLC. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective buyer may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property.

SOURCES

1. ULI/PwC. Emerging Trends in Real Estate 2026. Urban Land Institute and PricewaterhouseCoopers, 2025.
2. Partners Real Estate. Nashville Commercial Real Estate Market Outlook: Strong Fundamentals with a Forward Lens. February 2026. <https://partnersrealestate.com/research/nashville-cre-outlook/>

