

# FOR SALE

CD-4 NEIGHBORHOOD CENTER | HIGHWAY 100



## 1392 FAIRVIEW BOULEVARD FAIRVIEW, TN 37062

0.51± ACRES • EXISTING IMPROVEMENTS • OWNER-USER POTENTIAL

### Highlights

- 2,486 Residential Units Remaining in Listed Fairview Projects\*
- \$21M Tristar Fairview ER
  - Approved investment
- 52 AC Fairview Town Center
  - Mixed-use development
- 700+ Acres at Bowie Park with 17 miles of trails

### Opportunity Details:

Fairview is emerging as one of western Williamson County's active growth communities. Residential development is expanding the local customer base while healthcare, mixed-use development, and public infrastructure investment continue to follow. Positioned directly on Fairview Boulevard (Highway 100), 1392 Fairview Boulevard offers CD-4 zoning and existing improvements in the path of that growth.

### HEALTHCARE INVESTMENT

TriStar Horizon received approval for a \$21 million freestanding emergency department in Fairview, bringing 24/7 emergency care and 11 treatment rooms to the market.

### A NEW MIXED-USE CORE

The 52-acre Fairview Town Center is planned for approximately 500 housing units together with retail, restaurants, office, and community services.

### ROOFTOPS + CORRIDOR INVESTMENT

Fairview's October 2025 residential project list reported 3,225 total units across listed projects, with 2,486 units remaining. TDOT improvements are also active along the SR 100 corridor.

### PROPERTY SNAPSHOT

0.51± ACRES | CD-4 NEIGHBORHOOD CENTER | HIGHWAY 100 FRONTAGE | PARCEL 023 054.00 000

*Existing residence + approx. 400 SF separate-entry suite • Professional office • Medical office • Retail • Personal services • Artisan uses • Residential\**

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Sources: City of Fairview residential project list (rev. Oct. 1, 2025); TriStar Horizon; Tennessee Town & City; TDOT; Bowie Nature Park.

*\*Buyer to verify all permitted uses, zoning requirements, and development plans with the City of Fairview.*

9157 Carothers Pkwy Ste 110, Franklin, TN 37067 | Each office is independently owned and operated.

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