

**729± Acre Pre-Approved Mixed-Use Development
Opportunity — 20 Minutes from Nashville
0 Highway 70
Pegram, TN 37143**

\$12,900,000
729± Acres
Cheatham County



729± Acre Pre-Approved Mixed-Use Development Opportunity — 20 Minutes from Nashville
Pegram, TN / Cheatham County

SUMMARY

Address

0 Highway 70

City, State Zip

Pegram, TN 37143

County

Cheatham County

Type

Recreational Land

Latitude / Longitude

36.122586 / -87.070244

Taxes (Annually)

\$2,753

Acreage

729

Price

\$12,900,000

Property Website

www.mossyoakproperties.com



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PROPERTY DESCRIPTION

An extraordinary **729 acre development opportunity** in Pegram, Tennessee, combining significant **large-scale acreage, infrastructure, and proximity to downtown Nashville**.

What truly distinguishes this property today is its advanced planning status. The **Pegram Planning Commission has approved a comprehensive Site Plan** incorporating a mix of **residential, recreational, and commercial uses**, providing a substantial head start for a developer seeking a large-scale project within the Greater Nashville market. This property was previously marketed as a private, recreational paradise but now holds an even higher value with the Owner's having completed the heavy lifting of obtaining the appropriate local development approvals.

Development Potential

The property's size, natural features, and approved plan create opportunities for a variety of concepts, including:

- Luxury residential or estate development
- Destination resort and riverfront lodge
- Cabin and cottage communities
- Outdoor recreation and adventure amenities
- Hospitality and commercial components
- Eco-tourism and nature-based development
- Mixed-use master-planned community

Property Highlights

- 729 contiguous acres
- 2 world class 18 hole golf courses within a 10 minute drive
- Rolling Hill Topography with flat plateau areas offering scenic views
- Approved Site Plan through the Pegram Planning Commission
- Planned residential, recreational, and commercial uses
- Municipal water available on site
- Electricity on site, stubbed up underground
- Convenient access along a state-maintained roadway
- Ability to create large private entrance into the property
- Approximately 20 minutes from downtown Nashville
- Exceptional combination of privacy, accessibility, and development potential

A Rare Nashville-Area Development Asset

Large contiguous tracts of this scale are increasingly difficult to find within close proximity to Nashville-particularly properties combining **large acreage, infrastructure, accessibility, and an approved development plan**. This tract has the possibility to lend itself as a luxury sister development to compliment the nearby 36 hole, Golf Club of Tennessee located in Kingston Springs, TN. Whether envisioned as an iconic Tennessee resort, luxury residential community, recreational destination, or thoughtfully designed mixed-use development, this **729 acre Pegram property** presents an opportunity to create a legacy project in one of Middle Tennessee's most desirable and rapidly growing markets.

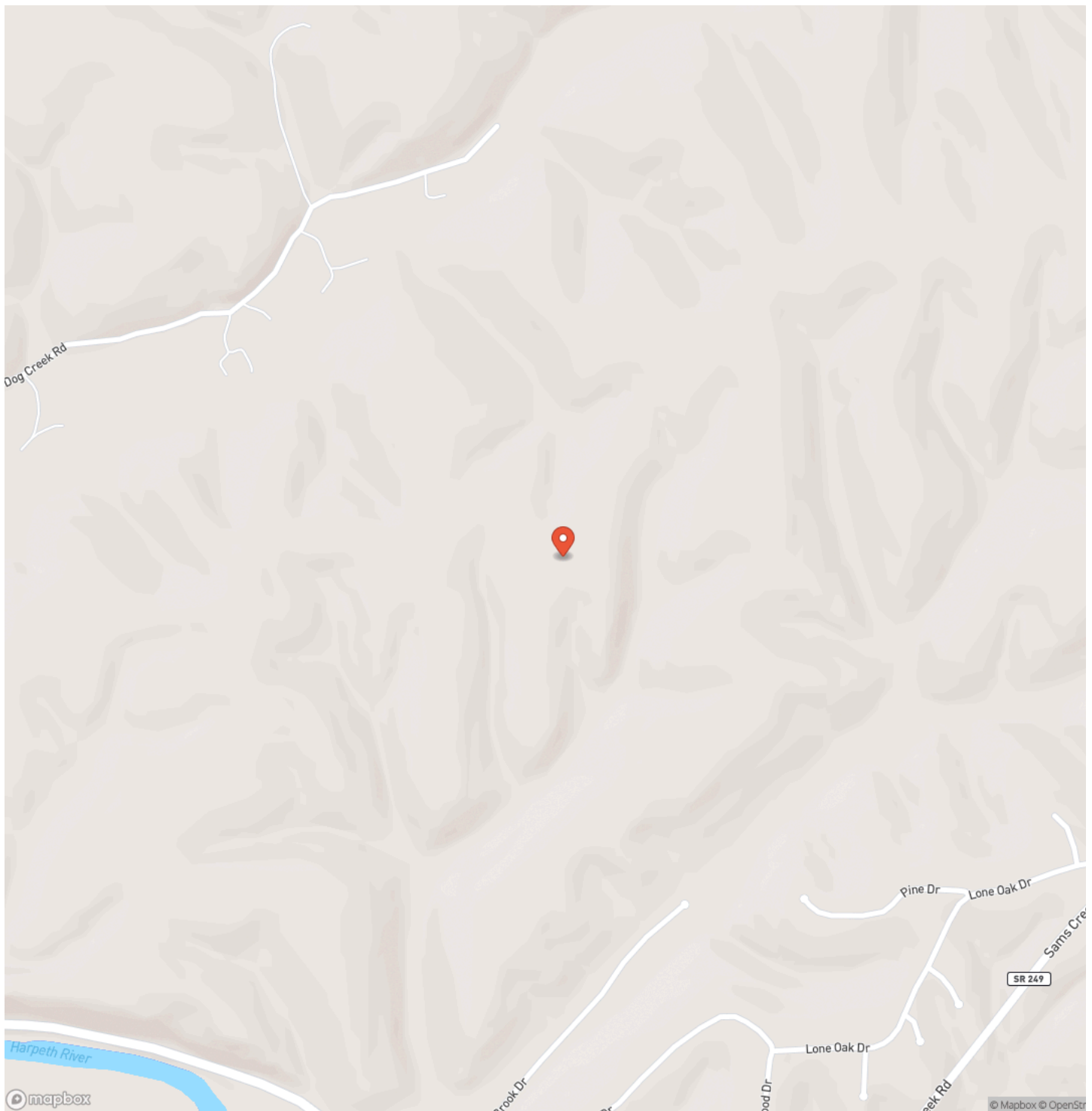
For information contact the Listing Agent, Jamie Spencer - jspencer@mossyoakproperties.com cell [615-804-2571](tel:615-804-2571)



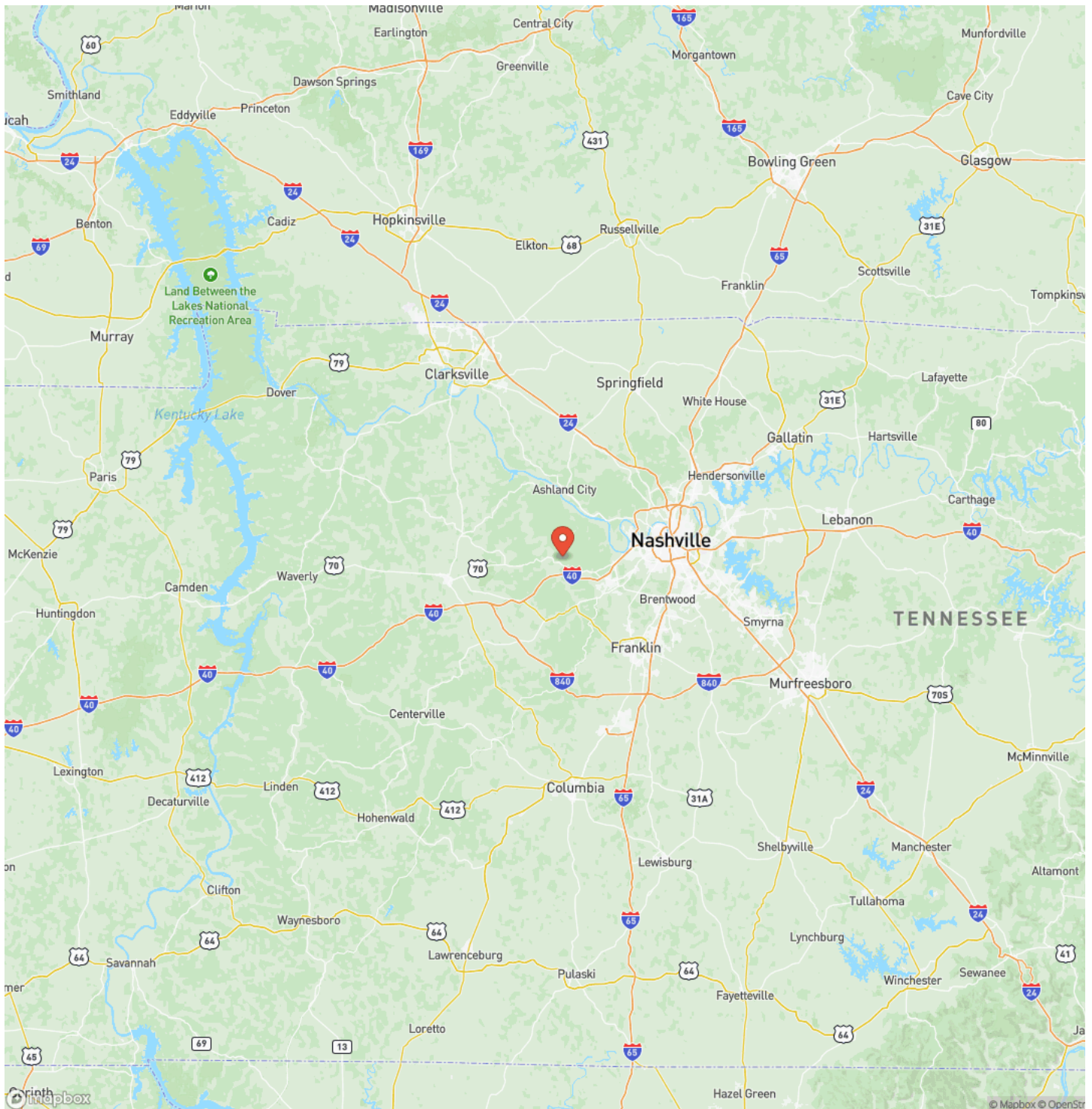
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Locator Map



Locator Map



Satellite Map



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Pegram, TN / Cheatham County**

LISTING REPRESENTATIVE

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NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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