REALSITE COMMERCIAL

FOR SALE · SE NASHVILLE, TN

Residential Development Site

16.03	R10	92
ACRES	ZONING	PRELIM. UNITS

2253–2257 Smith Springs Road
Nashville, TN 37217

Ronnie Wenzler, SIOR
m 615.414.8094 · o 615.621.1100
rwenzler@realsitecommercial.com



For Sale · 16.03 Acres

Held by the same family since the 1950s, 2253–2257 Smith Springs Road brings **16.03 contiguous acres** inside Nashville's Urban Services District to market. Between Murfreesboro Pike and Percy Priest Lake, the site is zoned R10, sits outside the flood zone and fronts Smith Springs Road, with a preliminary plan in place for up to 92 homes/townhomes, subject to planning approval.

AT A GLANCE

ACREAGE
16.03 contiguous acres

ASKING PRICE
$3,500,000

UTILITIES
Water, sewer, electric & gas

FLOOD ZONE
FEMA Zone X · minimal risk

TAX PARCELS
Map 135 · Parcels 226 & 227

FRONTAGE
Smith Springs Road



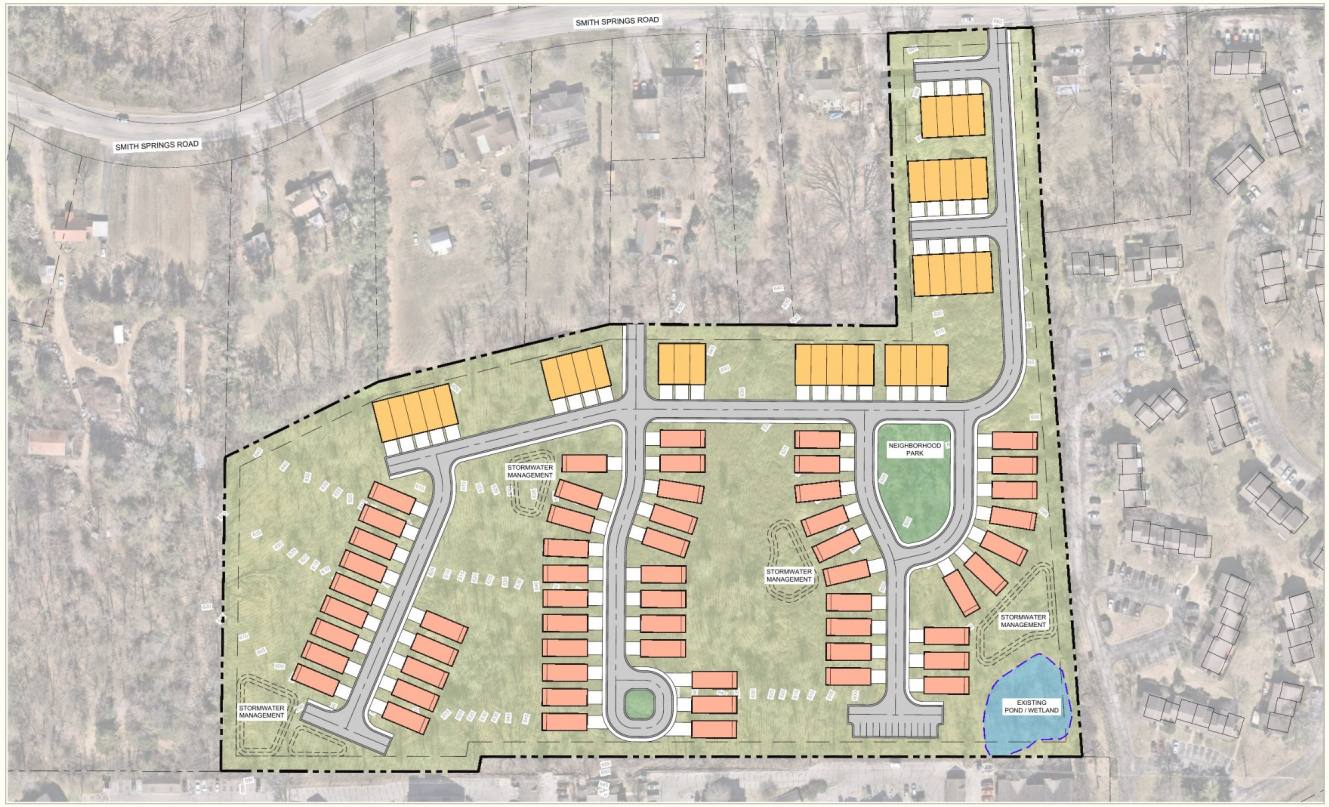
Primed for Development

PARCELS 135-00-0-226.00 & 227.00 · R10



Preliminary Planning for Up to 92 Homes

PROPOSED SP ZONING



A preliminary master plan dated July 28, 2026 lays out 92 residential lots under proposed SP zoning: 35 townhomes along the entry drive and northern edge, and 57 detached cottages around a central neighborhood park. Density works out to roughly 5.75 units per acre, with stormwater management areas and the existing pond and wetland kept in place.

Townhome lots · Cottage lots · Neighborhood park · Existing pond / wetland

THE PROGRAM

35

TOWNHOME LOTS

21 × 55 ft lots

57

COTTAGE LOTS

23 × 60 ft lots

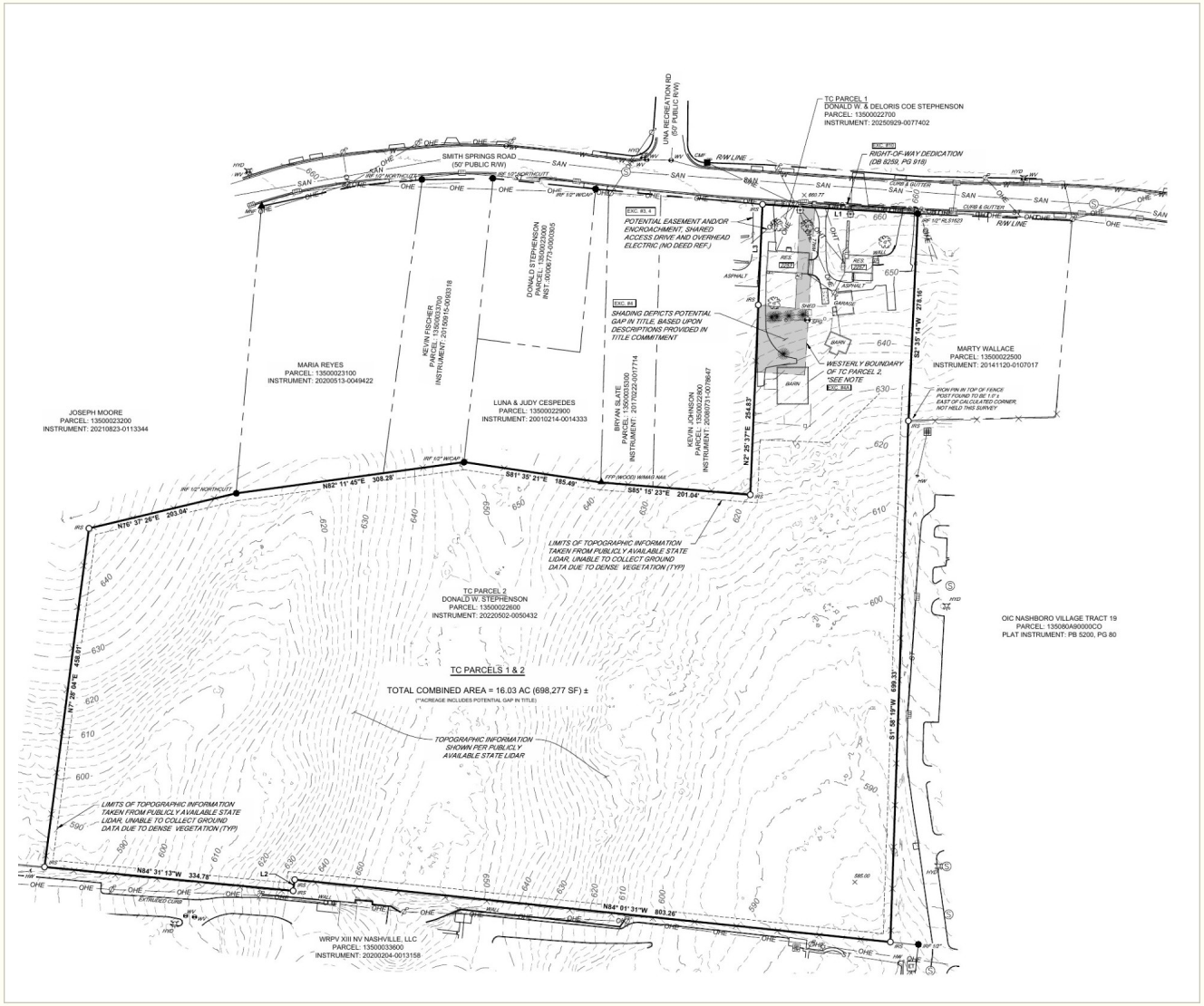
92

TOTAL UNITS

≈5.75 units per acre

Conceptual plan for illustration; subject to rezoning approval, engineering and Metro review.

Surveyed and Ready



ALTA/NSPS Land Title & Topographic Survey by M2 Group, draft dated January 29, 2026.
Shown for reference; the full survey with notes is available on request.

ALTA/NSPS · TOPOGRAPHIC SURVEY

SURVEY SUMMARY

TOTAL AREA

16.03 AC · 698,277 SF ±

TAX PARCELS

135-00-0-226.00 & 227.00

FRONTAGE

Smith Springs Road · 50 ft R/W

FLOOD ZONE

Zone X · FIRM eff. Feb 25, 2022

ZONING

R10 · single- and two-family

FIELD WORK

Completed January 12, 2026

PROPERTY NOTES

Regulatory Constraints Report showing stream and small wetland near boundary line of property is available.

Premier Location

Smith Springs Road sits in one of southeast Nashville's fastest-growing corridors, and Percy Priest Lake's parks and recreation areas are close by. The property is situated midway between I-40 East and I-24 East, just off Murfreesboro Pike. Nashville International Airport is three miles away as the crow flies, and downtown Nashville is roughly 9 miles from the property.



View looking northwest · parcels approximate

NEARBY

Una Elementary ≈0.6 mi
Metro Nashville public school

Nashville International (BNA) ≈3 mi
Straight-line distance

Downtown Nashville ≈9 mi
Straight-line distance

I-40 East & I-24 East
Property sits midway between

Murfreesboro Pike
Just west of the property

Percy Priest Lake
Boating, shoreline and recreation

Hamilton Creek Park
Lakeside park, marina and trails

KEY DISTANCES

0.6 mi	≈3 mi	≈9 mi
Una Elementary	BNA airport	Downtown Nashville

Approximate straight-line distances from the subject property.

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FOR MORE INFORMATION

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101 WESTPARK DRIVE, STE 340 · BRENTWOOD, TN 37027

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