

TENNESSEE LAND BASICS



Why Buying Land is a Smart Investment

Nashville and its surrounding areas are experiencing incredible growth. Buying land in Tennessee offers a unique opportunity to invest in a tangible asset with immense potential. Whether you're dreaming of building your custom home, starting a farm, or developing a future project there is opportunity for it all here. As your local Nashville land expert, we have created this guide to help people feel equipped with the knowledge necessary to buy land here in Tennessee.

Key Considerations When Purchasing Land

Zoning Laws: The Foundation of Your Plans

Before you fall in love with a piece of land, understanding its zoning is *critical*. Zoning dictates what you can and cannot do with the property.

- **Residential Zoning:** Typically allows for single-family homes but may have restrictions on accessory dwelling units (ADUs), minimum lot sizes, or types of construction.
- **Agricultural Zoning:** Designed for farming and related activities, often with limitations on residential structures.
- **Commercial/Industrial Zoning:** For businesses and manufacturing, generally not suitable for residential building.
- **Unzoned Areas:** While offering more freedom, these can sometimes come with fewer public services or stricter environmental regulations.

Curb Appeal: Beyond the Street Frontage

When we talk about 'curb appeal' for land, it's about more than just what the property looks like from the road. It encompasses:

- **Accessibility:** How easy is it to access the property? Is there an existing road, or will you need to build one? This impacts construction costs and daily living.
- **Topography:** Is the land flat, sloped, or hilly? This affects building site selection, drainage, and landscaping.
- **Natural Features:** Mature trees, water features, or scenic views can add significant value and beauty.
- **Potential Views:** Consider what the long-term view will be. Will surrounding development obstruct your potential vista?
- **Underground Utilities:** Proximity to water, sewer, and electricity is vital. Extending these can be *very expensive*.

Building Your Dream Home: The Right Lot is *Everything*

Purchasing land with the intention to build requires meticulous planning. The 'right' lot isn't just about size or location; it's about suitability for construction. Consider:

- **Building Envelope:** Where on the property can you legally and practically build? This is often dictated by zoning, setbacks, and environmental factors.
- **Utilities Access:** As mentioned, the cost and feasibility of bringing water, sewer/septic, and electricity to your building site are major factors.
- **Perc Tests (for Septic):** If public sewer isn't available, the land must be suitable for a septic system. A successful 'perc' (percolation) test is mandatory.
- **Soil Stability:** Poor soil conditions can lead to costly foundation issues.
- **Flood Zones:** Ensure the buildable area is not within a floodplain.

We'll work together to assess these factors and find a parcel that truly sets the stage for your ideal home.

The Power of a Trusted Team

Buying land is very complex, why do it on your own?

- **The Network:** SoundCheck has extensive connections within the Realtor community allowing us access to off market listings and often beneficial negotiated terms.
- **Speed and Efficiency:** Our team is full of experience that creates a seamless and fast process ideal for your timeline.
- **Knowing what to look for:** We know all the potential issues we need to keep an eye out for which protects you from buying the wrong property.
- **Your wish is our command:** Our purpose is simple, to bring you through the deal on top with your personal goals accomplished!
- **The Market:** With our extensive market knowledge we know what a good investment is and what is not. We will make sure you see the numbers and know if it's worth the price.

With the right team behind you this process is much quicker, far less risky, and even fun! SoundCheck is a team of experts prepared to handle every aspect of the deal from start to finish. Go with us and be prepared to sit back, relax, and watch the magic happen.

Ready to Find Your Perfect Piece of Tennessee?

Buying land is an exciting journey. With the right knowledge and a trusted team, you can secure a property that meets your needs and exceeds your expectations. Don't leave your dreams in purgatory. Let's connect and start exploring the possibilities!



Contact Us

SoundCheck Real Estate Advisors

Land to Living Room · Homes to Build-to-Suit

SoundCheck Realty Group is a Middle Tennessee team built around land and everything that grows from it. From the details of this guide: Smart vs Traditional homes; we also handle the full journey — raw land, lots, and farms; existing homes and nearly everything residential; new development and build-to-suit; luxury homes; and modular, manufactured homes and barndominiums, backed by genuine relationships with the builders and crews who do the work.

Relocating from out of state? That's a specialty of ours, handled start to finish.

Also, we do the homework many agents skip — what the land can actually support, real comps, and honest numbers — so you can buy, sell, or build with confidence and no surprises. Leverage our experience, choose SoundCheck as your advisory team delivering the insight and guidance that puts you ahead and helps you move forward with confidence.



Gary Rabideau

Principal Broker · Advisor

Principal Broker at Crye-Leike Mt. Juliet & Goodlettsville Cornell-trained in soils and crops, with a rare command of Tennessee land, master gardener. Specializing in residential homes, multi-family, farms, homes, and investment properties.

CRS · GRI · ABR

615.415.1740

[Gary's Web Page](#)



Connor Mayne

Agent - Social Strategist

A social media marketer who knows how to get a property seen by the right buyers, Connor pairs that skill with his work as a Broker Affiliate and deep knowledge of Middle TN neighborhoods and schools. He gives you the truth, not a pitch. Straight talk closes deals.

606.492.0529

[Connor's Web Page](#)



Chester A. Hood

Broker · Analyst & Advisor

34 yrs real estate — 5 in Middle TN, 30 in CA. 18 appraising (nearly 3,000) + 10 lending: combining a rare command of value, financing & negotiation skills. Not just an agent — a trusted advisor helping families & businesses build a better life through property.

615.335.4464

[Chester's Web Page](#)



Let's do Business