

FREE GUIDE

# WILLIAMSON

County's

# AREA

# GUIDE

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Franklin · Brentwood · Nolensville · Spring Hill  
Thompson's Station · Fairview · Leiper's Fork · College Grove

*Every Williamson County area, honestly compared — prices, vibe, schools & who it's really for.*

"Already decided on Williamson County? Now let's figure out exactly WHERE."

— Alyssa Haines, eXp Realty | (615) 557-5105

# Which Part of Williamson Co. Is Right for YOU?

You've already decided Williamson County is where you want to be — smart choice. Now the real question is: which part? Each area has its own personality, price point, and trade-offs. Here's the honest breakdown.

## 01

### FRANKLIN

Historic Downtown · Cool Springs · Westhaven · Berry Farms

COMMUNITY HEART

TOP SCHOOLS

Median ~\$875K

*Best for: Families who want charm, walkability, top schools & community life*

Franklin is the crown jewel — and everyone knows it. Historic downtown with 16 blocks of restaurants, shops and farmers markets. Incredible schools. Genuine community feel. New developments like Westhaven and Berry Farms offer master-planned luxury with all the amenities. It's the most in-demand area in the county — the price reflects that. If budget allows, most families land here first.

- Franklin HS (#10 in TN) · Ravenwood HS (#1 in county)
- ~20–25 min to Nashville via I-65

## 02

### BRENTWOOD

Maryland Farms · Governors Club · Annandale

MOST PRESTIGIOUS

ESTABLISHED

Median ~\$1M+

*Best for: Professionals wanting upscale, quiet, polished suburban living*

Brentwood sits just north of Franklin and is one of the most prestigious suburbs in all of Tennessee. Larger lots, luxury neighborhoods, private country clubs, and some of the state's best high schools. It's established — not trendy — and that's exactly what its residents love about it. Easy access to both Nashville and Franklin makes the commute very manageable.

- Brentwood HS (#5 in TN) · Multiple top-rated elementaries
- ~15 min to Nashville · ~10 min to Franklin

## 03

### NOLENSVILLE

Burkitt Village · Bent Creek · Scales Farmstead

#1 SAFEST IN TN

UNDERRATED GEM

Median ~\$625–\$700K

*Best for: Families wanting safety, tight-knit community & top schools*

Ranked the #1 safest city in Tennessee in 2025 — and locals aren't surprised. Nolensville has that rare "everyone waves at you" energy while still having excellent schools, newer developments, and a growing restaurant and retail scene. It's growing fast but hasn't lost its soul yet. Genuinely one of the most underrated areas in all of Middle Tennessee.

- Top-rated WCS schools · Consistently high test scores district-wide
- ~30 min to Nashville · ~15 min to Franklin

## 04

### SPRING HILL

Port Royal · Harvest Pointe · Tollgate Village

BEST VALUE

NEW CONSTRUCTION

Median ~\$500–\$600K

*Best for: Families wanting newer construction & more space per dollar*

Spring Hill is the value play of Williamson County — and smart buyers are catching on. You get more square footage, newer builds, and lower price per square foot than Franklin or Brentwood. The amenities are catching up fast — new restaurants, shops, and employers are expanding here. Note: parts of Spring Hill fall into Maury County schools, so always verify the zone.

- Partly WCS, partly Maury County — ALWAYS verify by address
- ~35–40 min to Nashville · ~15–20 min to Franklin

# Which Part of Williamson Co. Is Right for YOU?

## 05

### THOMPSON'S STATION

Bridgemore · Tollgate · Canterbury

SCENIC & PEACEFUL

GREAT SCHOOLS

Median ~\$550-\$650K

*Best for: Those wanting rolling hills, space & a slower pace of life*

Thompson's Station is semi-rural, genuinely beautiful, and one of the most peaceful places to live in the county. Rolling hills, scenic drives, larger lots, and top-ranking Williamson County schools. It's grown significantly but still feels like you can actually breathe here. The trade-off is a longer commute to Nashville — but most residents say it's worth it.

- Top-ranking Williamson County schools throughout
- ~40 min to Nashville · ~20 min to Franklin

## 06

### FAIRVIEW

Western Williamson County · Bowie Nature Park area

WCS SCHOOLS

BEST KEPT SECRET

Median ~\$480-\$580K

*Best for: Buyers wanting WCS schools at lower Williamson Co. price points*

Fairview is Williamson County's best kept secret. You get full Williamson County Schools access — the same district as Franklin and Brentwood — at significantly lower price points. Plus you're right next to Bowie Nature Park (700 acres, 17 miles of trails) and the stunning Natchez Trace Parkway. Growing fast with new construction. If budget matters and schools matter — look here first.

- Full Williamson County Schools access · Rated 7/10 by GreatSchools
- ~25 min to Nashville via I-40 · ~20 min to Franklin

## 07

### LEIPER'S FORK

Historic village · Natchez Trace · Rural Williamson Co.

RURAL LUXURY

ONE-OF-A-KIND

Median \$1.2M-\$2M+ (acreage dependent)

*Best for: Those wanting land, privacy, horses & serious Southern character*

Leiper's Fork is unlike anywhere else in Middle Tennessee. A historic, artsy village with galleries, a legendary general store, weekend antique markets, and rolling farmland in every direction. Celebrities, horses, and people who could live anywhere — and chose this. Properties range from custom estates on acreage to renovated farmhouses. If this is your vibe, you already know it.

- Zoned to Williamson County schools · Franklin district
- ~35 min to Nashville · ~15 min to Franklin (scenic route)

## 08

### COLLEGE GROVE

Southern Williamson County · Arrington area

LUXURY ESTATES

PRIVACY & LAND

Median ~\$1.2M-\$1.5M+

*Best for: Luxury buyers wanting privacy, acreage & a true estate feel*

College Grove is the quiet luxury option in southern Williamson County — expansive estates, serious acreage, and a level of privacy that's hard to find this close to Nashville. Less of a "town" and more of an area — you'll drive for most amenities. But if you want a magnificent property in a beautiful setting with Williamson County schools, this delivers.

- Williamson County Schools · Arrington/Nolensville zone area
- ~40 min to Nashville · ~25 min to Franklin

#### QUICK COMPARISON

AREA	PRICE RANGE	SCHOOLS	COMMUTE	BEST FOR
Franklin	~\$875K	■■■■■	20-25 min	All-around families

# Which Part of Williamson Co. Is Right for YOU?

Brentwood	\$1M+	■■■■■	15 min	Upscale professionals
Nolensville	\$625-\$700K	■■■■■	30 min	Safety + community
Spring Hill	\$500-\$600K	■■■■■	35-40 min	Value + new builds
Thompson's Sta.	\$550-\$650K	■■■■■	40 min	Space + scenery
Fairview	\$480-\$580K	■■■■■	25 min	WCS schools, lower cost
Leiper's Fork	\$1.2M-\$2M+	■■■■■	35 min	Rural luxury + land
College Grove	\$1.2M-\$1.5M+	■■■■■	40 min	Estate living + privacy



## IMPORTANT:

School zoning in Williamson County follows your SPECIFIC ADDRESS — not the city or zip code. Spring Hill in particular spans two counties. Always verify the school zone for any home before you fall in love with it. I pull this for every single client. It matters.

Ready to figure out your perfect Williamson County spot?

I help families navigate this every day. Let's narrow it down together — no pressure.

[FranklinTN-Homes.com](https://FranklinTN-Homes.com)  
(615) 557-5105