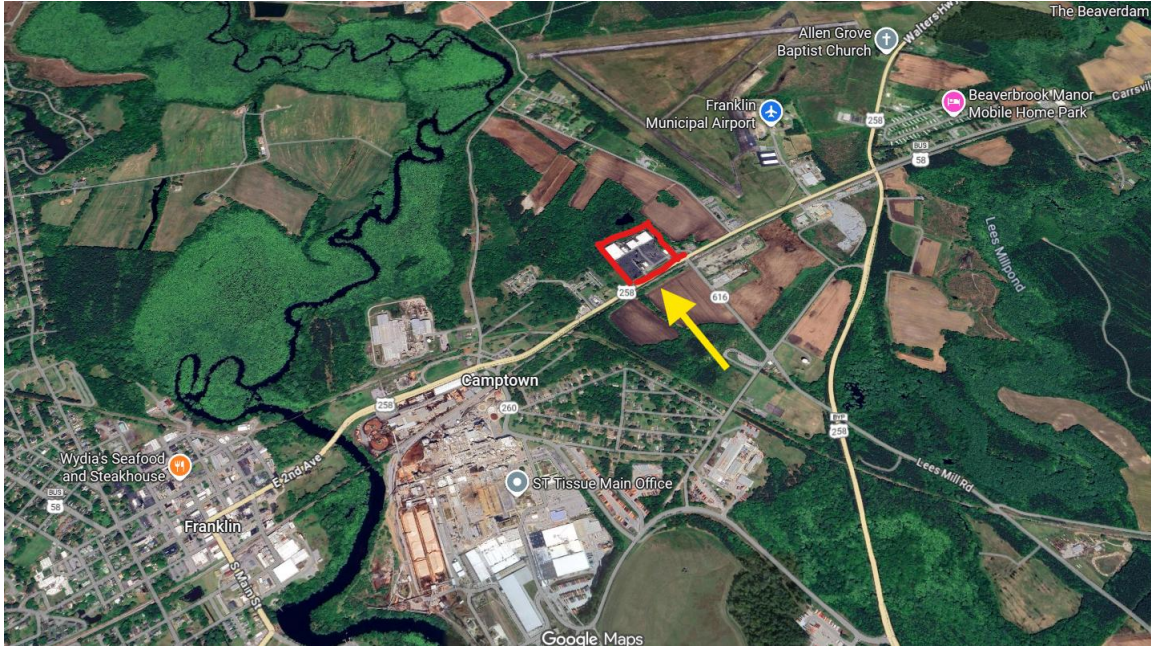


1333 Carrsville Hwy • Franklin, VA 23851

90,000 SF on 11± Acres • Prime Redevelopment Opportunity



- 90,000± SF former retail center • 11± acres
- All infrastructure in place (power, water, sewer, road access)
- Adjacent to US-58 Business & US-258; minutes to US-58 (Hampton Roads freight corridor)
- Near Franklin Municipal Airport (FKN) and CenterPoint/Port logistics parks, Enterprise Zone!
- Ideal concepts: Multifamily • Flex/industrial • Self-storage • Mixed-use pad sites



Location Highlights

- Strategic visibility and access along the US-58 corridor, the region's key freight route to the Port of Virginia.
- 2± miles to Franklin Municipal (FKN) – 4,977' runway; supports corporate and general aviation.
- Pro-business Hampton Roads/Western Tidewater market with growing logistics & advanced manufacturing base.
- Regional workforce pipeline via Camp Community College's Workforce Development Center (Franklin campus).
- Nearby employers: ST Tissue/International Paper, Centerpoint Industrial, with millions of sf of warehouse space, and logistics users along the Route 58 corridor.

Contact: Timothy E. "Tim" Churchwell, CCIM • *TEC Properties*

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Investment Highlights

- Flexible redevelopment: scale for multifamily conversion, climate/self-storage, or multi-tenant flex/industrial.
- Large site: 11± acres with expansive parking field for yard/storage, trailer parking, or new pads.
- Utilities in place: public power/water/sewer; existing access drives reduce upfront sitework costs.
- Zoning & approvals: Buyer to verify; site positioned for adaptive reuse given surrounding commercial/industrial context.

Regional & Logistics Advantages

- US-58 is designated a key freight & evacuation corridor serving the Port of Virginia and the region.
- Approx. 41 miles to the Port of Virginia; direct Route 58 connection to I-95/64/664 via Suffolk.
- Franklin Municipal Airport (FKN) 4,977' runway within ~2 miles for corporate GA access.
- CenterPoint/Port logistics parks in Suffolk along the US-58 corridor draw ongoing distribution demand.
- Workforce pipeline and customized training through Camp Community College's Regional Workforce Development Center.
- Established industrial base: ST Tissue/International Paper and other manufacturers in Franklin/Southampton.

Notes & Sources: VDOT U.S. 58 corridor materials; AirNav/SkyVector (KFKN); Hampton Roads Alliance on Franklin; Camp Community College Workforce Development; CenterPoint/Port logistics park materials; public listings referencing distance to Port of Virginia.

For inquiries, LOIs, or site tours: [\(757\) 371-9145](tel:7573719145) • tecproperties@gmail.com