

16.31 FRANKLIN PARKWAY FRANKLIN, GA 30217



OFFERED AT
\$488,000

ABOUT THE PROPERTY

This 16.31+/- acre commercial parcel offers a rare opportunity to put acreage to work. Approved for operation as a heavy diesel repair shop, the property features approximately 230+/- feet of road frontage, providing strong visibility and easy access-plenty of room to turn around the big trucks without needing a three-point turn (or a spotter). The approved use allows for weekday business operations during standard hours, with all activities subject to applicable federal, state, and county guidelines. Ideal for an owner-operator, equipment-based business, or long-term commercial investment, this tract offers the space to operate efficiently and grow-because running out of room is never good for business. This property is being marketed in conjunction with an adjoining 48.2+/-acre tract zoned A-1 in Heard County. The property may be sold as a whole or divided, with the parcel approved for heavy diesel repair shop use and the A-1 acreage available separately.



Southern
REAL ESTATE
PROPERTIES

Olivia Gentry, Realtor®
The Closing Agent
Southern Real Estate Properties
☎ 470-216-8995
✉ oliviagentryrealtor@gmail.com
📱 [@oliviagentryrealtor](https://www.instagram.com/oliviagentryrealtor)

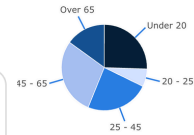
PROPERTY SUMMARY

Age Demographics

41
Median Age

43
2028 Estimate

↑ 3%
Growth Rate



Renter to Homeowner Ratio

1:3

1:1 predicted by 2028



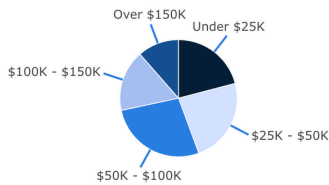
Household Income

\$62.7k

Median Income

\$61.6k
2028 Estimate

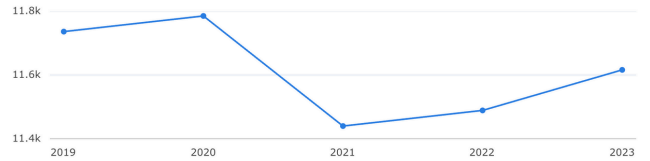
↓ 2%
Growth Rate



Population

11.6k

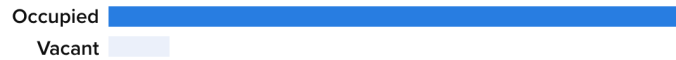
↑ 1% Compared to 11.5k in 2022
↓ 1% Compared to 11.7k in 2019



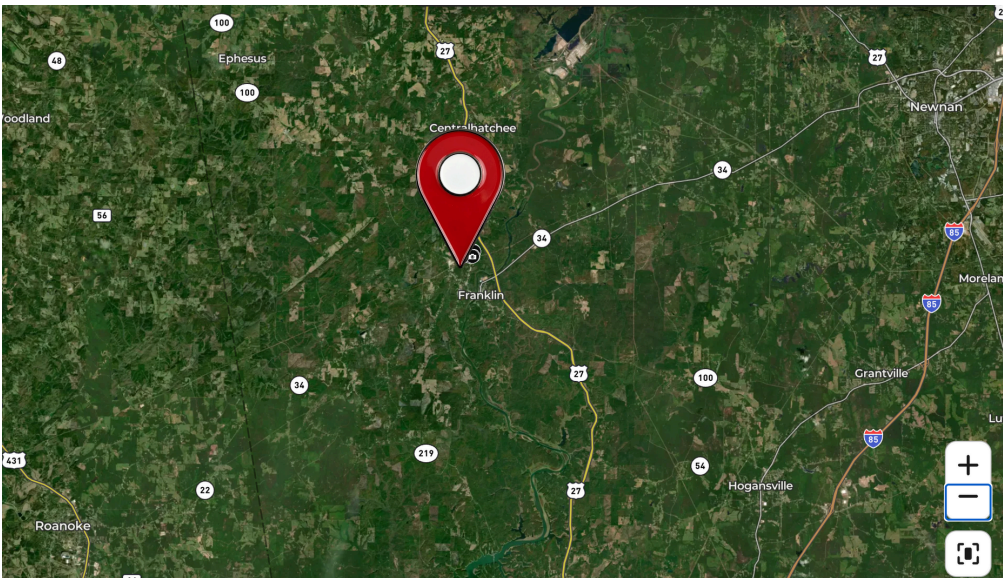
Housing Occupancy Ratio

9:1

11:1 predicted by 2028



LOCATION HIGHLIGHTS



- **±230 FEET OF ROAD FRONTAGE OFFERING EXCELLENT VISIBILITY AND ACCESS**
- **CONVENIENT ACCESS FOR LARGE TRUCKS AND EQUIPMENT**
- **LOCATED IN HEARD COUNTY WITH CLOSE PROXIMITY TO FRANKLIN AND SURROUNDING MARKETS**
- **EASY ACCESS TO REGIONAL ROAD NETWORKS FOR COMMERCIAL TRAFFIC**
- **RURAL SETTING WITH ROOM TO OPERATE WHILE REMAINING ACCESSIBLE**
- **STRONG POTENTIAL FOR OWNER-OPERATED OR SERVICE-BASED USE**



PROPERTY FEATURES:

- 🚚 ±16.31 acres approved for heavy diesel repair shop use
- 🛣️ Approximately 230± feet of road frontage with strong visibility
- 🛠️ Approved weekday operating hours for business use
- 📍 Easy access for large trucks, equipment, and service vehicles
- 🏗️ Ideal for owner-operators, equipment-based businesses, or investors
- 🌞 Spacious layout allowing room to operate without feeling cramped



Southern
REAL ESTATE
PROPERTIES

Olivia Gentry, Realtor®
The Closing Agent
Southern Real Estate Properties
📞 470-216-8995
✉️ oliviagentryrealtor@gmail.com
👤 @oliviagentryrealtor