

FOR SALE

0.89 AC Commercial Land Site

CHARLES
HAWKINS CO.
Commercial Real Estate Services

4412 FRANKLIN SOUTH COURT

FRANKLIN, TN 37064



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2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

PROPERTY SPECIFICATIONS

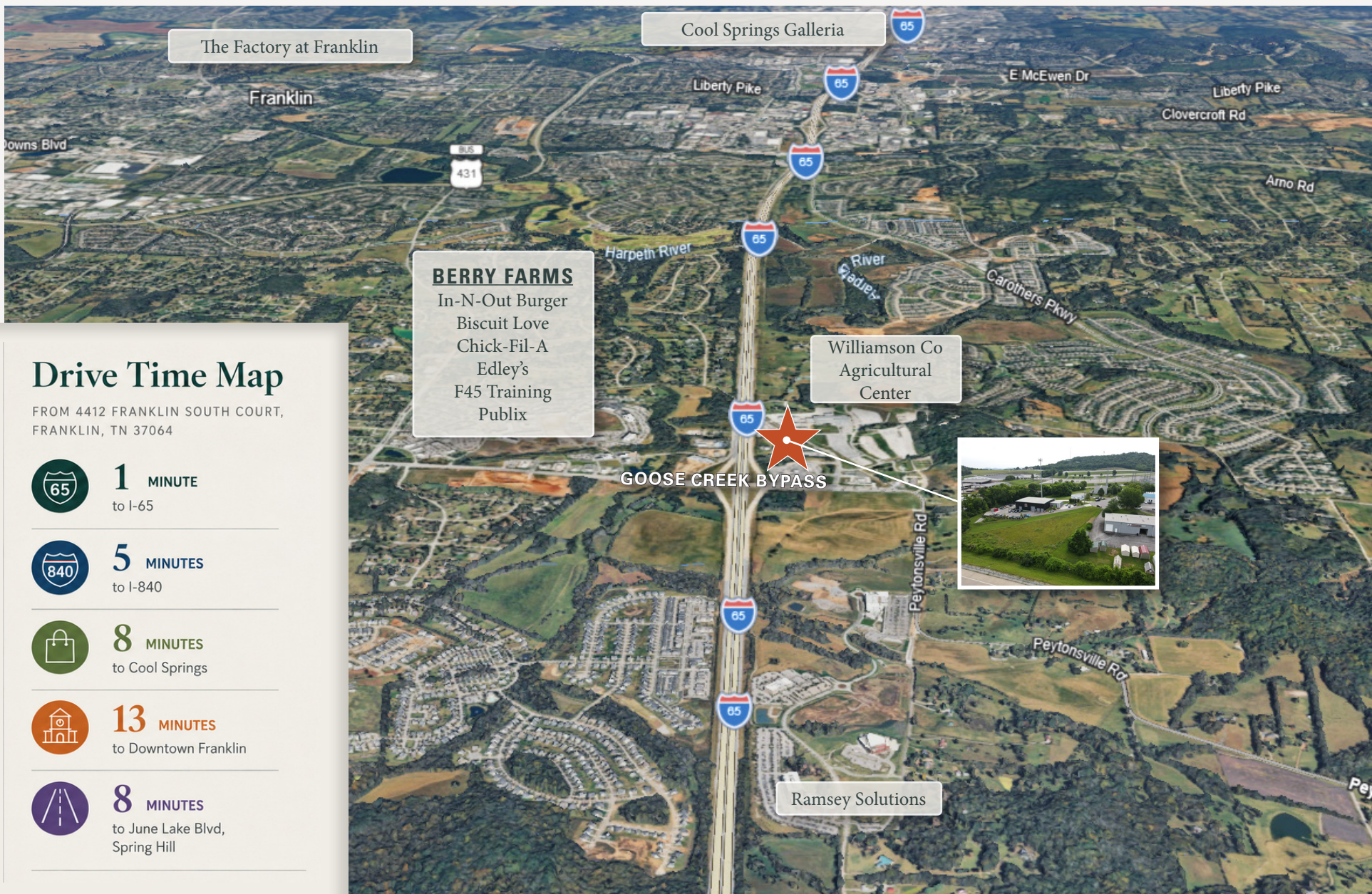
LOCATION	COUNTY	ZONING	LAND AREA	ACREAGE	TRAFFIC COUNT	FRONTAGE
4412 Franklin South Court	Williamson	RC12	38,768 SF	0.89 Acres	110,000 AADT	190 ft along I-65



PROPERTY HIGHLIGHTS

- Commercial land opportunity in Franklin, TN
- Excellent I-65 visibility
- Strong surrounding demographics
- Located near Berry Farms, Cool Springs, and Downtown Franklin
- Ideal for commercial, service, office, medical, or owner-user development

PRICING **\$1,450,000**



4412 Franklin South Court is centrally between Cool Springs, Spring Hill, and Downtown Franklin, with nearby attractions and employment drivers including Ramsey Solutions and Berry Farms. The site offers excellent I-65 visibility, strong regional access, and the ability to reach both I-65 and I-840 within minutes, making it well-positioned for users seeking convenience, exposure, and access to the broader Middle Tennessee market.



FRANKLIN ZONING ORDINANCE

5.1.3 Permitted Principal Uses by Zoning District

Principal Use	Zoning Districts																
	AG	ER R1	R2 R3 R6	R4	MR	PD ¹	OR	CI	NC	CC	DD	1ST	5TH	RC4 RC6 RC12	GO	LI	HI
<ul style="list-style-type: none"> ● Permitted ◐ Permitted with Additional Use Regulations per Subsection 5.1.4 																	
AGRICULTURAL USES																	
Agricultural Uses	◐	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Community Gardens	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
RESIDENTIAL USES																	
Duplexes					●	●				●	●	◐					
Live/Work Units						◐											
Multifamily Residential						●				◐	◐			●			
Multiplexes					●	●				●	●	◐					
Single-Family Residential	●	●	●	●	●	●	●			●	●	◐					
Townhouses					●	●				●	●	◐					
RECREATION USES																	
Active Recreation					●	●											●
Commercial Recreation					●			●	●	●	●	●	●	●	●	●	●
Golf Courses					●												
Neighborhood Amenities		◐	◐	◐	◐				●	●				●			
Passive Parks and Open Space	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
CIVIC AND INSTITUTIONAL USES																	
Cemeteries					●	●											
Charitable, Fraternal, or Social Organizations					●	●	●	●	●	●	●	●	●	●	●	●	●
Clinics					●	●	●	●						●	●	●	●

¹ Permitted principal uses in the PD district are determined by the BOMA during the development plan approval process.

Principal Use	Zoning Districts																
	AG	ER R1	R2 R3 R6	R4	MR	PD ¹	OR	CI	NC	CC	DD	1ST	5TH	RC4 RC6 RC12	GO	LI	
<ul style="list-style-type: none"> ● Permitted ◐ Permitted with Additional Use Regulations per Subsection 5.1.4 																	
Continuum of Care Facilities																	
Continuum of Care Facilities						◐		◐						●	◐		
Correctional Facilities																	
Correctional Facilities																	
Educational Facilities																	
Educational Facilities						●		●	●	●	●	●	●	●	●	●	●
Entrepreneurship/Innovation Centers																	
Entrepreneurship/Innovation Centers						●		●		●	●	●	●	●	●	●	●
Essential Services																	
Essential Services	◐	◐	◐	◐	◐	◐	●	●	●	●	●	●	●	●	●	●	●
Group Homes																	
Group Homes						●		●									
Hospitals																	
Hospitals						●		●									
Museums																	
Museums						●		●		●	●	●	●	●	●	●	●
Places of Public Assembly																	
Places of Public Assembly						●		●		●	●	●	●	●	●	●	●
Rehabilitation Centers																	
Rehabilitation Centers						●		●						●			
COMMERCIAL USES																	
Day Care Centers						●		●	●	●	●			●	●	●	●
Event Venues						◐				◐	◐	◐	◐	◐	◐	◐	◐
Funeral Homes						●		●									●
Garden Centers						◐				◐				●		◐	
Gas Stations						◐				◐				●		◐	
Hotels						◐				◐	◐	◐		●		◐	
Indoor Animal Services						◐				◐	◐	◐		●		◐	
Indoor/Outdoor Animal Services						◐				◐				●		◐	
Offices						●	●	●	●	●	●	●	●	●	●	●	●

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<ul style="list-style-type: none"> ● Permitted ◐ Permitted with Additional Use Regulations per Subsection 5.1.4 																	
Personal Services																	
Personal Services																	
Restaurants																	
Restaurants							●		●	●	●	●	●	●	●	●	●
Retail																	
Retail							●		●	●	●	●	●	●	●	●	●
Rural Retreats																	
Rural Retreats						◐											
Short-Term Vacation Rentals																	
Short-Term Vacation Rentals	●	◐	◐	◐	◐	◐	●			●	●						
Showrooms																	
Showrooms							●							●		●	
Telecommunication Towers and Antennas																	
Telecommunication Towers and Antennas	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐
Theaters																	
Theaters							●			●	●			●			
Uses with Drive-In/Drive-Through Facilities																	
Uses with Drive-In/Drive-Through Facilities							◐			◐				●		◐	
Vehicle Sales and Rental																	
Vehicle Sales and Rental														●		◐	◐
Vehicle Service Facilities																	
Vehicle Service Facilities							◐							●		◐	◐
Vehicle Wash Facilities																	
Vehicle Wash Facilities							◐							●		◐	◐
Wholesale Sales																	
Wholesale Sales																●	●
INDUSTRIAL USES																	
Adult-Oriented Establishments																	
Adult-Oriented Establishments																	◐
Data Centers																	
Data Centers														●	◐	●	●
General Warehousing																	
General Warehousing							◐									●	●
Heavy Industrial Uses																	
Heavy Industrial Uses																◐	◐
Industrial Sales																	
Industrial Sales																●	●
Industrial Services																	
Industrial Services																●	●
Light Industrial Uses																	
Light Industrial Uses							◐									●	●

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<ul style="list-style-type: none"> ● Permitted ◐ Permitted with Additional Use Regulations per Subsection 5.1.4 																	
Machinery Assembly and Repair Facilities																	
Machinery Assembly and Repair Facilities																◐	●
Self-Storage Facilities																	
Self-Storage Facilities														◐		◐	◐
Vape Shops																	
Vape Shops																	◐
Vehicle Repair Facilities																	
Vehicle Repair Facilities							◐									◐	◐
Wrecker Service																	
Wrecker Service																◐	●

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