

Bill Little Parkway | ±13.48 AC

CARNESVILLE — FRANKLIN COUNTY



For Sale — Industrial Development Opportunity



OFFERING SUMMARY

Industrial Development Opportunity:

±13.48-acre tract located within the Carnesville city limits, zoned I (Industrial District), supporting a wide range of industrial and employment uses.

Strategic I-85 Access:

Positioned less than one mile (roughly a 2-minute drive) from Interstate 85, providing excellent regional connectivity to major distribution and logistics corridors throughout Northeast Georgia and beyond.

Functional Site Layout:

The property offers a ±13.48-acre footprint rough graded with potential for efficient site planning, access, and industrial layout design. Seller is open to selling a portion of the subject property.

Growing Industrial Corridor:

Located in Franklin County, an area seeing continued industrial and logistics interest due to proximity to I-85 and access to surrounding labor markets.

Flexible Industrial Zoning:

Zoned I (Industrial District) within city limits, allowing for a variety of industrial uses including warehouse, distribution, light manufacturing, and related operations (buyer to verify specific uses).

ASKING PRICE: \$500,000

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For More Information: Due Diligence Information. The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental conditions. Terms are subject to errors and change without notice.

Overview

Franklin County
Parcel # 036 129 G

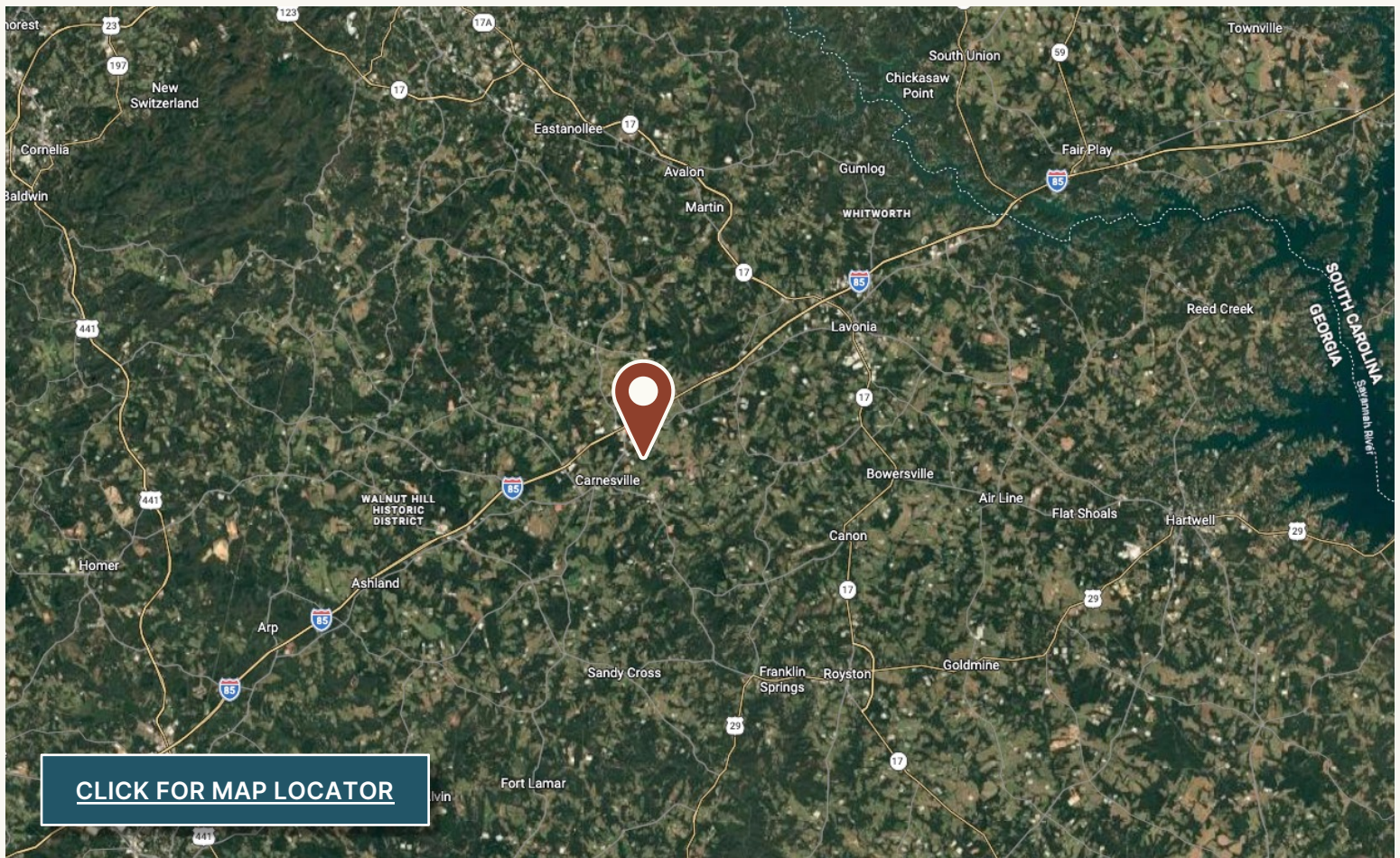
Zoning
(Carnesville City Limits) I (Industrial)

Total Acreage ± 13.48 AC

Road Traffic

- Lavonia Rd: 5,730 VPD
- I-85: 47,100 VPD

Road Frontage ± 270' on Bill Little Pkwy



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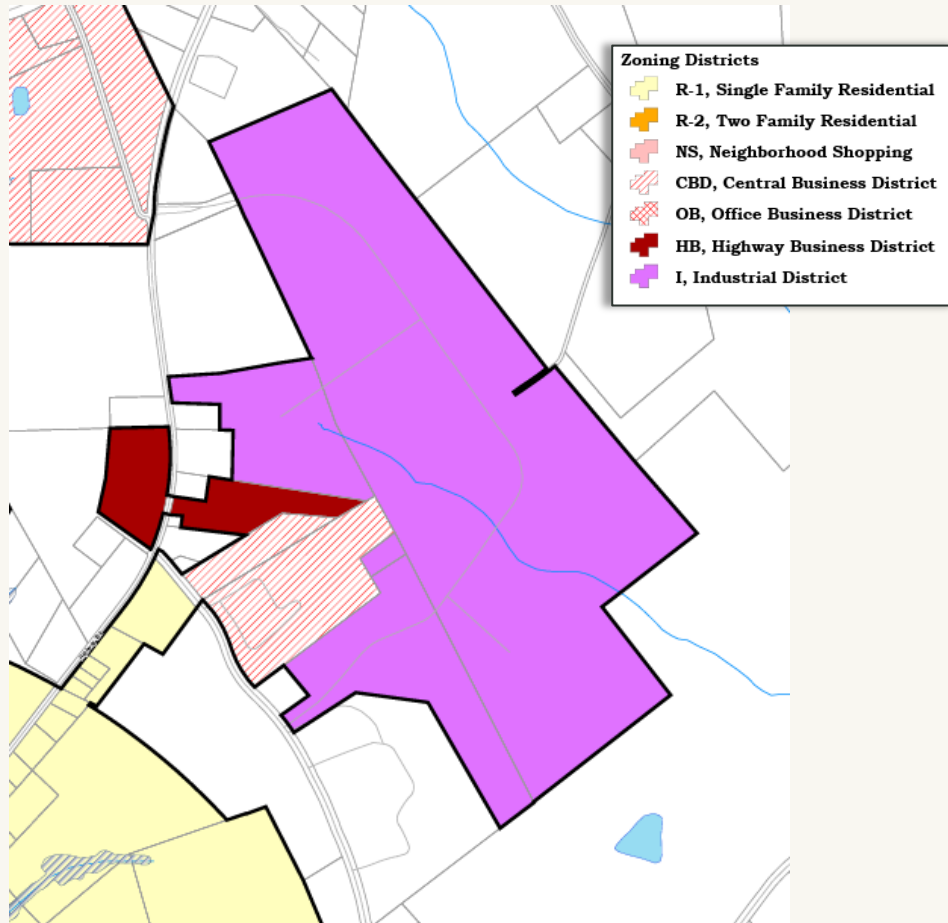
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Zoning Map



Topography Map



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