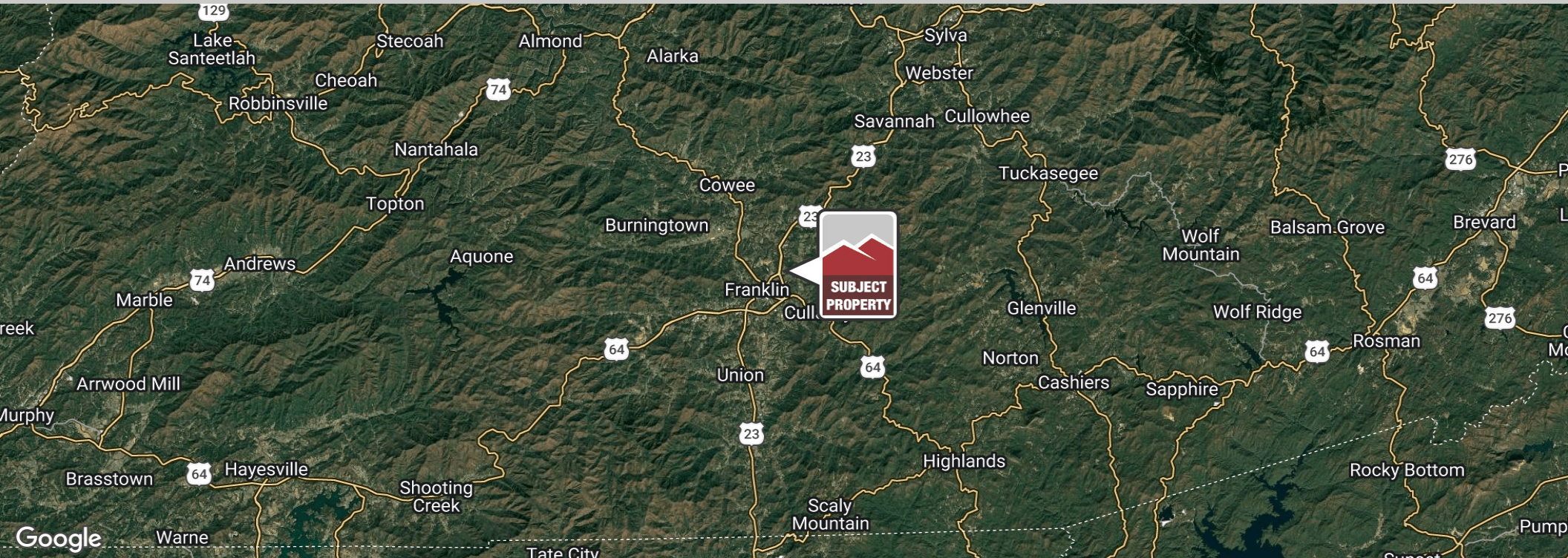




COMMERCIAL LAND AVAILABLE ON SYLVA RD

FRANKLIN, NC

PURCHASE, BTS, OR GROUND LEASE OPTIONS AVAILABLE



OFFERING SUMMARY

Sale Price:	\$485,000
Lease Rate:	Negotiable
Lot Size:	1.62 Acres
Price / Acre:	\$299,383
Zoning:	C3
Parcel PIN#:	6595750309
County:	Macon

PROPERTY OVERVIEW

1.62± Acre Highway Commercial Site – Sylva Rd, Franklin, NC

Positioned along a primary commercial corridor in Franklin, this 1.62± acre parcel is zoned C-3 Highway Commercial, allowing for a wide range of retail, automotive, and service-oriented uses. Traffic counts are 20k+ VPD. Frito Lays just built a warehouse behind the property.

C-3 is the Town’s most flexible commercial zoning district, permitting uses such as auto dealerships, RV and manufactured home sales, restaurants (including drive-thru), multi-tenant retail, and service businesses. The site size exceeds one acre, making it particularly well-suited for vehicle sales, outdoor display, or other highway-oriented commercial uses.

This property is well-positioned near Franklin’s primary retail, medical, and service corridor, with nearby demand drivers including Angel Medical Center, Walmart Supercenter, Ingles, downtown Franklin, and surrounding residential growth. Ideal for an owner-user, developer, or investor seeking a flexible commercial site in one of Franklin’s key growth corridors.







SITE LAYOUT NOTES

1. THIS IS NOT A PROPERTY SURVEY. SEE SURVEY FOR BOUNDARY INFORMATION.
2. ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES, MOOT STANDARDS AND OTHER SPECIFICATIONS. ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH MUTCD STANDARDS.
3. BLUE RIDGE ENGINEERING SHALL PROVIDE ALL CONSTRUCTION LAYOUT AND STAKING REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR CONSTRUCTION LAYOUT AND STAKING SERVICES. PROVIDED, CONTRACTOR SHALL IMMEDIATELY NOTIFY BLUE RIDGE ENGINEERING IF CONDITIONS ARE ENCOUNTERED THAT ARE NOT AS SHOWN.
4. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, METHODS, PROCEDURES AND SCHEDULES OF ITS OPERATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL FOR ITS OPERATIONS IN COMPLIANCE WITH MOBILE AND NCOT STANDARDS. CONTRACTOR SHALL NOTIFY MOBILE, OWNER, AND ENGINEER AT LEAST 72 HOURS IN ADVANCE OF ANY LANE CLOSURE OR TRAFFIC SHIFT.
5. ALL WORK IS SUBJECT TO INSPECTION OF THE OWNER, ENGINEER AND AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR ALL QUALITY ASSURANCE TESTING REQUIRED. CONTRACTOR SHALL PROTECT THE WORK UNTIL SUCH TIME THAT THE PROJECT IS APPROVED AND OPENED TO TRAFFIC.
6. SURFACE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF STONE BASE. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
7. STONE BASE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO ASPHALT PLACEMENT. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
8. PAVING CONTRACTOR SHALL PROVIDE A CERTIFIED ROADWAY QUALITY CONTROL TECHNICIAN WITH A SUCCESSOR SIGN AT ALL TIMES SUBJECT TO BEING PLACED. IF REQUESTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ASPHALT CORE SAMPLES FOR VERIFICATION OF COMPACTION AND MIXTURES.
9. SLOPES IN HANDICAP PARKING SPACES AND ACCESS AISLE AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION INCLUDING THE DIAGONAL.
10. CONTRACTOR SHALL MAINTAIN AN APPROVED SET OF PLANS ON THE JOB SITE AT ALL TIMES.

SITE DATA

LOCATION	
LATITUDE	35°11'54"N
LONGITUDE	83°21'34"W
PARCEL #	4599853928
SETBACKS	
FRONT YARD	10'
SIDE YARD	10'
REAR YARD	10'
ZONING	C-3, HIGHWAY COMMERCIAL
EXISTING ZONING	C-3, HIGHWAY COMMERCIAL
SITE SIZE	8.96 AC
TOTAL LOT SIZE	8.96 AC
BUILDING SIZE, PROPOSED	8,000 SF
BUILDING HEIGHT	1-STORY
OFF STREET PARKING	WAREHOUSE (6,000 SF)
PROPOSED USE	WAREHOUSE (6,000 SF)
VAN/AUTO PARKING	15 SPACES
PARKING REQUIRED (MIN)	1 SPACE PER 2 EMPLOYEES ON SHIFT OF MAX EMPLOYMENT, PLUS 1 SPACE PER 300 SF OF AREA OPEN TO PUBLIC
PARKING REQUIRED (MAX)	1 SPACE PER EMPLOYEE ON SHIFT OF MAX EMPLOYMENT, PLUS 1 SPACE PER 300 SF OF AREA OPEN TO PUBLIC
OFF STREET LOADING	1 SPACE
SPACES REQUIRED	1 SPACE
SPACES PROVIDED	12 FT x 28 FT, 13.5 FT x 48 FT
SIZES	

PRELIMINARY - CONCEPT PLAN
 THIS "C-3" PRELIMINARY CONCEPT PLAN IS INTENDED FOR PLANNING AND DESIGN. THIS IS NOT A CONSTRUCTION PLAN. THIS PLAN HAS NOT BEEN APPROVED BY GOVERNING AUTHORITIES. ZONING COMPLIANCE DATA SHOWN HEREON HAS NOT BEEN CONFIRMED BY GOVERNING AUTHORITIES.



Prepared For:

Franklin Sylva Partners, LLC
 6 Calendar Court, Suite 3
 Columbia, SC 29206

Prepared By:

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 624 Main Street - Suite 200
 North Wilkesboro, NC 28659
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 File #B-2020

Project Name:

Proposed Frito Lay Warehouse
 U.S. HWY 23 / 441 (Sylva Rd)
 Franklin, North Carolina 28734

Scale:

1" = 30'

DATE:

11/11/2020

STATUS:

PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT:

PROPOSED
 NOT FOR CONSTRUCTION

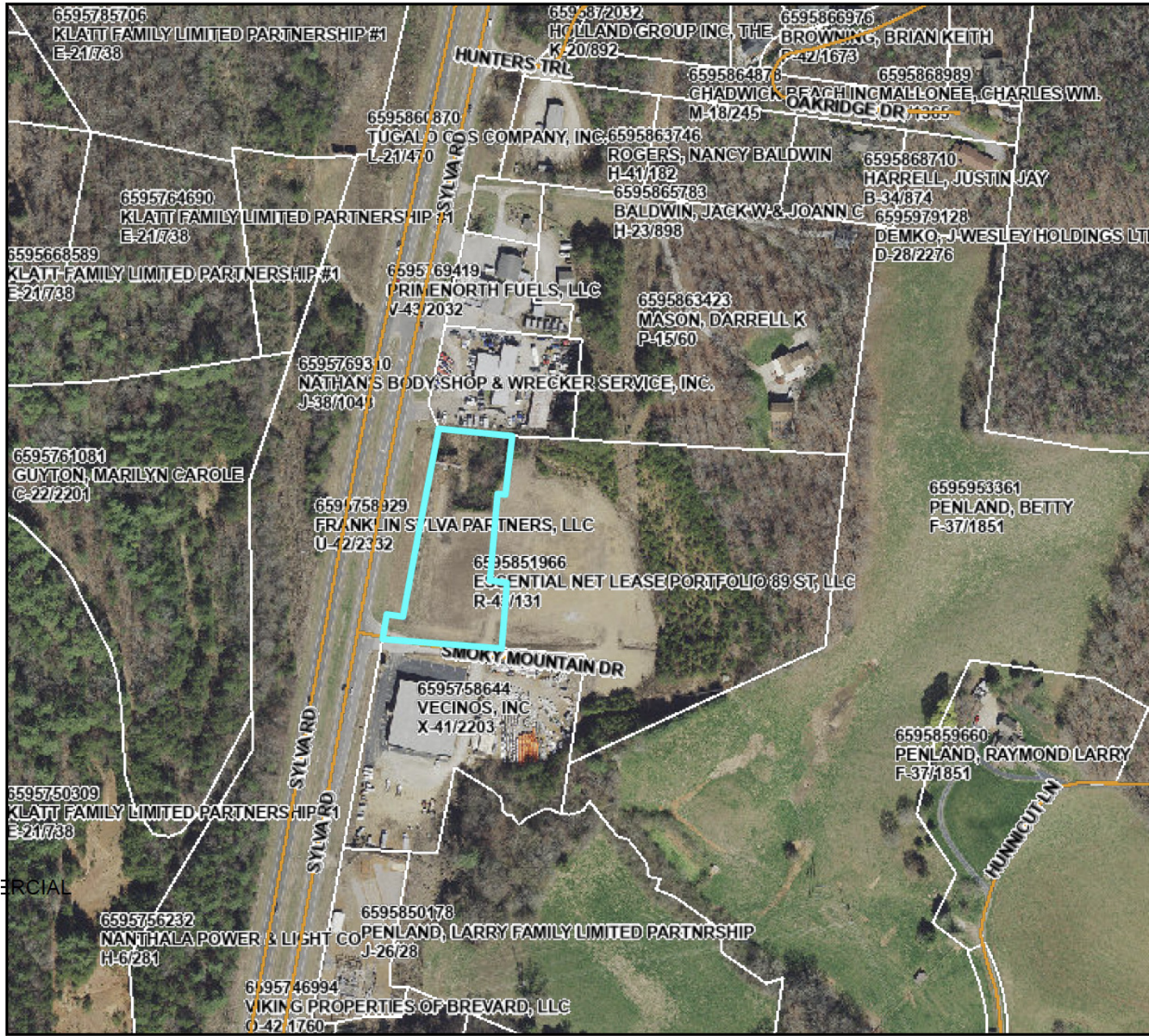
DATE:

11/11/2020

SCALE:

1" = 30'





Scott.Raines@deweypa.com

NC #226165

Scott Raines, CCIM



CONVENIENT LOCATION

Macon County is truly in the “center of it all”, just a short distance from major markets such as Atlanta GA, Greenville SC, Knoxville TN, Chattanooga TN, Columbia SC and Asheville, NC.

With four-lane connectivity to I-40, I-26 and I-85, this location is easily accessible to all points in the Southeast, Midwest and Eastern Seaboard.

Inland Port rail access is only 2 hours away.

CAPABLE WORKFORCE & ECONOMIC DEVELOPMENT INCENTIVES

Macon County has an area workforce draw of over 125,000. Customized Workforce Training (including advanced manufacturing) is provided by Southwestern Community College and NCWorks Career Centers provide employers a solution for employment and training needs. In addition, the Macon County Business Development Center features over 14,000 square feet of business and light manufacturing space dedicated to growing and nurturing business startups. Western Carolina University’s Rapid Center partners with businesses, industry and entrepreneurs to develop new products and processes. Macon County also has a number of grants available for new businesses, details available through their Macon County EDC.

WORLD CLASS FIBER NETWORK

Macon County is served by Balsam West FiberNet, provider of the highest grade fiber-optic broadband service available. BalsamWest has constructed over 400 miles of underground fiber throughout Western North Carolina, in a ringed topology, designed to be available 99.999 percent of the time on the backbone fiber, providing world-class connectivity for business and industry.

REGIONAL MAP



Tapestry

Top 3 segments by household count



I5 Rural Resort Dwellers >	3,965 44.7%
K3 Loyal Locals >	1,860 21.0%
I4 Rooted Rural >	1,283 14.5%
Other	1,754 19.8%

[View comparison table](#)

Population Trends and Key Indicators

Sylva Rd, Franklin, North Carolina, 28734
Ring of 5 miles

19,610	8,862	2.20	48.3	\$53,433	\$289,007	61	72	43
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

KEY FACTS

19,610

Population



Average Household Size

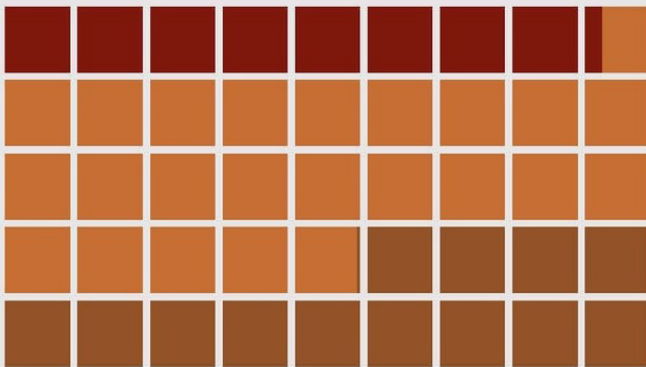
48.3

Median Age

\$53,433

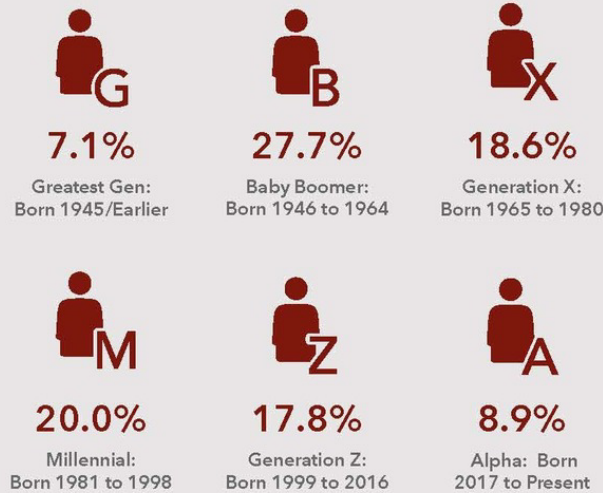
Median Household Income

POPULATION BY AGE



■ Under 18 (18.4%)
 ■ Ages 18 to 64 (52.6%)
 ■ Aged 65+ (29.0%)

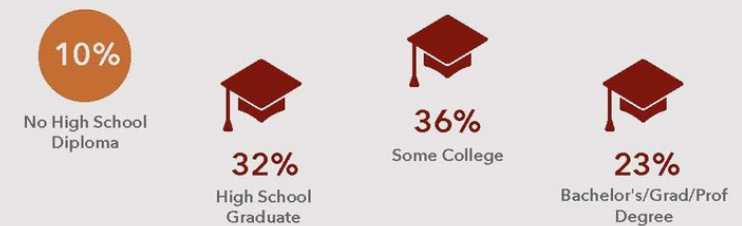
POPULATION BY GENERATION



BUSINESS



EDUCATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri



Tapestry

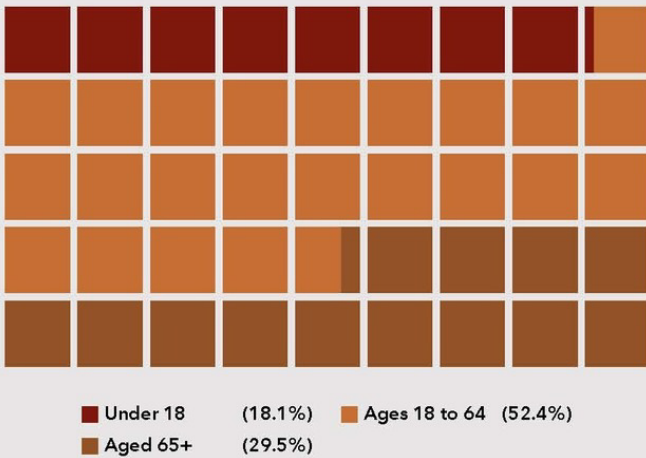
Top 3 segments by household count



I5 Rural Resort Dwellers >	8,232 52.2%
K3 Loyal Locals >	3,064 19.4%
I4 Rooted Rural >	2,548 16.2%
Other	1,924 12.2%

[View comparison table](#)

POPULATION BY AGE



Population Trends and Key Indicators

Sylva Rd, Franklin, North Carolina, 28734
Ring of 10 miles

34,765	15,768	2.19	49.3	\$55,913	\$286,043	62	77	40
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

KEY FACTS

34,765

Population



2.2

Average Household Size

49.3

Median Age

\$55,913

Median Household Income

BUSINESS



1,425

Total Businesses



10,486

Total Employees

POPULATION BY GENERATION



7.0%

Greatest Gen:
Born 1945/Earlier



28.6%

Baby Boomer:
Born 1946 to 1964



18.9%

Generation X:
Born 1965 to 1980



19.4%

Millennial:
Born 1981 to 1998



17.5%

Generation Z:
Born 1999 to 2016



8.7%

Alpha: Born
2017 to Present

EDUCATION

9%

No High School Diploma



33%

High School Graduate



36%

Some College



22%

Bachelor's/Grad/Prof Degree



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri





Dewey
Property
Advisors

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