

SIGNATURE RETAIL - OFFICE

# Development Site

Development Ready - High Visibility Location

SILER RD. FRANKLIN, NC



RETAIL - OFFICE CONCEPT





# The Opportunity

Located in one of Franklin's primary retail corridors, the property benefits from:

- US 64 Interchange Visibility
- Direct frontage on Siler Road (SR 1660)
- Immediate proximity to US 441
- Full signalized access at Hwy 23/441
- Established surrounding commercial development
- Strong daily traffic patterns serving local and regional drivers

The site is zoned C3 Commercial, allowing for a wide range of retail and business uses.



## BUILDER ADVANTAGE

This Offer Includes:

- Zoning in Place (C3)
- Engineered Site Plan Available
- 40' x 70' Building Plan Available
- Grading + Drainage Defined
- Landscaping Plan Defined
- Water, Sewer, and Power Available
- Established Entry Access on Siler Rd.

**PRICE: \$159,900**



# The Site Plan



## Key Site Highlights:

- C3 Zoning
- Approx. 0.62 acres
- 10' setbacks
- 290' US Hwy 64 Interchange Footage
- 290' Siler Road Frontage
- Engineered site plan
- Building Pad Size 2,800 SF - Possible two story
- Engineered stormwater and grading plan completed



# POWER RETAIL - OFFICE LOCATION

US HWY 64 & US HWY 441

FRANKLIN, NC

Full engineered site plan available upon request

Full Building available upon request

Zoning : C3

Location: Siler Road at US Hwy 441 (Georgia Road)

Franklin, North Carolina

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Disclaimer

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