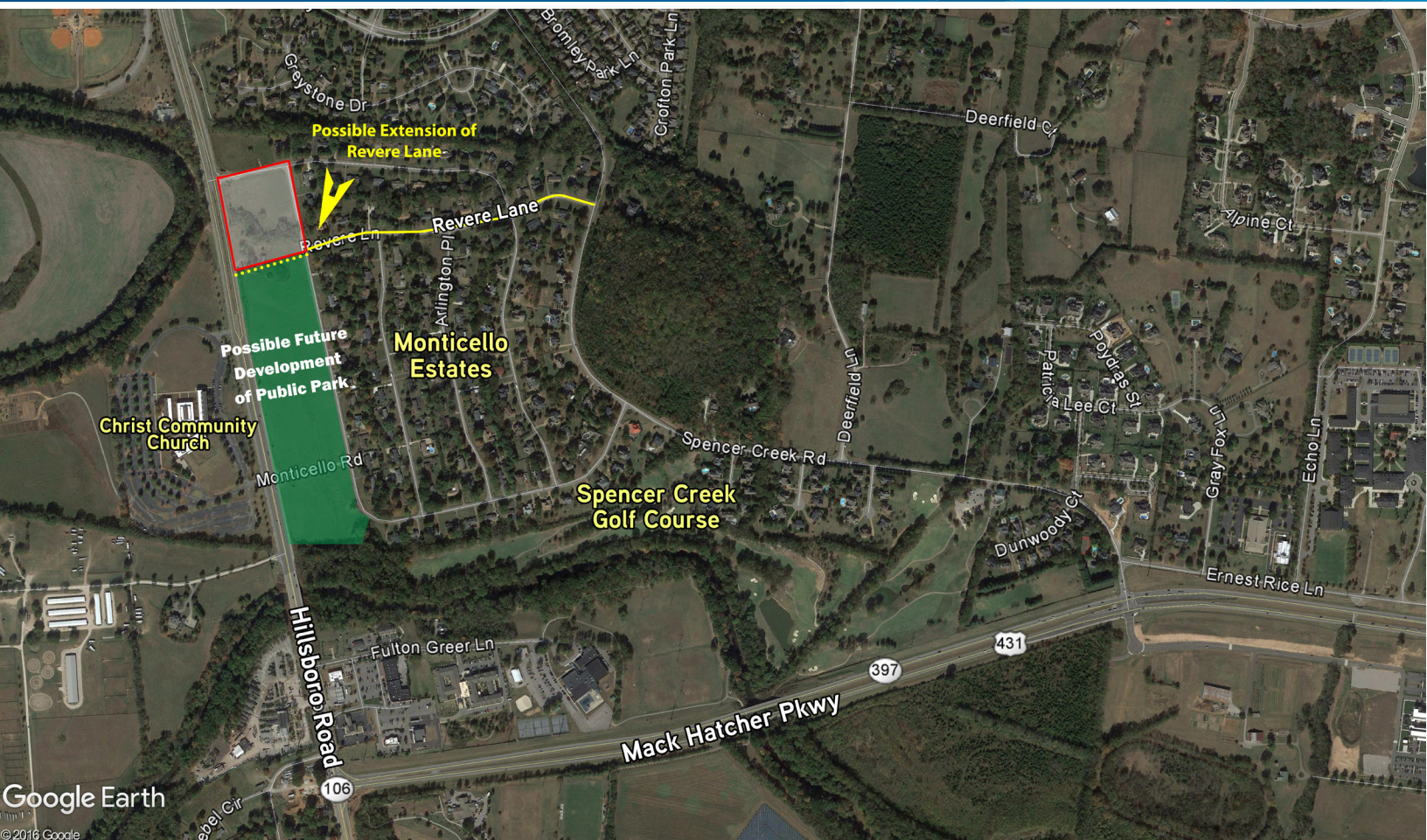


# FOR SALE

1200 Hillsboro Road  
Franklin, TN 37064



## Key Features | Highlights

- > 7 AC
- > Flat topography
- > Protected zoning
- > All utilities at site
- > Established neighborhood
- > Road frontage on Hillsboro Road
- > Adjacent to future park
- > Williamson County Schools
- > Located near downtown Franklin

## Demographics - 2016

Population:	40,120	82,738	211,225
Med. HH Income	\$71,103	\$84,148	\$95,992
Households	14,680	31,290	81,339
Growth Rate: '16-'21	12.79%	12.90%	11.36%
Traffic Count:	17,543 ADT on Hillsboro Road		

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## Legal Description

In 2015 a large portion of the 26 acre tract of land at 1200 Hillsboro Road was placed in either a flood way or flood plain based on the Middle Tennessee flood of May, 2010. An appeal of the F.E.M.A. findings was denied in 2016; however, the northern most 7+ acres is out of any flood way and is buildable. This land is basically flat, has all utilities on site, is in an established neighborhood and is near excellent Williamson County grade, middle and high schools. The land presently zoned agricultural while the adjoining Monticello estates subdivision is zoned for one half acre lots. The recently adopted Franklin land use policy encourages single family residential use.

## Price

\$850,000.00 based on approval of 15 half acre buildable lots

## Contact Us

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