

# FOR SALE

1200 HILLSBORO ROAD, FRANKLIN, TN 37064

±27 Acres

Zoned Agriculture

Sale Price: \$1,700,000



615 THIRD AVE SOUTH  
SUITE 500 | NASHVILLE, TN 37210  
615 850 2700

For More  
Information

**LARRY BEADLE**  
615 850 2733 | larry.beadle@colliers.com

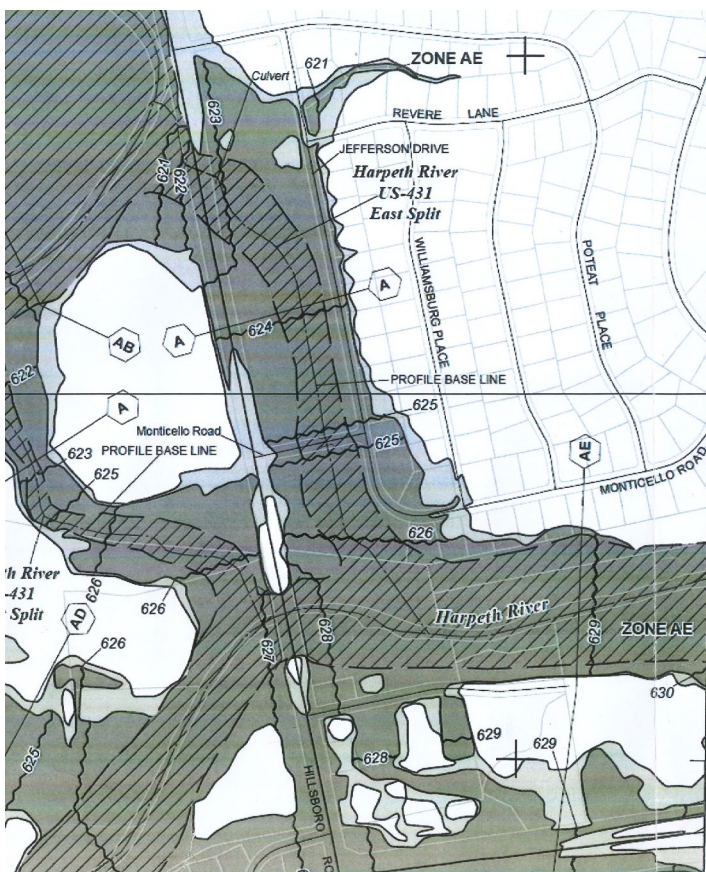
# OVERVIEW

## SITE FEATURES | HIGHLIGHTS

- ±27 Acres (see attached FEMA Map)
- Flat topography
- All utilities at site
- Established neighborhood
- Road frontage on Hillsboro Road
- Located near downtown Franklin
- Owner Financing Available
- Sale Price: \$1,700,000 (will negotiate)

## 2019 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	649	17,633	53,611
Households	218	5,909	20,286
Average HH Income	\$149,431	\$142,999	\$113,471
Population Growth 2019-2024	13.10%	11.54%	9.56%



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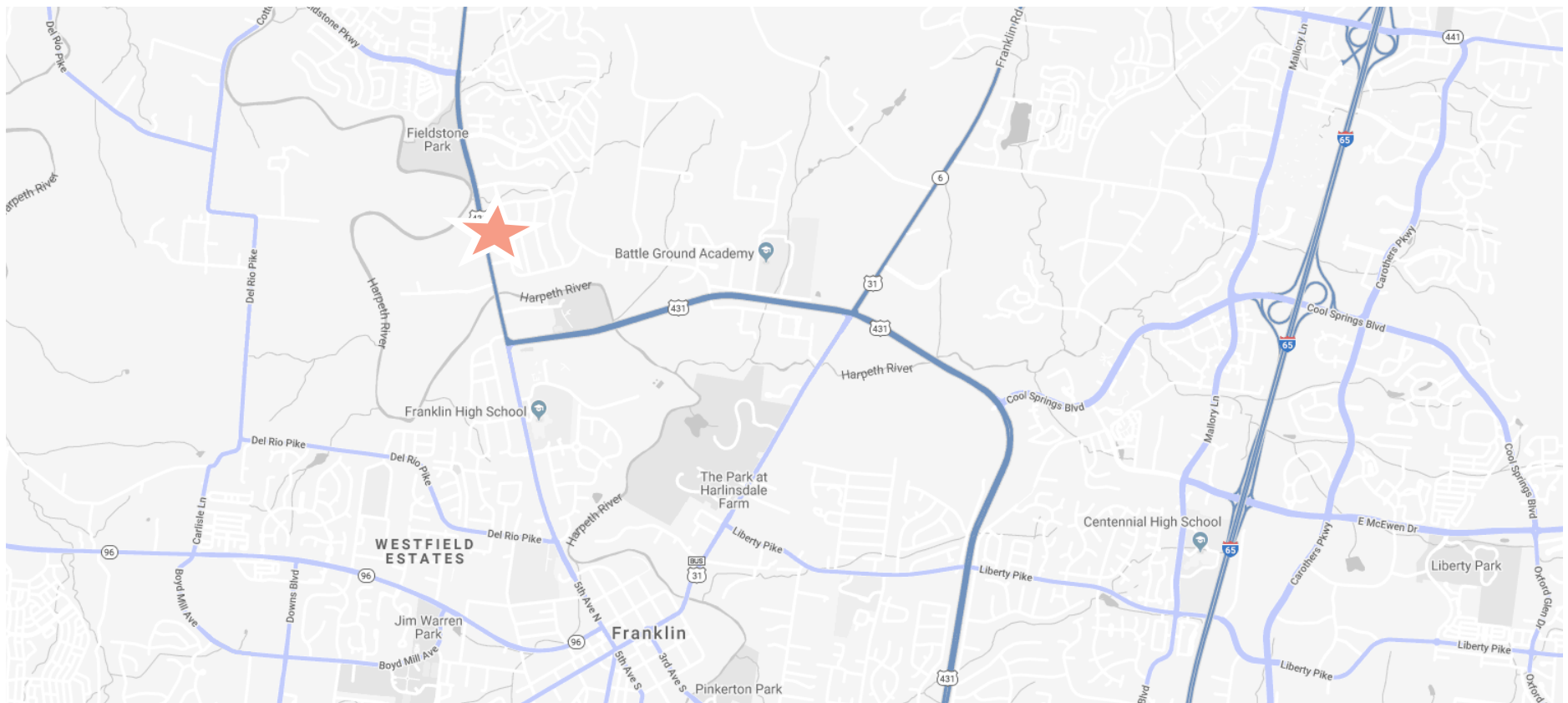
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## LEGAL DESCRIPTION

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 5+ 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.



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