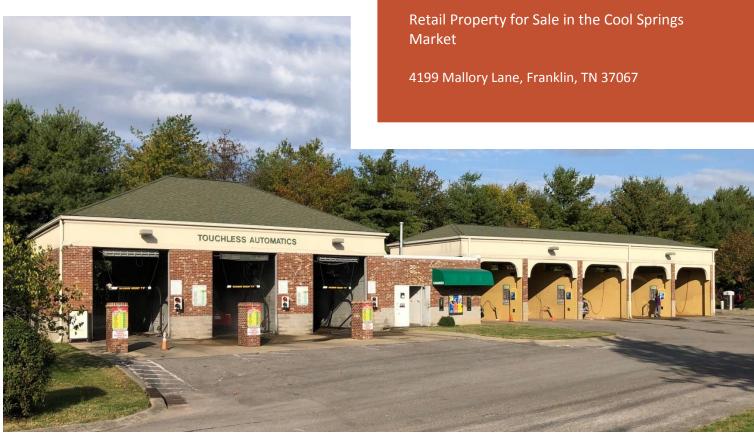
# CHARLES HAWKINS CO.



### HIGHLIGHTS

- Asking Price: \$2,900,000
- Current home of Cool Springs Car Wash
- Approximately 1.15 acres of land
- Existing equipment and infrastructure related to the car wash use to convey with the sale of the property
- The property is not encumbered by an existing lease
- Buyer can choose to continue operation of existing car wash or redevelop the property
- Located in the RC6 Region Commerce District of Franklin

#### Regional Commerce 6

FOR SALE

#### 3.18.1 Purpose

The RC6 district is intended to promote economic development through a diverse mix of high-intensity uses with a building height of up to six stories.

#### 3.18.2 Use Regulations

- A. Principal uses shall comply with Section 5.1, Principal Uses.
- B. Accessory uses and structures shall comply with Section 5.2, Accessory Uses and Structures.
- C. Temporary uses and structures shall comply with Section 5.3, Temporary Uses and Structures.

#### 3.18.3 Building Types

The following principal building types are permitted:

- A. Commercial/Mixed-Use Building
- B. Large-Scale Retail Building
- C. Civic Building
- D. Multifamily Building

#### 3.18.4 Frontage Types

- The following frontage types are permitted: A. Urban Landscape Frontage
- B. Urban Frontage

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

4199 Mallory Lane Franklin, TN 37067 Williamson County

## CHARLES HAWKINS CO.

## PHOTOS / AERIAL







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