

# Unique Cool Springs Property

522 Franklin Road  
Franklin, TN 37069

**FOR SALE**

22+ acres

Current Use: Religious Facility

FOR INFORMATION

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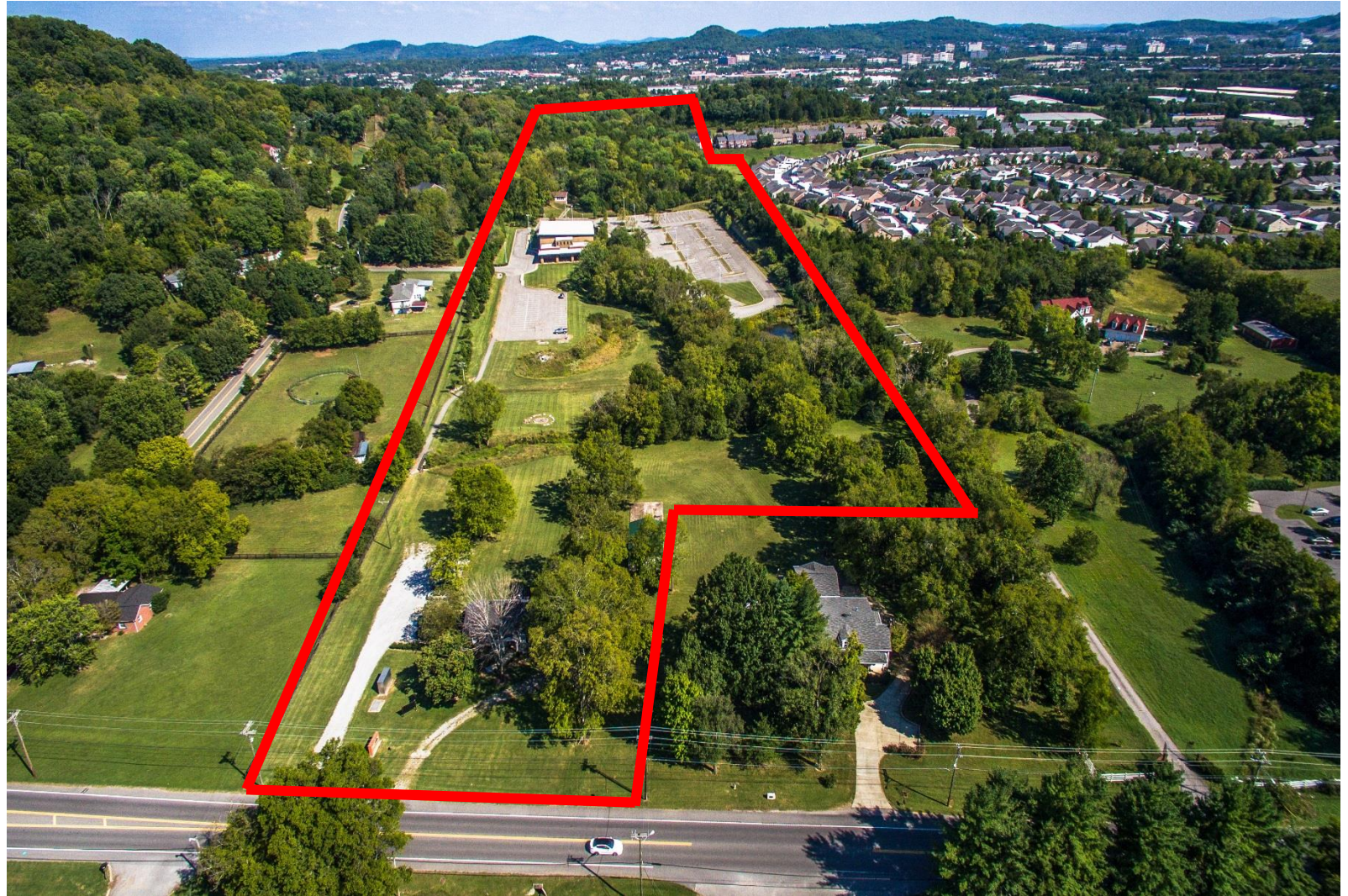
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**WESTGATE**  
COMMERCIAL, INC.



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## EXECUTIVE SUMMARY/ASSET PROFILE

This unique Cool Springs property could not be duplicated today. The property is located on Franklin Road, just south of Moore's Lane, which puts it in the heart of Franklin's residential and commercial communities with easy access from I-65. Sitting on approximately 22.56 acres of beautifully landscaped and treed acres with wonderful views of hills to the west. The property consists of a 12,000 SF building that is divided between a gracious reception area, a technologically advanced, two story auditorium and six generous classrooms and a café area. The approved site plan has expansion for an additional 8,000 SF. There are currently 329 parking spaces servicing the facilities.

A second building, located on Franklin Road, is 2,216 SF house that has been converted to an office. This structure is in excellent condition and has a large conference room with recessed lighting, 5 offices, a large reception/lounge area with gas fireplace, a full kitchen and lots of storage. A third building is currently unused and was a residential home that can be renovated for many purposes.

Major site work is in place which includes significant grading and rock removal, installation of all utilities, hydrants, transformers, water management facilities, paved parking and lighting and landscaping. The substantial acreage affords ample room for future growth in the form of additional buildings and fields for sporting activities that can bring this remarkable property to its full potential. The current property is ideally set up for hosting all types of worship, social, entertainment and community events.

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## Specific Property Features:

Property Address: 522 Franklin, Road, Franklin, TN 37069  
Site Acreage: 22.56  
Site Frontage: Approx. 200 feet on Franklin Road  
Zoning: Residential  
Parking: 329 spaces  
Access: 50' ROW off of Country Road ( direct access from Franklin Road can be developed)  
Current Use: Religious Facility

Main Building: 12,000 SF approximately (2008)

- Approved for an additional 8,000 SF
- Enter through 2 sets of double doors off covered large covered walkway, patio
- Very generous 2 story reception area with built-in reception desk
- Main Auditorium: Two stories technology advanced, with an occupancy load of 737 people. Main stage serviced by green rooms on each side.
- Five very large classrooms services by 3 bathrooms
- Café area with café bar, off reception area
- Main bathrooms: Woman's: 5 stalls, 3 sinks (handicapped) and Men's: 3 urinals, 2 stalls, 3 sinks (handicapped)
- Honeywell Fire and Sprinkler System
- Floors: Scored concrete and carpet
- HVAC: 2 TRANE package units with gas heat schedule

Office Building: 2,216 SF (approximately) (1968)

- Located with frontage on Franklin Road
- Large conference room with recessed lighting
- Full kitchen
- Four/Five offices
- Two full bathrooms
- Very nice living room/lounge area with gas fireplace
- Lots of storage
- Five ceiling fans
- Central air and heat and separate unit for the conference room

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329 parking spaces



50' ROW off County Rd (direct access off of Franklin can be developed)



Office Building located on Franklin Rd ~ 2216 SF ~ 4/5 offices ~ Conference Room ~ 2 Full Baths ~ Full Kitchen



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## LOCATER MAP



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