

CHARLES
HAWKINS CO.

FOR SALE

112 Seaboard Lane

COOL SPRINGS · FRANKLIN, TENNESSEE

Former home to The Sound Kitchen

INDUSTRIAL LAND WITH HISTORY. POSITIONED FOR THE FUTURE.

1.6 Acres

FLAT & UTILITY-SERVED

Light Industrial

ZONING

Price on Request

PRICING GUIDANCE

PROPERTY DETAILS

FOR SALE · PRICE UPON REQUEST

CHARLES
HAWKINS CO.

Why it's rare

As the surrounding submarket has matured, most available parcels have been absorbed by higher-density commercial and residential development, leaving little room for new industrial-zoned sites to come to market. A flat, utility-served, 1.6-acre light-industrial parcel in this specific location is the kind of opportunity that doesn't wait around.

For users or investors looking to secure a foothold in one of Franklin's most dynamic corridors, 112 Seaboard Lane offers a rare combination: a prime location, a development-ready site, and a property type that this submarket simply isn't making more of.

ADDRESS	112 Seaboard Lane, Franklin, TN 37067
SITE SIZE	1.6 acres
ZONING	Light industrial
TOPOGRAPHY	Flat
UTILITIES	Fully served — in place at site
PARCEL ID	053K B 016.01 000
FRONTAGE	319'

POTENTIAL USES

- Light manufacturing and assembly
- Flex / office-warehouse development
- Contractor and trade service yards
- Last-mile and small-scale distribution
- Showroom with warehouse component
- Research, lab, or specialty production
- Owner-user headquarters and operations

Uses subject to City of Franklin zoning review. Buyer to verify all information.



AERIAL VIEWS

112 Seaboard Lane

CHARLES
HAWKINS CO.



SITE — BACK FACING



SITE — SIDE FACING



SEABOARD LANE FRONTAGE



COOLSPRINGS GALLERIA MALL PROXIMITY

THE OPPORTUNITY

CHARLES
HAWKINS CO.

112 SEABOARD LN, FRANKLIN, TN

Ready-to-build land in a market that isn't making more of it.



1.6 acres

A workable, efficient footprint for light-industrial, flex, or service-commercial use.

Flat

Topography that minimizes site work, grading cost, and development risk.

Utilities in place

Shortening both the timeline and the capital outlay to bring a project online.

Light industrial

A zoning designation that has grown scarce as Cool Springs filled in.

WHY IT'S RARE

As the submarket matured, most parcels were absorbed by higher-density commercial and residential development, leaving little room for new industrial-zoned sites to reach the market.

WHAT THAT MEANS FOR YOU

A prime location, a development-ready site, and a property type this submarket simply isn't making more of. It is the kind of opportunity that doesn't wait around.



LOCATION

The heart of Cool Springs

Seaboard Lane sits in Franklin's premier business district and one of the fastest-growing submarkets in the Nashville MSA, with immediate accessibility to Interstate 65 — a corridor that has attracted major corporate campuses from automotive and consumer brands to healthcare and logistics.

Dense retail, dining, and hospitality sit alongside a deep base of corporate headquarters and back-office operations, creating a built-in labor pool and a steady flow of commercial activity a light-industrial user can plug directly into.

SOME NEARBY RETAIL & AMENITIES

CoolSprings Galleria	Target	Costco	Home Depot
Publix	Kroger	Trader Joe's	Sam's Club
Lowe's	Best Buy	Nordstrom Rack	TJ Maxx
Dick's Sporting Goods	Chick-fil-A	Starbucks	Old Navy
Barnes & Noble	Michaels	PetSmart	Burlington
Olive Garden	Chipotle	P.F. Chang's	Cracker Barrel
Red Lobster	CAVA	Whataburger	Chuy's
Planet Fitness	DSW	LOFT	Fleet Feet

I-65

IMMEDIATE ACCESS

~20 min

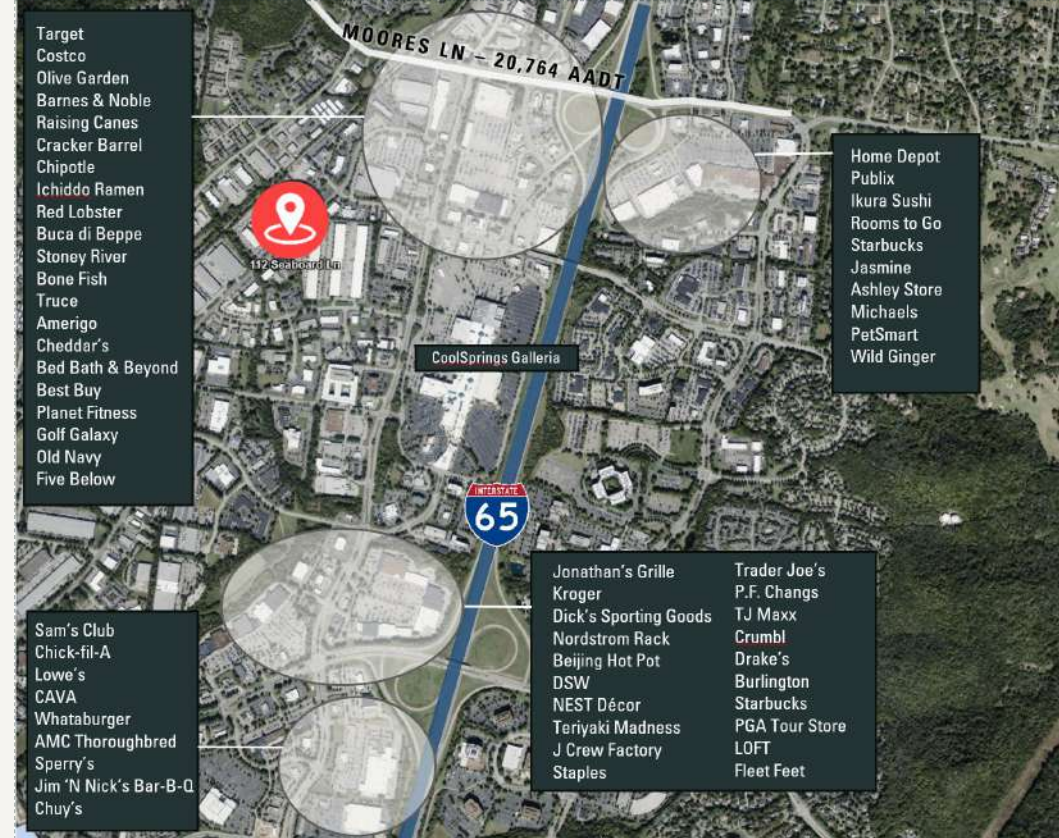
TO DOWNTOWN
NASHVILLE

~25 min

TO BNA AIRPORT

Cool Springs

FRANKLIN'S BUSINESS
DISTRICT



SITE 112 Seaboard Lane, Franklin, TN 37067

COOL SPRINGS AT A GLANCE

- Franklin's premier business district, in one of the fastest-growing submarkets in the Nashville MSA.
- Corporate campuses across automotive, consumer brands, healthcare, and logistics.
- Dense retail, dining, and hospitality supporting a deep resident labor pool.
- Industrial-zoned land largely absorbed — new supply is effectively unavailable.



Former home of Sound
Kitchen — ready for its
next chapter.

CHARLES
HAWKINS CO.

CONTACT

Brents Herron

VICE PRESIDENT · CHARLES HAWKINS CO.

C 615.485.4538

brherron@charleshawkinsco.com

Ryder Ballard

VICE PRESIDENT · CHARLES HAWKINS CO.

C 713.208.9195

rballard@charleshawkinsco.com

2920 Berry Hill Drive, Suite 100, Nashville, TN

O 615.256.3189

charleshawkinsco.com