



## FRANKLIN SPECIAL SCHOOL DISTRICT (FSSD) OFFERS SURPLUS SCHOOL PROPERTY FOR SALE

The Franklin Special School District (FSSD), hereafter defined as Seller, offers the following four (4) parcels totaling **7.295± acres** for sale. The Seller Signatory will be David L. Snowden, Director of Schools.

The property is Zoned R4 by the City of Franklin, TN with the potential of being subdivided into 25 home sites. Included in this offering are three “**Build Ready**” Lots along Battle Ave, (319, 401, 403 Battle Ave).

The parcels are:

### **1406 Cannon St (Re-zoned as 1400 Figures Dr.), Franklin TN 37064, Williamson County, TN, LOT 2**

- **Legal Description:** PB 81, Pg 3A, Map 780, Group A, Parcel 1.06, Tax/Parcel ID 0780 A 001.0600
- **Lot Size:** 281,830.42 sf, **6.470± acres**
- **Topography:** Level
- **Zoning:** City of Franklin, TN, Residential R4 Single-Family
- **Development Potential:** (22 ± Home Sites), plus (3) parcels on Battle Ave noted below = (25) ± (16) - 60' x 120' Single-Family Lots and (6) - 70' x 130' Single-Family Lots, **or** (8) – 60' x 130' Single-Family Lots and (14) 70' x 130' Single-Family Lots.

### **319 Battle Ave., Franklin TN 37064, Williamson County, TN, LOT 10**

- **Legal Description:** Subd Sunset Manor, PB 1, Pg 110, Lot 0010, DB 73, Pg 452, Block A, Tax/Parcel ID 0780 A 001.02 000
- **Lot Size:** 50' x 242' = 12,100 sf = **0.278 ± acres**
- **Topography:** Level
- **Zoning:** City of Franklin, TN, Residential R4 Single-Family

### **401 Battle Ave., Franklin TN 37064, Williamson County, TN LOT 11**

- **Legal Description:** Subd Sunset Manor, PB 1, Pg 110, Lot 0011, DB 73, Pg 452, Block A, Tax/Parcel ID 0780 A 001.03 000
- **Lot Size:** 50' x 242' = 12,100 sf = **0.278± acres**
- **Topography:** Level
- **Zoning:** City of Franklin, TN, Residential R4 Single-Family

### **403 Battle Ave., Franklin TN 37064, Williamson County, TN, LOT 12**

- **Legal Description:** Subd Sunset Manor, PB 1, Pg 110, Lot 0012, DB 73, Pg 452, Block A, Tax/Parcel ID 0780 A 001.04 000
- **Lot Size:** 50' x 242' = 12,100 sf = **0.278± acres**
- **Topography:** Level
- **Zoning:** City of Franklin TN, Residential R4 Single-Family

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**SALES TERMS**

- **\$9,100,000** for the entire **7.3 ± acres** - Four Parcels (Lot 2, Lot 10, 11, 12)
- **NOTE** (Contract offers for separate parcels may be considered at FSSD discretion; however, all parcel offers will be entertained first.)

**LISTING COMMENTS:**

**New Plat Recorded:** The Franklin Municipal Planning Commission, Franklin, Williamson County, TN approved a new plat and address for the Franklin Special School District's middle school property. Recorded on June 27, 2023 as 1400 Figures Drive, Lot 2, Franklin, TN. See attachment in listing media of Lot 2. This parcel is also known as 1406 Cannon St. The new address has not populated into legal and online documents as of yet.

**Approval of Zoning:** Zoning of Lot 2 changed from Civic Institutional to Residential 4 (R4), approved November 14, 2023, by the City of Franklin Mayor & Board of Alderman.

**Environmental Study:** A recent 241-page Phase I Environmental Site Assessment Report was issued on December 11, 2023 by ECS Southeast LLC. *Available upon receipt of contract offer.*

**Title:** Preliminary Title ordered from Attorneys Title Company.

**Removal of Existing Buildings:** 67,000 +/- square feet rests on Lot 2. No Building Permit may be issued until existing building is razed.

**CONDITIONS OF SALE**

1. Seller will receive offers to purchase the property through its real estate agents Joyce Friedman of Crye-Leike, Realtors and Tom Magli of Magli Realty.
2. Seller can receive offers now but, pursuant to Tennessee Code Annotated, § 49-6-2006, will not respond to any offers until after December 23, 2023, which is the last 30-day date of the required published legal notice.
3. Seller is a public governmental entity which requires all offers to be first reviewed by its Real Estate Committee. The Real Estate Committee will provide its final recommendation of an offer to the Franklin Special School District's School Board of Education for acceptance or denial of the offer. Board meetings are held the second Tuesday of each month.
4. Because of the Seller's required approval process noted in No. 3, offer must include the following Stipulation: *This offer is contingent upon the review and approval by the Franklin Special School District's Legal Counsel and the final approval by the Board of the Franklin Special School District with date to be determined via Notification Form. Buyer will be notified from Seller via Notification Form of Board approval.*
5. **Costs:** Seller will NOT pay for 1.) Demolition of Existing Buildings; 2.) Playground Equipment Removal; 3.) Asphalt Removal.

**CONTINUED**

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6. Further Seller's Stipulations of Conditions to Close to include:
  - a. Buyer acknowledges that the buildings on Lot 2 are unusable and agrees to demolish the existing school buildings within 12 months of closing.
7. Offers should include Proof of Funds or Financing Commitment, Biography or Resume of Buyer and intended use of Property.
8. Offer may be submitted via email or by hand deliver.
9. If offer submitted electronically, please submit offer documents as **SEPARATE PDF files** by E-mail to: [joyce@joycefriedmanproperties.com](mailto:joyce@joycefriedmanproperties.com) and [tom@magli.com](mailto:tom@magli.com). Please verify with agents that documents were received via text and call (615) 714-1666 and (615) 794-9220. Thank you.
10. Closing Agency for Seller & Contact Information: Attorneys Title Company, 2927 Berry Hill Drive, Nashville, TN 37024, John Cook, [jtc@atctn.com](mailto:jtc@atctn.com), (615) 385-5502.
11. Holder of Earnest Money – Attorneys Title Company, 2927 Berry Hill Drive, Nashville, TN 37024, (615) 385-5502.
12. Because FSSD is retaining and operating its current elementary school on adjacent property, it is helpful to include a summary of the buyer's experience and capabilities, along with information about how the buyer intends to raze the existing school buildings on subject property, develop the site and construct homes with minimal disruption to the neighborhood and school behind it.
13. The Seller reserves the right to reject any and all offers or to waive any informality, or to accept the offer or offers deemed best for the Seller.
14. Representations and Warranties of Seller: Buyer acknowledges and agrees that Buyer is acquiring property in an **"As Is" condition** and solely in reliance on Buyer's own inspection; and that other than as set forth in this agreement, neither Seller nor any agents, representative or employees of Seller, has made any representations or warranties, express or implied, verbal or written, with respect to any aspect of the property including without limitation the physical and environmental condition of the property (and the subsurface conditions of the soil and water) or its fitness for any particular use.

**CONTACT**

For information concerning these properties and to submit offers by mail or electronically, contact:

**Tom Magli**  
**Magli Realty Company**  
301 Public Sq.  
Franklin, TN 37064  
(o) 615-794-5484  
Direct 615-794-9220  
[tom@magli.com](mailto:tom@magli.com)

**Joyce Friedman**  
**Crye-Leike, REALTORS**  
206A Cool Springs Blvd.  
Franklin, TN 37067  
(o) 615-771-6620  
(m) 615-714-1666  
[joyce@joycefriedmanproperties.com](mailto:joyce@joycefriedmanproperties.com)

**UPDATED AS OF 12.15.2023**