

BILL LITTLE PARKWAY | ±13.48 AC

CARNESVILLE | FRANKLIN COUNTY

FOR SALE

Industrial Development Opportunity

OFFERING SUMMARY

- Industrial Development Opportunity:**
±13.48-acre tract located within the Carnesville city limits, zoned **I (Industrial District)**, supporting a wide range of industrial and employment uses.
- Strategic I-85 Access:**
Positioned less than one mile (roughly a 2-minute drive) from Interstate 85, providing excellent regional connectivity to major distribution and logistics corridors throughout Northeast Georgia and beyond.
- Functional Site Layout:**
The property offers a ±13.48-acre footprint rough graded with potential for efficient site planning, access, and industrial layout design. Seller is open to selling a portion of the subject property.
- Growing Industrial Corridor:**
Located in Franklin County, an area seeing continued industrial and logistics interest due to proximity to I-85 and access to surrounding labor markets.
- Flexible Industrial Zoning:**
Zoned **I (Industrial District)** within city limits, allowing for a variety of industrial uses including warehouse, distribution, light manufacturing, and related operations (buyer to verify specific uses).

Asking Price: \$400,000



For More Information: [Click Here for Due Diligence Information](#)

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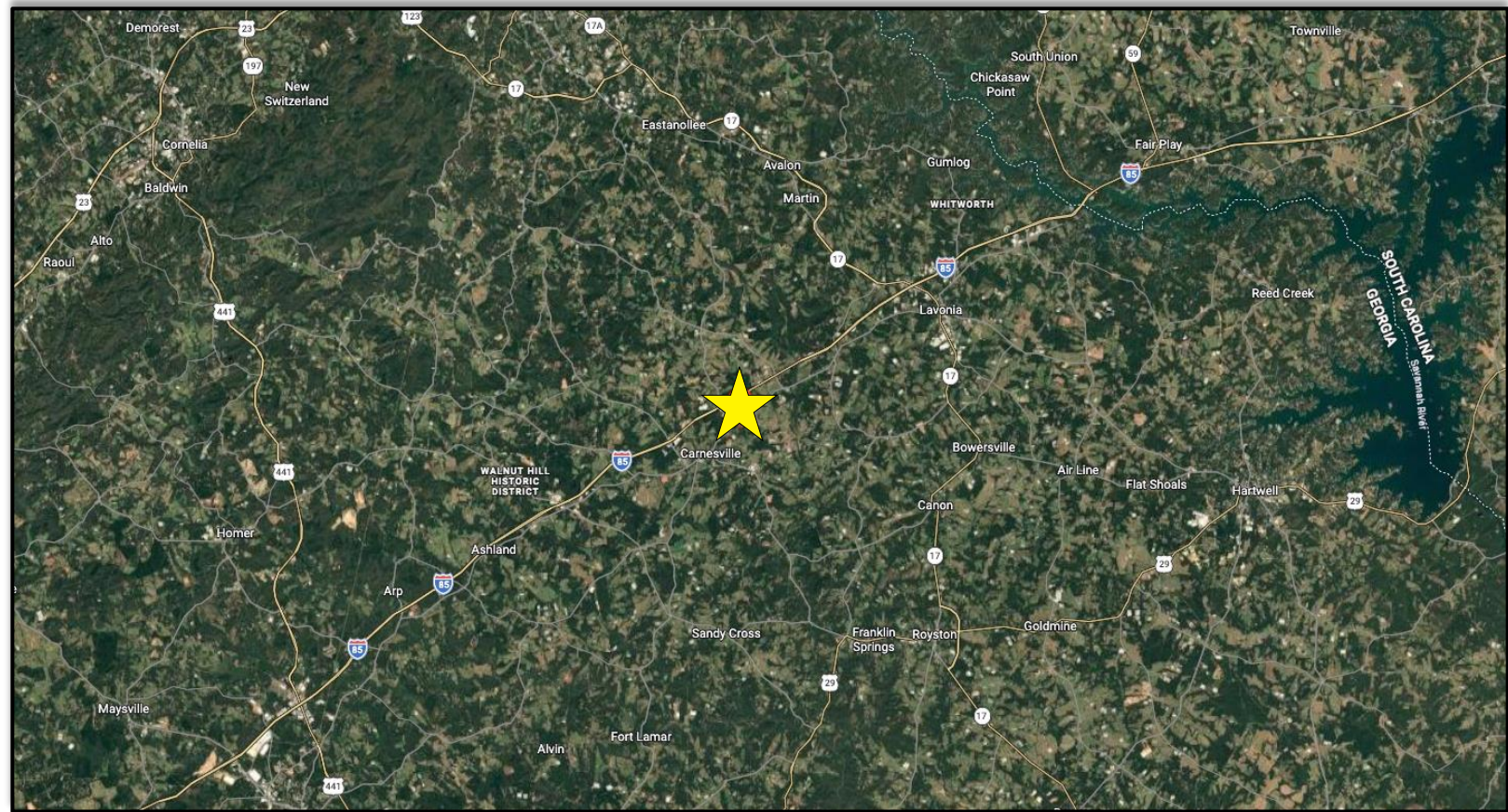
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OVERVIEW

Franklin County Parcel #	036 129 G
Zoning (Carnesville City Limits)	I (Industrial)
Total Acreage	± 13.48 AC
Road Traffic	<ul style="list-style-type: none">Lavonia Rd: 5,730 VPDI-85: 47,100 VPD
Road Frontage	270' on Bill Little Pkwy

[MAP LOCATOR](#)



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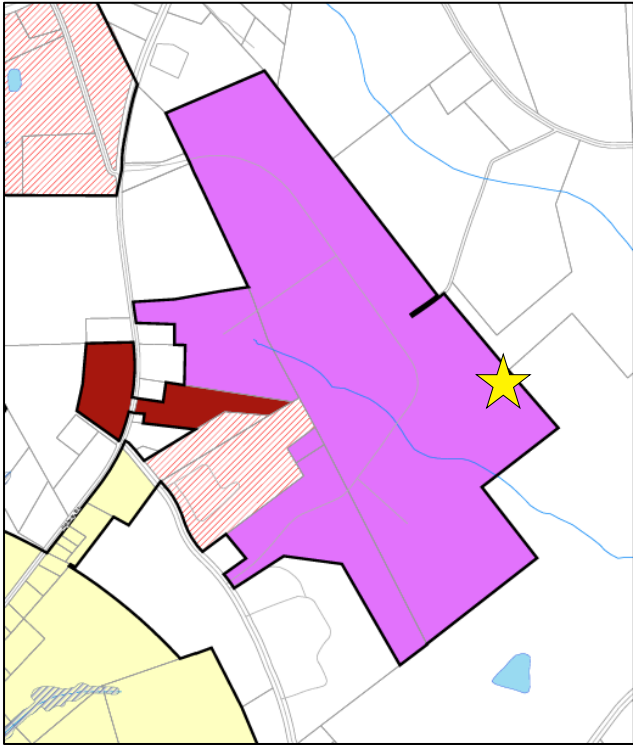
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Zoning Map



- Zoning Districts**
- R-1, Single Family Residential
 - R-2, Two Family Residential
 - NS, Neighborhood Shopping
 - CBD, Central Business District
 - OB, Office Business District
 - HB, Highway Business District
 - I, Industrial District

Topography Map



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