



1817 Lakeside Drive

FRANKLIN, NORTH CAROLINA

PRESENTED BY JON THARP | 828.200.7004 | THARP.BROKER@GMAIL.COM



Unlock the Future of Franklin

A rare opportunity awaits on the doorstep of one of Western North Carolina's most beloved small towns. Introducing 56 expansive acres at the edge of downtown Franklin—a remarkable canvas for visionary developers, investors, or anyone seeking to shape the next chapter of a thriving mountain community.

Perfectly Positioned

Perfectly positioned within walking distance to Franklin's charming downtown, the Little Tennessee River Greenway, local breweries, boutique shopping, and dining, this property offers the best of both worlds: privacy and connection. You'll find limitless possibilities for residential development, a mixed-use community, a private retreat, or a thoughtfully designed neighborhood that complements Franklin's unique character and natural beauty.

Seeing the Potential

Imagine a community where residents can sip coffee at a downtown cafe in the morning, kayak the Little Tennessee River in the afternoon, and enjoy live music under the stars—all just minutes from home.

Picture a beautifully designed residential neighborhood with walking trails, green spaces, and small parks. Or envision a vibrant mixed-use community where boutique shops, cozy restaurants, and townhouses are thoughtfully woven into the natural mountain landscape.

The property's gentle topography, potential views, and unbeatable proximity to downtown suit a wide range of residential or community development projects. Opportunities like this—where natural beauty, accessibility, and growth potential converge—are increasingly rare in Western North Carolina.



10 MIN
TO DOWNTOWN



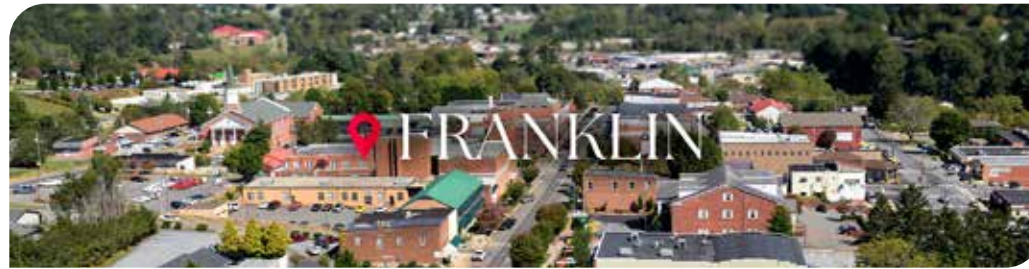
300,000
VISITORS A YEAR



56.6
ACRES



PROPERTY
INFORMATION



The Gem of the Smoky Mountains

Tucked into the heart of the Smoky Mountains, Franklin, North Carolina is a vibrant mountain town known for its small-town charm, natural beauty, and rich heritage. Once famous as the "Gem Capital of the World," Franklin still draws rockhounds and adventurers eager to explore the area's rivers and mountains. Downtown Franklin offers a delightful mix of local shops, farm-to-table dining, and live music venues, along with cultural landmarks like the Smoky Mountain Center for the Performing Arts and the Macon County Historical Museum. Whether you're strolling the Little Tennessee River Greenway, enjoying a local brewery, or attending a seasonal festival, Franklin strikes the perfect balance between welcoming community and scenic seclusion.

Beyond Franklin, Western North Carolina is where life is shaped by nature, with a landscape of rolling peaks, deep forests, and winding rivers. Outdoor lovers find endless opportunities for adventure—hiking the Appalachian Trail, paddling down the Nantahala River, or skiing at nearby Cataloochee. WNC is also home to the Blue Ridge Parkway, a favorite for leaf-peeping in the fall and scenic drives year-round. This region is as diverse as its topography, offering everything from historic towns like Waynesville and Sylva to modern hubs like Asheville, known for its arts, music, and food scenes.

Whether you're looking for a peaceful escape, a place to retire, or an investment opportunity, Western North Carolina offers unmatched potential. From cozy cabins tucked into the woods to sprawling mountain estates with long-range views, the real estate landscape reflects the region's diversity. With its four-season beauty, strong sense of community, and growing interest in mountain living, WNC continues to attract those who crave both adventure and a slower pace. Franklin, as a gateway to this mountain lifestyle, makes the perfect starting point.



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