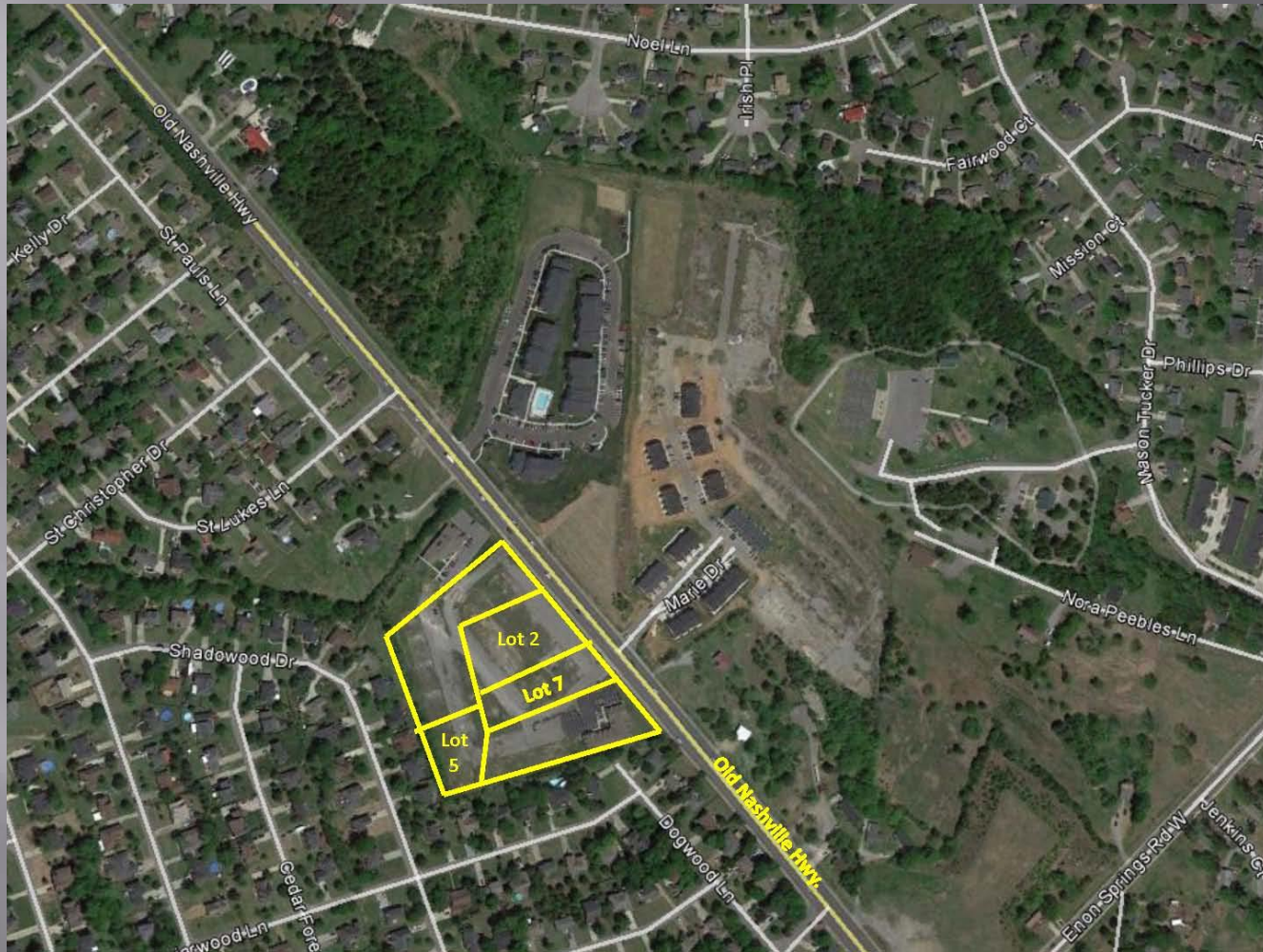


13183 Old Nashville Hwy. – Smyrna, TN



**The
Parks Group**
— Commercial Real Estate

John Blankenship, TN License 306533

Office: (615) 896-4040

Cell: (615) 668-5153

Email: johnb@bobparks.com

www.theparksgroupcommercial.com

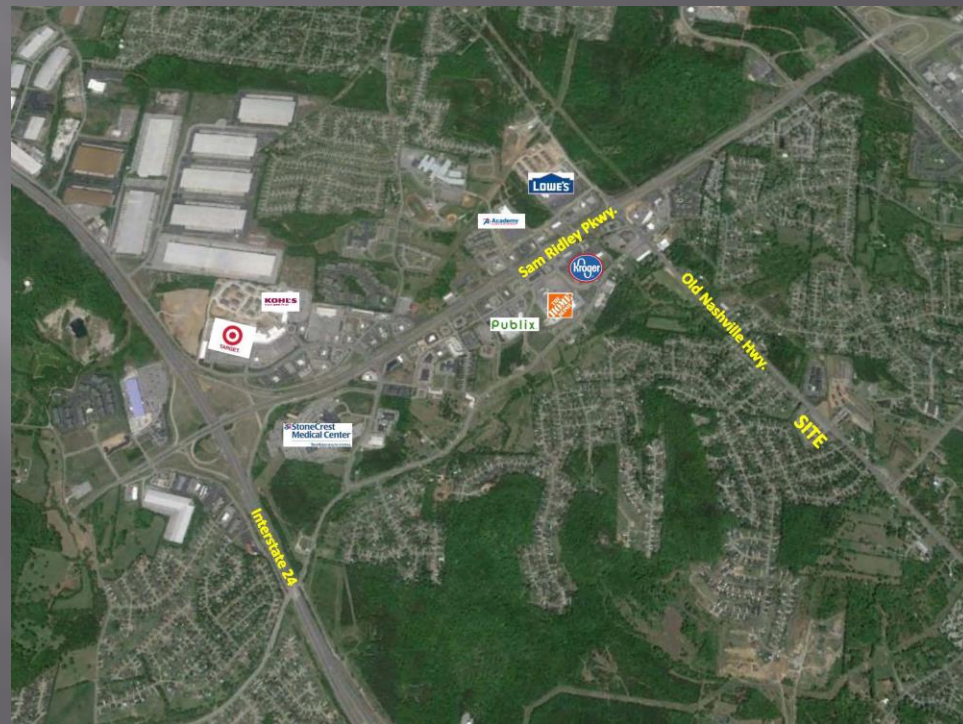
PROPERTY OVERVIEW

EXECUTIVE SUMMARY

As the exclusive listing agent for the seller, The Parks Group is pleased to present 3 Office/Retail Lots For Sale at 13183 Old Nashville Hwy. in Smyrna, TN. These lots feature:

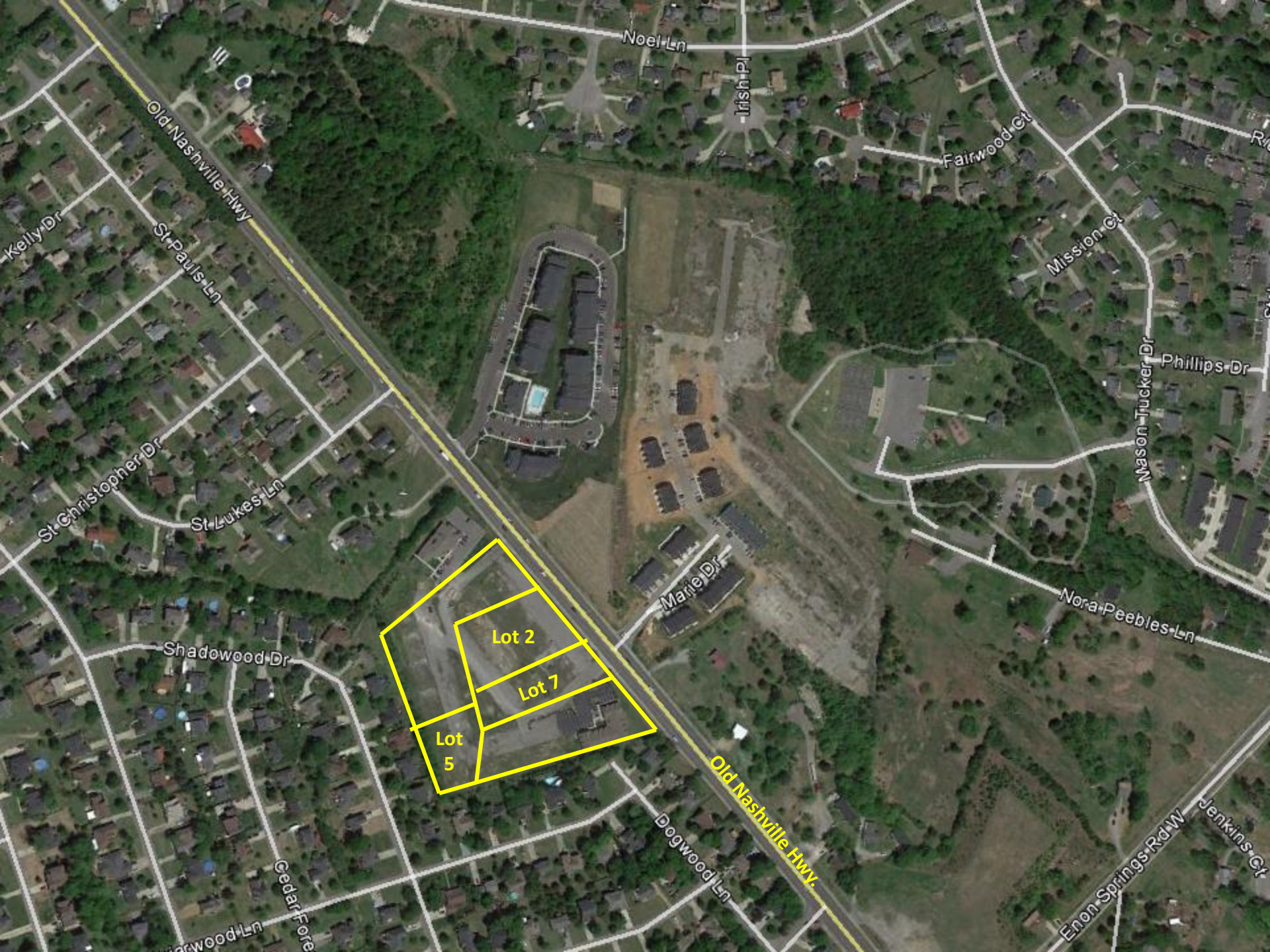
- Close proximity to Stone Crest Medical Center Hospital, Sam Ridley Pkwy. shopping and restaurants, Nissan and I-24
- Ready to build with utilities in place and grading completed

LOT #	SIZE	PRICE	COMMENTS
2	1.52 AC	\$10.75 PSF	Approved for 15,000 SF Building
5	0.89 AC	\$5.75 PSF	Approved for 10,291 SF Building
7	1.8 AC	\$10.75 PSF	Approved for 15,000 SF Building



For additional information on this property visit:
www.rhyne-smith-properties.com

The statements, figures, area calculations and conclusions contained herein and attached as exhibits were obtained from sources considered to be reliable. The Parks Group assumes no responsibility for their accuracy. Property is subject to availability and price is subject to change – either or both without notice.



Noel Ln

Irish Pl

Fairwood Ct

Old Nashville Hwy

St Pauls Ln

Mission Ct

Phillips Dr

Mason Tucker Dr

Kelly Dr

St Christopher Dr

St Lukes Ln

Marie Dr

Nora Peebles Ln

Shadowwood Dr

Lot 2

Lot 7

Lot 5

Old Nashville Hwy

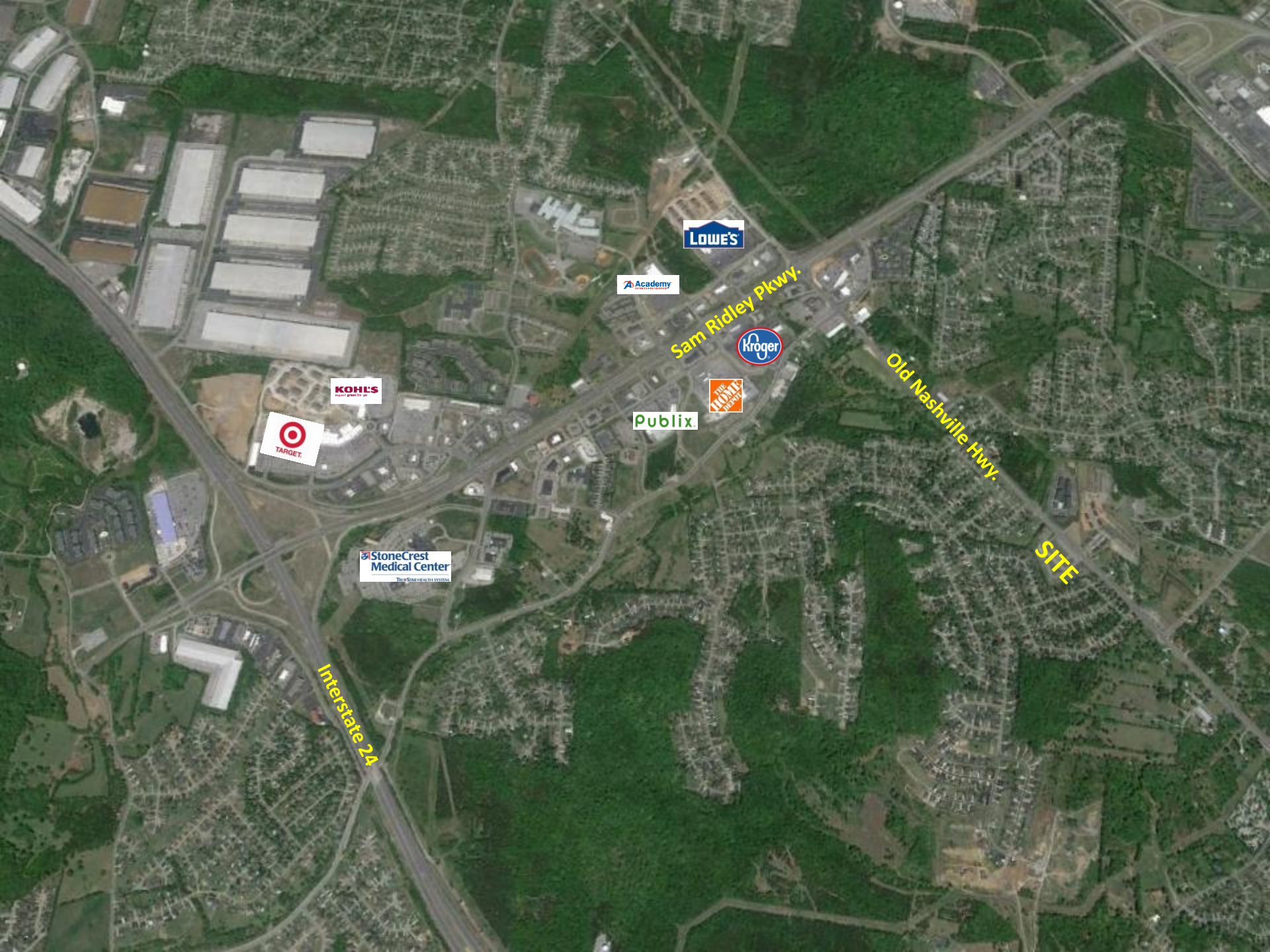
Dogwood Ln

Enon Springs Rd W

Jenkins Ct

Cedar Fore

Shadowwood Ln



LOWE'S

Academy

Sam Ridley Pkwy.

Kroger

THE KROGER COMPANY

Publix.

KOHL'S

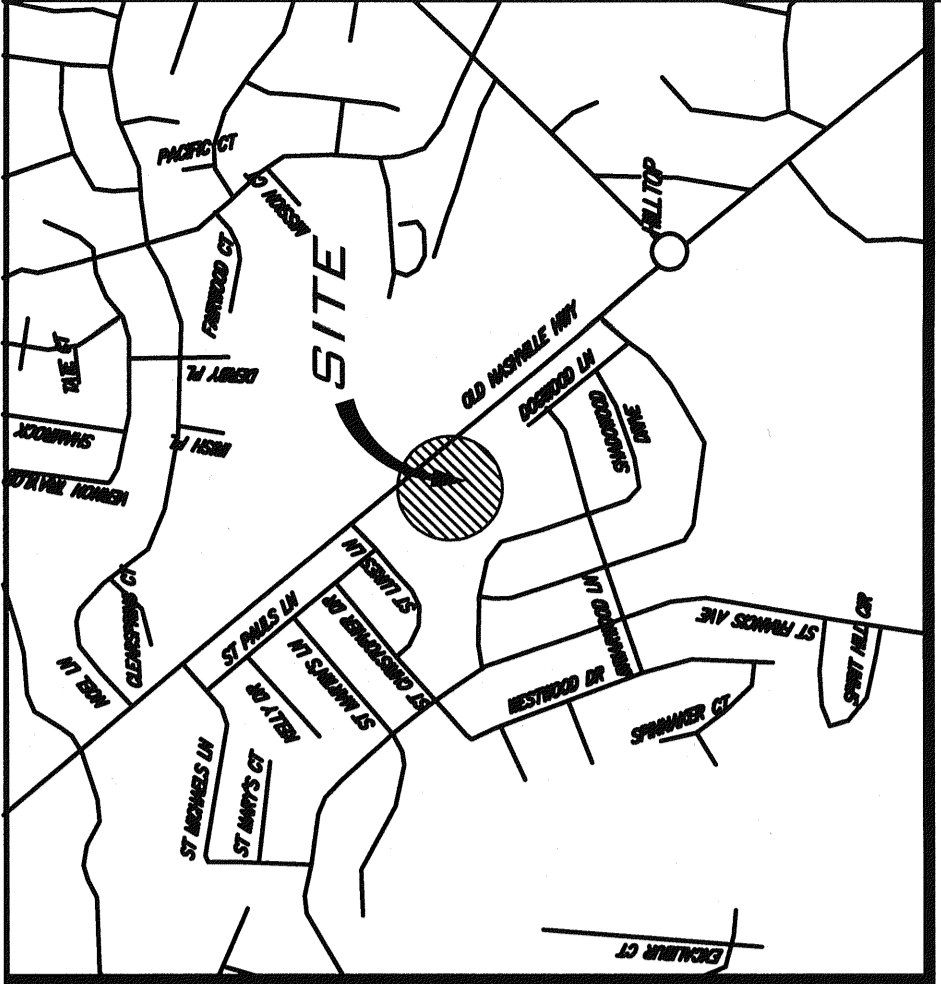
TARGET

StoneCrest
Medical Center
THE STONE HEALTH SYSTEM

Old Nashville Hwy.

SITE

Interstate 24



LOCATION MAP

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available drawings, field notes, and other available information from the respective utility companies. The existence or non-existence present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from the structure to the drainage system constructed by the subdivision developer.
- The subdivision developer shall be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- Each owner of Lot 4 will be responsible for maintenance of the Detention Area.
- The purpose of this Plat is to subdivide Lot 2 into 5 Lots (2, 4, 5, 6, and 7).
- The recording of this Plat voids, vacates & supersedes the recording of Lot 2 of Cedar Forest Commercial Plat Book 35 Page 254

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I (am/we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my heirs, assigns and all other persons claiming by, through, under, or in violation of any right of irrevocable dedication for all public roads, utilities, and other facilities hereon as required by the Smyrna Municipal Subdivision Regulations.
 Date: 12-12-2014
 Record Book 1325, Page 1480
 By: JUDY RHYNE
 RHYNE SMITH PROPERTIES, LLC

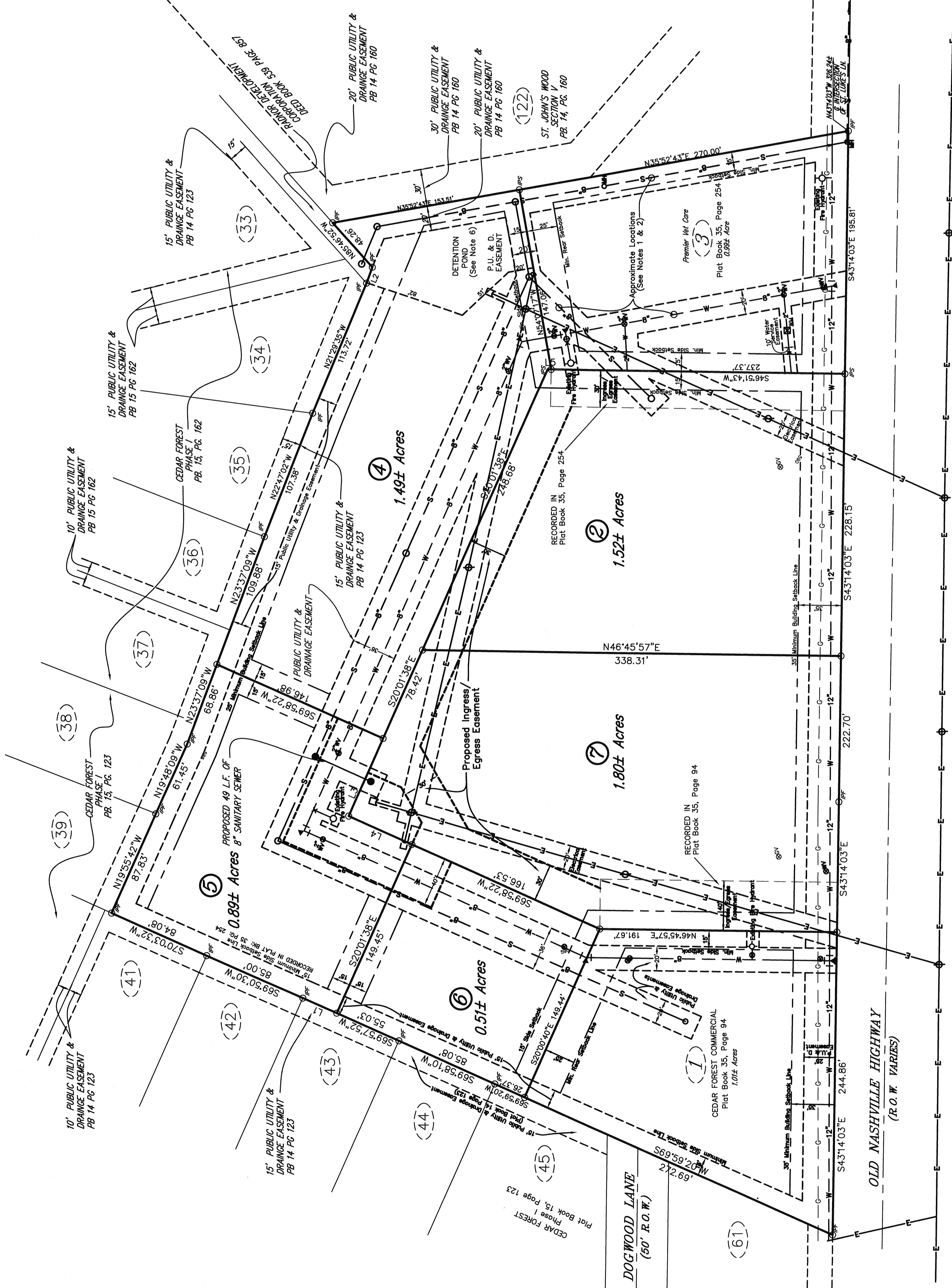
CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described herein is a true and correct copy of the original plan of subdivision on file with the Planning and Zoning Commission and that the monuments have been or will be placed, as shown herein to the specifications of the city engineer or his authorized representative.
 Date: 12-12-2014
 By: RICHARD H. STEIN, JR., RLS #18547

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plan shown hereon has been found to comply with all applicable laws, ordinances, resolutions, and rules of the Planning Commission of such jurisdiction, if any, as are noted in the minutes of the Planning Commission meeting at which it has been approved for recording in the office of the County Register.
 Date: 2015
 SECRETARY, PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS
 I hereby certify, (1) that all designated roads on this final plat have been installed and (2) that the necessary survey has been made and that the plat complies with the Subdivision Regulations, or (2) that a survey bond has been posted with the Planning Commission to ensure completion of all required improvements in case of default.
 Date: 2015
 DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
 I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled FINAL PLAT LOT 2 RESUBDIVISION CEDAR FOREST COMMERCIAL are in accordance with current local and state government requirements, or bonds posted.
 Date: 2015
 Water System & Sewer
 DIRECTOR OF UTILITIES

LINE	LENGTH	BEARING
L1	29.97	S69°57'52"W
L2	13.60	N23°50'45"W
L3	68.48	N20°01'38"W
L4	56.00	S69°58'22"W
L5	2.95	N46°51'43"E

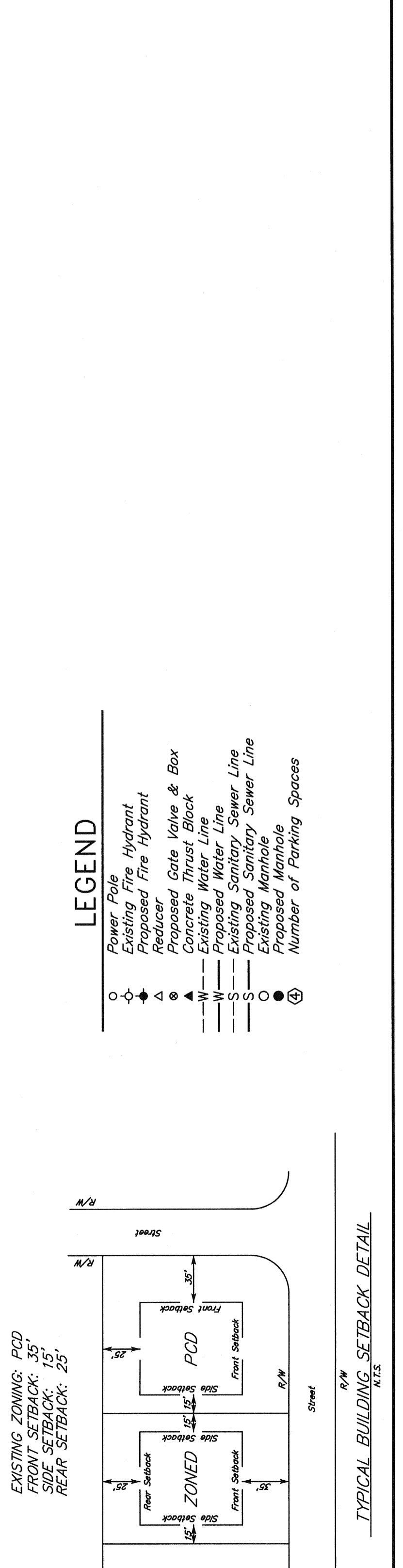
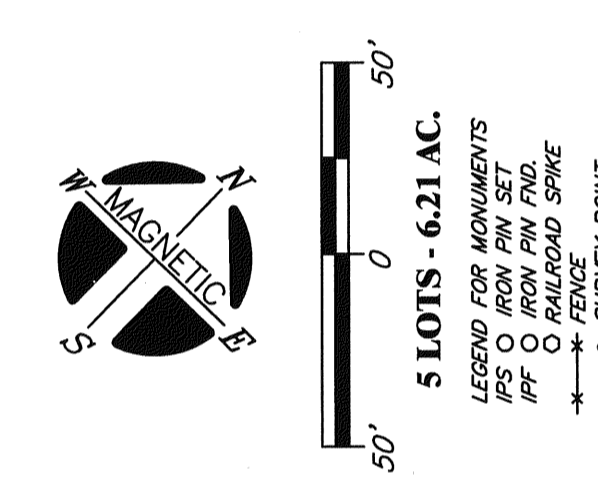


PREVIOUSLY RECORDED IN PLAT BOOK 35, PAGE 94
 DATE OF RECORDING: _____
 TIME OF RECORDING: _____
 PLAT BOOK: _____, PAGE: _____

EXISTING TOPO TAKEN FROM FIELD SURVEY AND DESIGN TOPO FROM CONSTRUCTION PLANS DATED NOVEMBER NOVEMBER 2005

SHUDDLESTON-STEEL ENGINEERING, INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE: 855-448-4084, FAX: 855-448-0080

OWNER: RHYNE SMITH PROPERTIES, LLC
 51 N. LOWRY ST.
 SMYRNA TN, 37167
 Tax Map 28 Parcel 106.00
 Record Book 1325, Page 1480



Rutherford County, Tennessee

Community Profile



Rutherford County
 2014 Population: 282,183
 2019 Projection: 303,410
 2010 Census: 262,604
 Households: 103,334
 Avg. HH Income: \$70,714
 Med. HH Income: \$57,220

City of Murfreesboro
 2014 Population: 118,676
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 Households: 12,736
 Avg. HH Income: \$68,775
 Med. HH Income: \$59,154

City of Eagleville
 2014 Population: 645
 2019 Projection: 662
 2010 Census: 604
 Households: 251
 Avg. HH Income: \$74,283
 Med. HH Income: \$70,745

Sources:

2014 Claritas Estimate
 2010 Census Data

Updated December 14, 2014

Recent Announcements

2013 in Review

Over 2,300 new jobs were created and \$283 million in capital investment was made by companies either relocating or expanding their operations in the county.

M-Tek, Inc.

M-TEK officials announced that the company will build its North American headquarter operations in the Gateway district of Murfreesboro. The announcement represents the creation of 250 jobs and an estimated investment of \$13.4 million. Construction of the 63,800-square foot, two-level building, will be located on 10 acres on the northwest side of Gateway Boulevard and Garrison Drive.

Federal-Mogul

Federal-Mogul officials have announced that the company will invest \$6.2 million to expand its current distribution facility in Smyrna, creating 135 new jobs in Rutherford County. Federal-Mogul will increase its Smyrna footprint from 600,000 square feet to 800,000 square feet. This larger facility will lead to greater production.

Enovate Medical

The medical device and technology company announced plans to expand operations at its U.S. headquarters and create 410 new jobs over the next five years. The announcement represents an investment of \$13.1 million.



Top 10 Private Sector Employers

Company	Employees
Nissan North America	7,500
State Farm Insurance Co.	1,662
Ingram Content Group	1,500
Asurion	1,250
Amazon Fulfillment Center	1,200
St. Thomas Rutherford Hospital	1,100
Verizon Wireless	1,068
Bridgestone/Firestone USA	1,010
Johnson Controls	1,000
Schneider Electric/Square D	900
General Mills/Pillsbury	865

Rutherford County in the News

- Rutherford County remains in the billion dollar club for exports in 2013 and became the largest exporting county in the Nashville area. (International Trade Administration)
- Nashville-Davidson-Murfreesboro-Franklin, TN MSA ranks #7 in U.S. in manufacturing job growth as the region added 12,600 manufacturing jobs (21%) since April 2010 (Garner Economics)
- Area Development names Tennessee the #7 state for doing business in 2013
- Nashville-Davidson-Murfreesboro MSA ranks 5th in POLICOM Corporation's 2014 Economic Strength Rankings
- Rutherford County, TN ranks No. 6 in U.S. for Job growth (6th consecutive quarter being ranked in the nation's top 10) – US Bureau of Labor Statistics, September 2013



Rutherford County has top ranking education systems with a variety of programs to meet the needs of our children.

Higher Education

Middle TN State University
Murfreesboro
Enrollment: 26,000+

Motlow College
Smyrna
Enrollment: 1,500

Daymar Institute
Murfreesboro
Enrollment: 600

TN College of Applied
Technology
Murfreesboro
Enrollment: 414

Georgia Career Institute
Murfreesboro
Enrollment: 180

Paul Mitchell the School -
Murfreesboro
Enrollment: 180

University of Phoenix
Murfreesboro
Enrollment: 60

TN Professional
Training Institute
Murfreesboro
Enrollment: 45



Business Education Partnership

Using energetic and innovative programs, the BEP aims to improve schools by applying private and public sector resources to bold ideas that prepare today's youth to be leaders in tomorrow's world.

Retail

Rutherford County has developed over 4 million square feet of retail in the last 10 years.



The Avenue® Murfreesboro is an outdoor lifestyle concept with a dynamic mix of premier national retailers, select local merchants and specialty restaurants reflective of local demand and fashion trends.

Shopping Venues

- The Avenue®, Murfreesboro
- Stones River Mall, Murfreesboro
- The Oaks, Murfreesboro
- The Historic Downtown Square, Murfreesboro
- Colonial Town Park, Smyrna

2013 Total County Retail Sales

\$6,008,846,137

Source: TN Dept. of Revenue

2013 Travel Related Expenditures

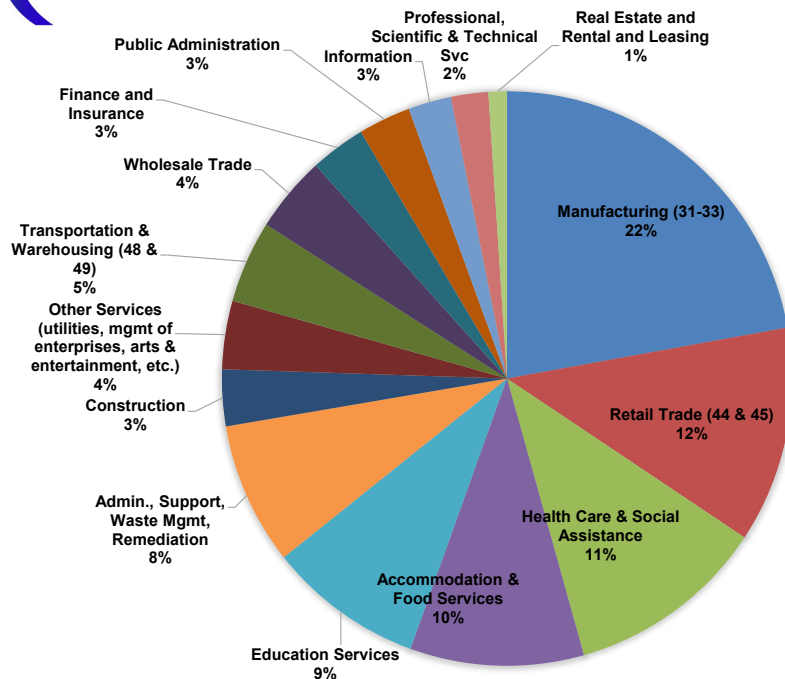
\$291,520,000

Source: U.S. Travel Association



Stones River Mall completed a multi-million dollar renovation and expansion in 2008. The expansion created more retail space and a food court.

Employed Population by Industry



TN Dept. of Labor, 4Q, 2013

Labor Force At-a-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,000,000	846,870	146,010
Unemployment Rate	6.6%	5.3%	5.1%

TN Dept. of Labor, September 2014 Report

Brian D. Hercules
VP, Economic Development
bhercules@rutherfordchamber.org

K. Beth Duffield
VP, Workforce Development
bduffield@rutherfordchamber.org

Rutherford County Chamber of Commerce
3050 Medical Center Pkwy | Murfreesboro, Tennessee 37129 | (615) 893-6565 | F: (615) 278-2013

2nd

Lowest Cost of Living State in the US

Rutherford County's cost of living index is 91.2. Natl. Avg. is 100

Sources:
CNBC America's Top States for Business 2013 Rankings
2013 ACCRA Cost of Living Index

6th

Greatest increase in employment of the largest counties in the nation in 2012

Source:
US Dept. of Labor, Bureau of Labor Statistics, Sept. 2013

48th

Ranked state in private sector Union membership percentages

Source:
TN Dept. of Economic & Community Development

RUTHERFORD COUNTY, TN Community Profile

Rutherford County Chamber of Commerce
3050 Medical Center Pkwy | Murfreesboro, Tennessee 37129 | (615) 893-6565 | F: (615) 278-2013

rutherford
works



Rutherford County in the News

9th

Lowest Cost of Living State in the US

Cost of living index is 91.2 vs. National Average of 100

Sources:

CNBC America's Top States for Business 2014 Rankings
2013 ACCRA Cost of Living Index

31st

Ranked county in the US for employment increase from March 2013 - March 2014

Source:

US Dept. of Labor, Bureau of Labor Statistics

2

years in a row, Tennessee was named State of the Year.

Source:

Business Facilities

More than
2,400

jobs were created in 2014 and \$239 million in capital investment was made by companies relocating or expanding their operations in the county.

Destination Rutherford

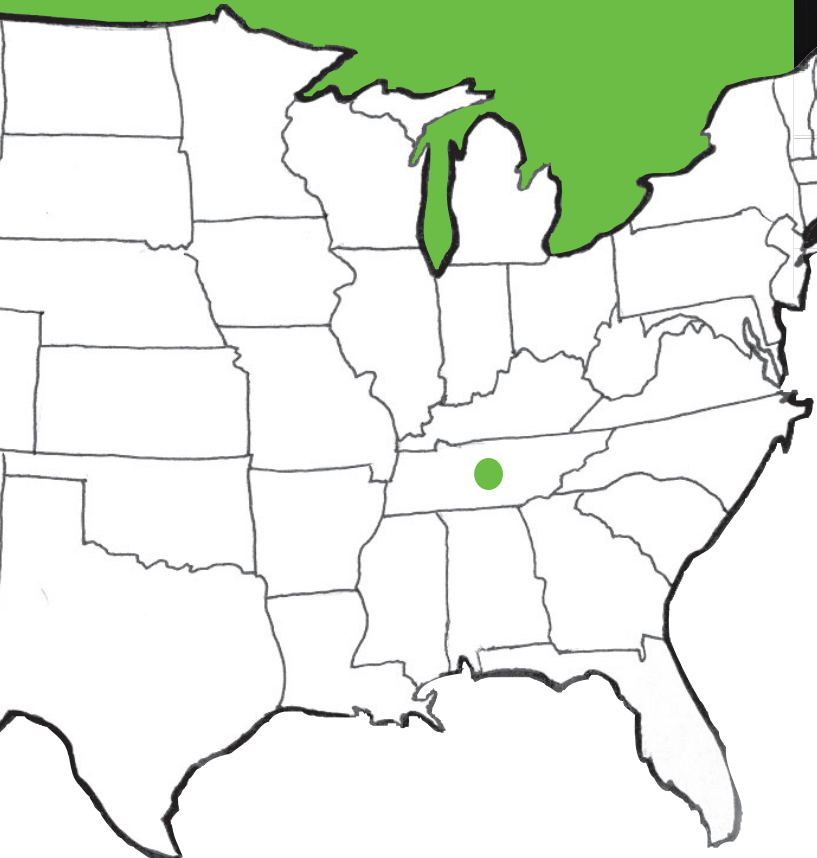
Destination Rutherford is a 501(c)(6), not-for-profit economic development organization intended to serve all investors as the mechanism that pulls together the collective leadership of the Rutherford county public and private sectors, in order to stimulate strategic economic growth.



Bill Jones
General Campaign Chair
Destination Rutherford

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Ingram Content Group	1,500
Asurion	1,250
Amazon Fulfillment Center	1,200
St. Thomas Rutherford Hospital	1,100
Verizon Wireless	1,068
Bridgestone Americas, Inc.	1,010
Johnson Controls	1,000
Schneider Electric/Square D	900
General Mills/Pillsbury	865



RUTHERFORD COUNTY, TN

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QUICK FACTS



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Sources:
2014 Claritas Estimate
2010 Census Data

Updated January 7, 2015

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Education

Middle Tennessee State University Murfreesboro Enrollment: 26,000+	TN College of Applied Technology Murfreesboro Enrollment: 414
Motlow College Smyrna Enrollment: 1,500	Rutherford County Schools 92.5% of students graduate within 4 years and one summer.
	Murfreesboro City Schools Rated 7 out of 10 by www.bestschools.org



2013 Total County Retail Sales

\$6,008,846,137

Source: TN Dept. of Revenue

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Labor Force	2,998,900	850,590	146,340
Unemployment Rate	6.8%	5.1%	4.9%
Available Labor Pool	212,560	50,010	7,880

TN Dept. of Labor, December 2014 Report

Brian D. Hercules
VP, Economic Development
bhercules@rutherfordchamber.org

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VP, Workforce Development
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