



## 2.68 Acres w/ frontage on two roads

SHELBYVILLE, TN

Price: \$400,000



### AMENITIES

- Zoned industrial
- All utilities available
- Frontage on two roads
- Traffic Count on Hwy 231: Approx. 17,877

**John Harney**  
AFFILIATE BROKER

615.542.0715  
johnh@parks-group.com  
TNLIC# 221569

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



1535 W. Northfield Blvd., Suite 7  
Murfreesboro, TN 37129  
615.896.4045  
www.parks-group.com

Medical Offices

Frank Martin Rd

2.68 Ac  
\$400,000

Murfreesboro

Wal-Mart Distribution Plant

Medical Offices

FCB  
FIRST COMMUNITY BANK

Automotive Properties of New York

Norhtree Dr

Airport Business Park Rd

Medical Offices

Shelbyville Municipal Airport

Heritage Medical Center

Hwy 231 - Shelbyville Hwy

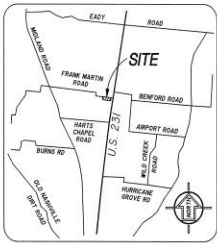
Shelbyville Downtown

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Google Earth

1992

Imagery Date: 3/11/2017 35°33'50.55" N 86°26'54.14" W elev 788 ft eye alt 4074 ft



VICINITY MAP  
(not to scale)

**LEGEND**

- IRON PIN SET (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- CONC. MONUMENT SET (NEW)
- WATER LINE w/PIE 110'
- SS — SANITARY SEWER LINE
- GAS — GAS LINE w/VALVE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AS EVIDENCED IN BOOK NUMBER 276, PAGE 490 & BOOK NUMBER 281, PAGE 62, COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH FOUR (FOUR) CONCRETE ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION OF ALL PUBLIC UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: \_\_\_\_\_ NAME, TITLE AND AGENCY OR AUTHORIZED AGENT: REPRESENTATIVE PARTNERSHIP DEVELOPMENT, L.L.C.

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREIN THAT THIS IS A CATEGORY I LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 19, TENNESSEE CODE ANNOTATED, AND THAT THE MARGIN OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

SEC. NO.: \_\_\_\_\_ DATE: \_\_\_\_\_ TOWN: R.L.S. No. 241 ANDREW B. DWARTHO

**CERTIFICATE OF APPROVAL FOR WATER SYSTEM**

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "AIRPORT BUSINESS PARK - SECTION 2 - PLAT CABINET ENVELOPE OF LOT 8" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH COUNTY, LOCAL, AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE S&B INSTALLATION.

DATE: \_\_\_\_\_ NAME, TITLE AND AGENCY OR AUTHORIZED AGENT: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR SEWER SYSTEMS**

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "AIRPORT BUSINESS PARK - SECTION 2 - PLAT CABINET ENVELOPE OF LOT 8" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH COUNTY, LOCAL, AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE S&B INSTALLATION.

DATE: \_\_\_\_\_ NAME, TITLE AND AGENCY OR AUTHORIZED AGENT: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING**

I HEREBY CERTIFY THAT ALL REQUIRED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CITY OF SHELBYVILLE SUBDIVISION REGULATIONS OR IS THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: \_\_\_\_\_ APPROPRIATE GOVERNMENTAL REPRESENTATIVE: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF SHELBYVILLE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF THE MINOR AMENDMENTS AS NOTED IN THE WRITINGS OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: \_\_\_\_\_ SECRETARY, PLANNING COMMISSION

**CERTIFICATE OF PROPERTY ASSESSOR**

I HEREBY CERTIFY THAT THE PROPERTY ASSESSOR'S OFFICE HAS REVIEWED AND SHALL RECEIVE A COPY OF SAID FINAL PLAT AFTER APPROVAL BY THE PLANNING COMMISSION.

DATE: \_\_\_\_\_ BEDFORD COUNTY PROPERTY ASSESSOR

**CERTIFICATE OF BEDFORD COUNTY IN COMMUNICATIONS**

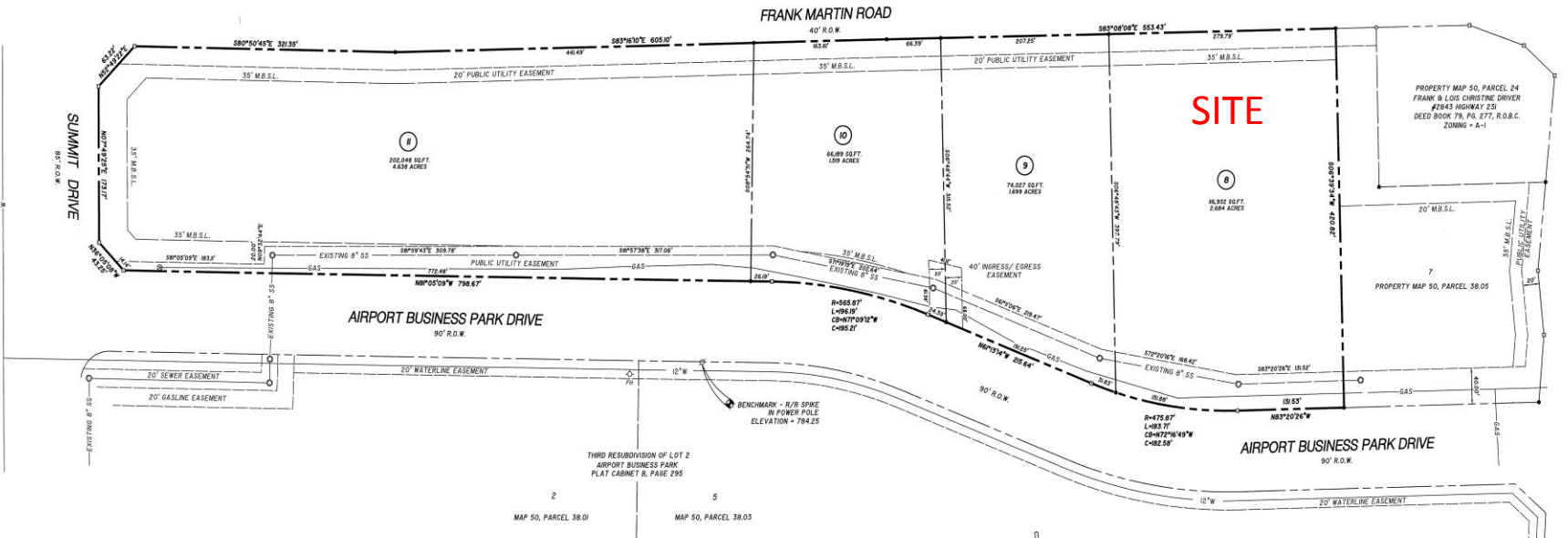
I HEREBY CERTIFY THAT THE BEDFORD COUNTY IN COMMUNICATIONS OFFICE HAS REVIEWED AND SHALL RECEIVE A COPY OF SAID FINAL PLAT AFTER APPROVAL BY THE PLANNING COMMISSION.

DATE: \_\_\_\_\_ DIRECTOR OF BEDFORD COUNTY IN COMMUNICATIONS OFFICE

**CERTIFICATION BY CODES OFFICIAL**

I HEREBY CERTIFY THAT THIS SUBDIVISION COMPLES WITH ALL REGULATIONS, ORDINANCES AND POLICIES OF THE CITY OF SHELBYVILLE, TENNESSEE.

DATE: \_\_\_\_\_ CITY CODES OFFICIAL

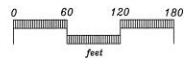


- PLAT NOTES**
1. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 8 INTO FOUR SEPARATE LOTS.
  2. BEARINGS ARE BASED ON THE DEED OF RECORD FOR WALL-MART STORES EAST, L.P., AS RECORDED IN DEED BOOK 251, PAGE 746.
  3. THIS PROPERTY IS NOT INCLUDED IN A SPECIAL FLOOD HAZARD AREA, AS PER F.E.A. COMMUNITY PANEL NUMBER 47000, 000 C, DATED JAN. 17, 1997.
  4. SUBJECT PROPERTY IS PARCEL 38 OF MAP 50 OF THE BEDFORD COUNTY PROPERTY ASSESSOR'S MAPING SYSTEM.
  5. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES, HAVE SOME AND INDICATIONS OBTAINED FROM TOWN FROM PUBLIC APPEARANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS; THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY.
  6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
  7. SUBJECT PROPERTY IS CURRENTLY ZONED C-3, HOUSING SERVICE DISTRICT. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR SAID ZONING ARE AS FOLLOWS:  
FRONT = 30 ft.  
SIDE = NONE  
REAR = 20 ft.

**OWNER INFORMATION**  
AIRPORT BUSINESS PARK  
A TENNESSEE GENERAL PARTNERSHIP  
C/O PARTNERSHIP DEVELOPMENT, L.L.C.  
P.O. BOX 5248  
MURFREESBORO, TN 37133-5049  
PHONE: (661) 856-1045  
DEED BOOK 256, PG. 567, D.O.B.C.  
PROPERTY MAP 50, PARCEL 38

**SITE DATA:**  
TOTAL AREA = 10,542 ACRES  
AREA IN LOTS = 10,542 ACRES  
AREA IN RIGHT-OF-WAY = 0.00 ACRES

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE ORIGINAL RECORDING OF LOT 8 - AIRPORT BUSINESS PARK - SECTION 2 - PLAT CABINET ENVELOPE 51 OF THE REGISTER'S OFFICE, BEDFORD COUNTY, TENNESSEE.



PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
TIME OF RECORDING: \_\_\_\_\_  
DATE OF RECORDING: \_\_\_\_\_

U.S. 231 / S.R. 10 / SHELBYVILLE HIGHWAY  
R.O.W. MARKERS  
TN. ST. PROJ. #20250-144-04

**FINAL PLAT**

**RESUBDIVISION OF LOT 8  
AIRPORT BUSINESS PARK  
SECTION II**

CITY OF SHELBYVILLE  
6th CIVIL DISTRICT, BEDFORD COUNTY, TENNESSEE

**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
150 MOBILE TOWNSHIP BLVD • SHELBYVILLE, TENNESSEE 37073  
PHONE (615) 850-7200 • FAX (615) 855-2367

PROJ #	DATE	FILE	DRAWN BY	SCALE	SHEET 1
98030	12-02-2008	ASP5+2L&R/Par8	ACAD/AD	1" = 60'	OF 1

# SBC SHELBYVILLE BEDFORD COUNTY CHAMBER

## 231 NORTH BUSINESS PARK



# OVERVIEW

## TRANSPORTATION & LOCATION

- Located on U.S. Highways 41A and 231
- 11 Miles to I-24
- 18 Miles to I-65
- 60 Miles to Nashville International Airport (BNA)
- 60 Miles to Port of Nashville
- Within a one-hour drive of Nashville
- Within 4 hours drive of:
  - Memphis, TN
  - Atlanta, GA
  - Louisville, KY
  - Evansville, IN
  - Asheville, NC
  - Birmingham, AL

## EMPLOYMENT & WAGE STATISTICS

Average Annual Employment	18,100
Average Weekly Wage	\$696
Annual Average Wage	\$36,195

## EDUCATIONAL INSTITUTIONS

- Tennessee College of Applied Technology Shelbyville Campus
  - Machine Tool Technology Program
  - Industrial Electricity Program
  - Industrial Maintenance Program
  - Computer Information Technology Program
- Motlow College
  - Mechatronics Program
  - Information Technology
- Middle Tennessee State University(25 miles)
  - Engineering Technology Program

## LARGEST AREA EMPLOYERS

Tyson Foods	1,337
Calsonic/Kansei	1,272
Newell Brands	802
National Pen Corporation	434



## POPULATION CHARACTERISTICS

Average Household Size	2.7
Median Household Income	\$43,522
Average Travel Time to Work	29 minutes
Median Housing Value	\$121,159

2021 Projection	49,811
2016 Estimate	47,457
2010 Census	45,058
Growth 2016 - 2021	4.96%



### ALLEN PITNER, CEO

Shelbyville-Bedford County Chamber of Commerce  
 100 North Cannon Boulevard  
 Shelbyville, Tennessee 37160

Phone: 931-684-3482 Fax: 931-684-3483

WWW.SHELBYVILLETN.COM

