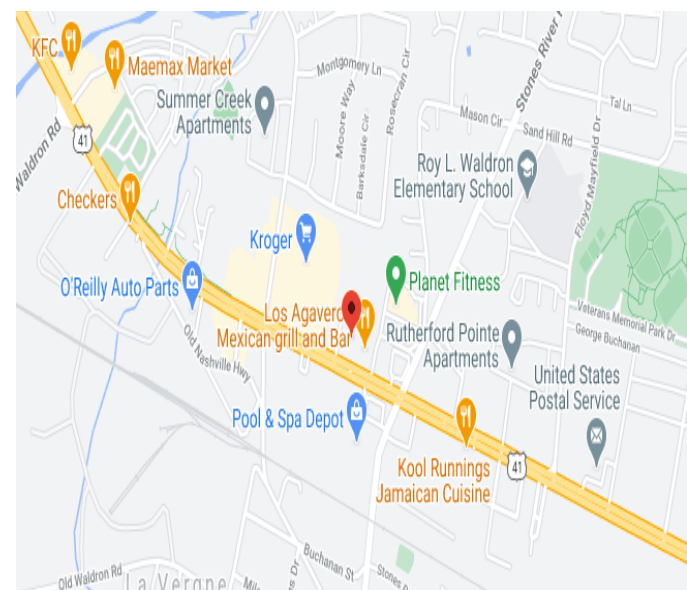




7.25 AC Commercial Site for \$1,500,000

Murfreesboro Rd. @ Jackson Square Blvd. – LaVergne, TN



AMENITIES

- **7.25 Acres – Zoned C-4 Commercial**
- **Price: \$4.75 PSF**
- **Approx. Daily Traffic Count: 29,562 Vehicles**
- **Minutes from I-24/ Exit 64 at Waldron Rd.**
- **All utilities available**

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.

John Harney
AFFILIATE BROKER

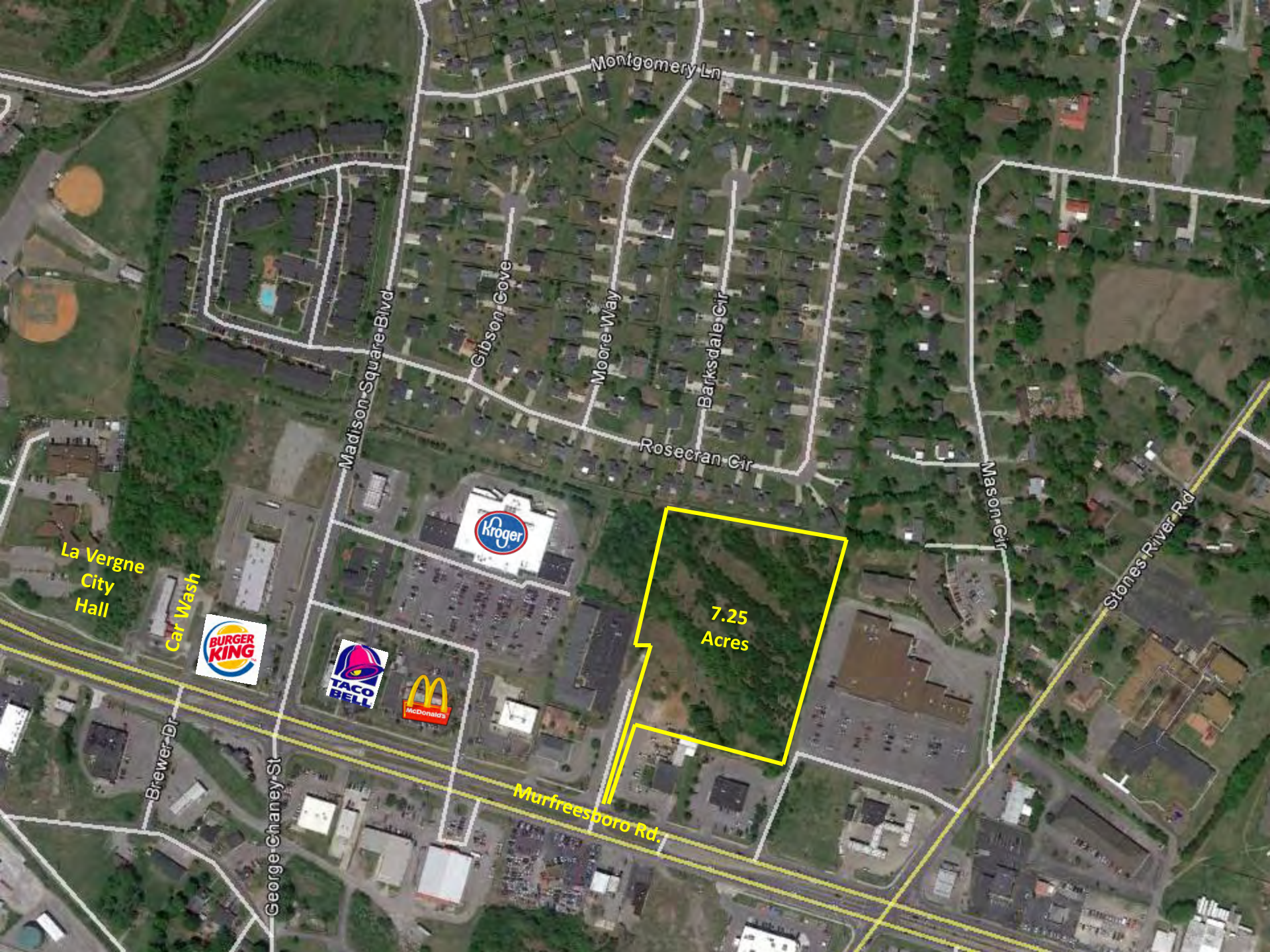
615.542.0715
johnh@parks-group.com
TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd, Suite 7
Murfreesboro, TN 37129

615.896.4045
www.parks-group.com



Montgomery Ln

Madison Square Blvd

Gibson Cove

Moore Way

Barksdale Cir

Rosecran Cir

Mason Cir

Stones River Rd

La Vergne City Hall

Car Wash



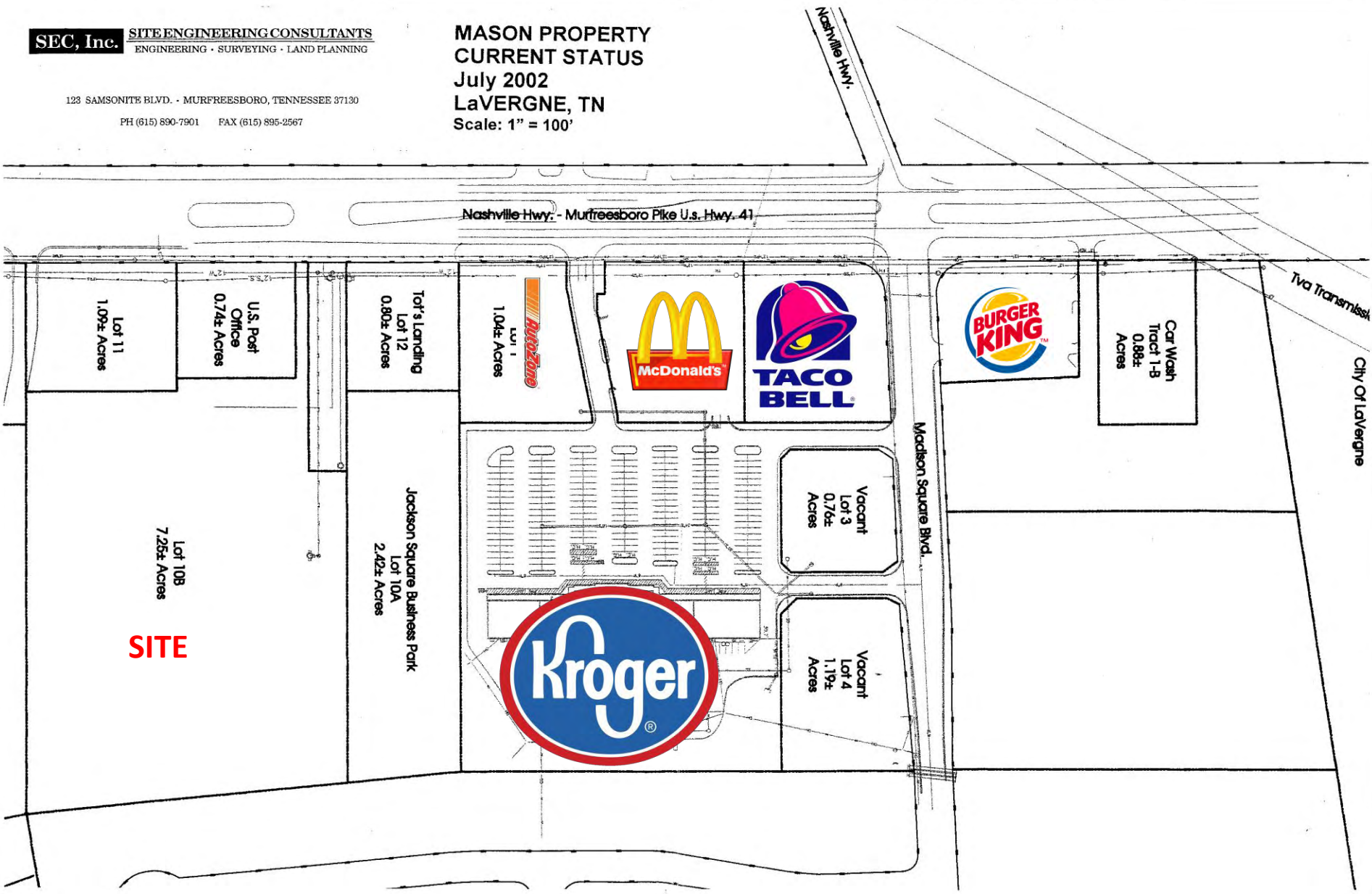
7.25 Acres

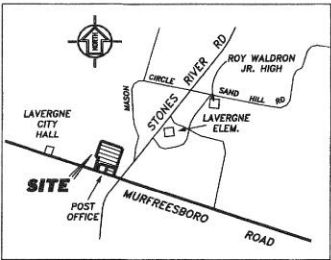
Brewer Dr

George Chaney St

Murfreesboro Rd

**MASON PROPERTY
CURRENT STATUS
July 2002
LaVERGNE, TN
Scale: 1" = 100'**





OWNERS/DEVELOPERS:

TRACT 10B:
MARK PIRTLE
3018 THOMPSON LANE
MURFREESBORO, TN. 37129
(615) 742-8099

TRACT 11:
TONY NI & WEI XIAN ZHENG
C/O KERRY TANG
B&T BUSINESS SERVICES
118 18TH AVE. STE. 240A
NASHVILLE, TN 37203
(615) 742-8894

LOCATION MAP
Not to Scale

NOTES:

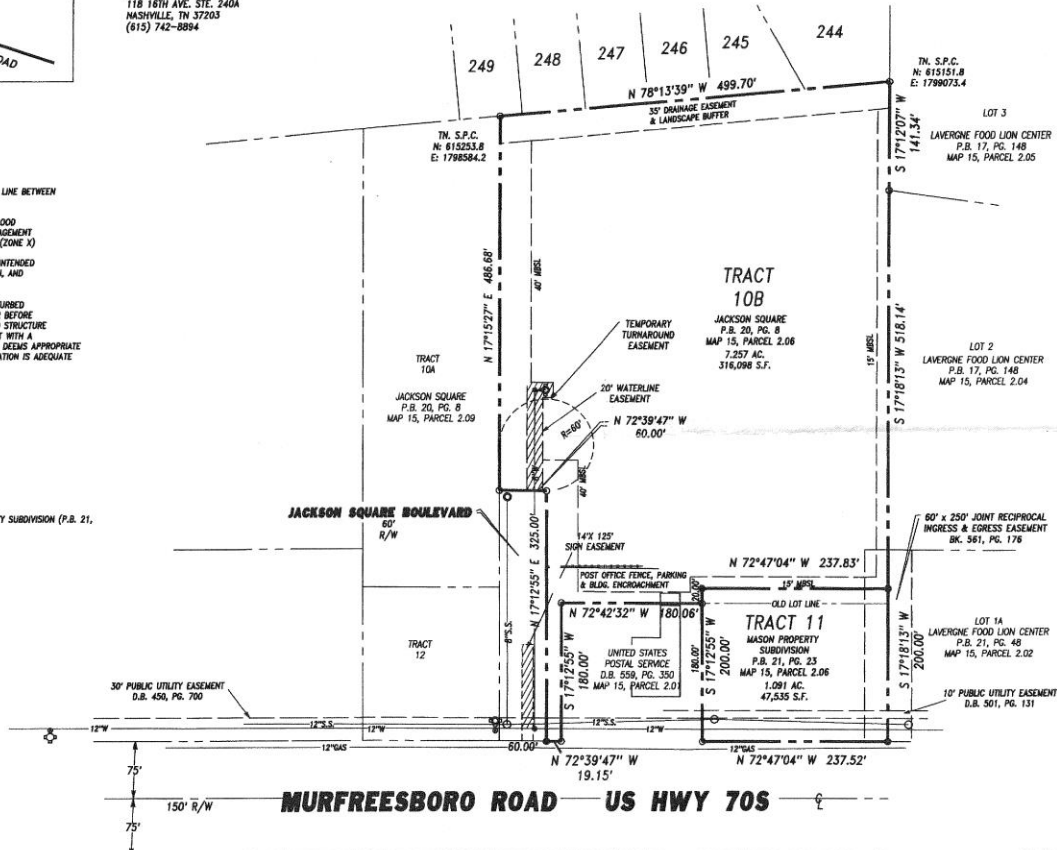
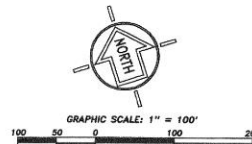
- 1) THE PURPOSE OF THIS RESUBDIVISION IS TO MOVE THE LOT LINE BETWEEN TRACT 10B AND TRACT 11.
- 2) NO PORTION OF THIS PARCEL LIES WITHIN THE 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM NO. 47148C0014F, DATED 11-8-99 (ZONE X)
- 3) P.U. & DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE ANY EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS.
- 4) THE SOIL MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- 5) PROPERTY ZONING: TRACT 10B ZONED C-4
TRACT 11 ZONED C-2
SETBACK REQUIREMENTS: FRONT: 40'
SIDE: 15'
REAR: 15'
TRACT 11 ZONED C-2
SETBACK REQUIREMENTS: FRONT: 30'
SIDE: 10'
REAR: 20'
- 6) BASIS OF BEARING IS FROM FINAL PLAT OF MASON PROPERTY SUBDIVISION (P.B. 21, PG. 23).

PROPERTY INFORMATION:

TRACT 10B - JACKSON SQUARE SUBDIVISION
MAP 15, PARCEL 2.07
ZONED C-4
PLAT BK. 20, PG. 8
D.B. 614, PG. 497

TRACT 11 - MASON PROPERTY SUBDIVISION
MAP 15, PARCEL 2.06
ZONED C-2
PLAT BK. 21, PG. 23
R.B. 148, PG. 2357

MADISON SQUARE SUBDIVISION
SECTION 4
P.B. 25, PG. 231



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 614, PAGE 497, RUTHERFORD COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPt THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE UNINHIBITED BUILDING RESTRICTION LINES, AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

1/9/03
DATE
TONY NI OWNER - TRACT 11
1/9/03
DATE
WEI XIAN ZHENG OWNER - TRACT 11
TONY NI & WEI XIAN ZHENG REG. BK. 68, PG. 263
1-11-02
DATE
Mark Pirtle
OWNER - TRACT 10B
MARK A. PIRTLE D.B. 614, PG. 497

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 HEREON; THAT THIS SURVEY EXCEEDS THE MINIMUM REQUIREMENTS OF AN "URBAN LAND SURVEY, CATEGORY "1" AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, REVISED JANUARY 4, 1992, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000

1-7-03
DATE
Shawn S. Prouty
REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

1/14/03
DATE
Mark Pirtle
OWNER

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

1/14/03
DATE
Mark Pirtle
OWNER

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) 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.

1/14/03
DATE
Mark Pirtle
OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

1/14/03
DATE
Shawn S. Prouty
SECRETARY, PLANNING COMMISSION

FINAL PLAT

2 LOTS ON 8.35 ACRES

THIS RESUBDIVISION VOIDS, VACATES AND SUPERSEDES THE RECORDING OF TRACT 10B, JACKSON SQUARE SUBDIVISION (P.B. 20, PG. 8) AND TRACT 11, MASON PROPERTY SUBDIVISION (P.B. 21, PG. 23), REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

RESUBDIVISION OF
TRACT 11, MASON PROPERTY SUBDIVISION
AND TRACT 10B, JACKSON SQUARE SUBDIVISION
CITY OF LAVERGNE

3rd CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

123 SAMSONITE BOULEVARD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

PROJ. # 97004	DATE: 12-9-2002	FILE: RESUB-10B-11 PLAT	DRAWN BY: HASP/TOR	SCALE: 1" = 100'	SHEET 1 OF 1
------------------	--------------------	-------------------------------	-----------------------	---------------------	-----------------

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. P. 74 = 22-03
RUTHERFORD COUNTY RESUBDIVISION COMMISSION

TIME OF RECORDING: 3:00 P.M.
DATE OF RECORDING: January 22, 2003
PLAT BOOK 26, PAGE 55



John Fox & Gehring, Register
Rutherford County, Tennessee
Rev #: 325844 Telephone: 137270
Rev'd: 15.00 BBL: 67 Pg 877
Date: 0.00 Resub'd
Clark: 0.00 1/22/2003 at 3:00 pm
DIP: 2.00 in Plot Case
Total: 17.00 26 Pages 55-55

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - ⊕ FIRE HYDRANT
 - ⊙ SANITARY SEWER MH
 - ⊙ WATER VALVE

Demographic Summary Report

Murfreesboro Road Murfreesboro Rd, La Vergne, TN 37086

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -

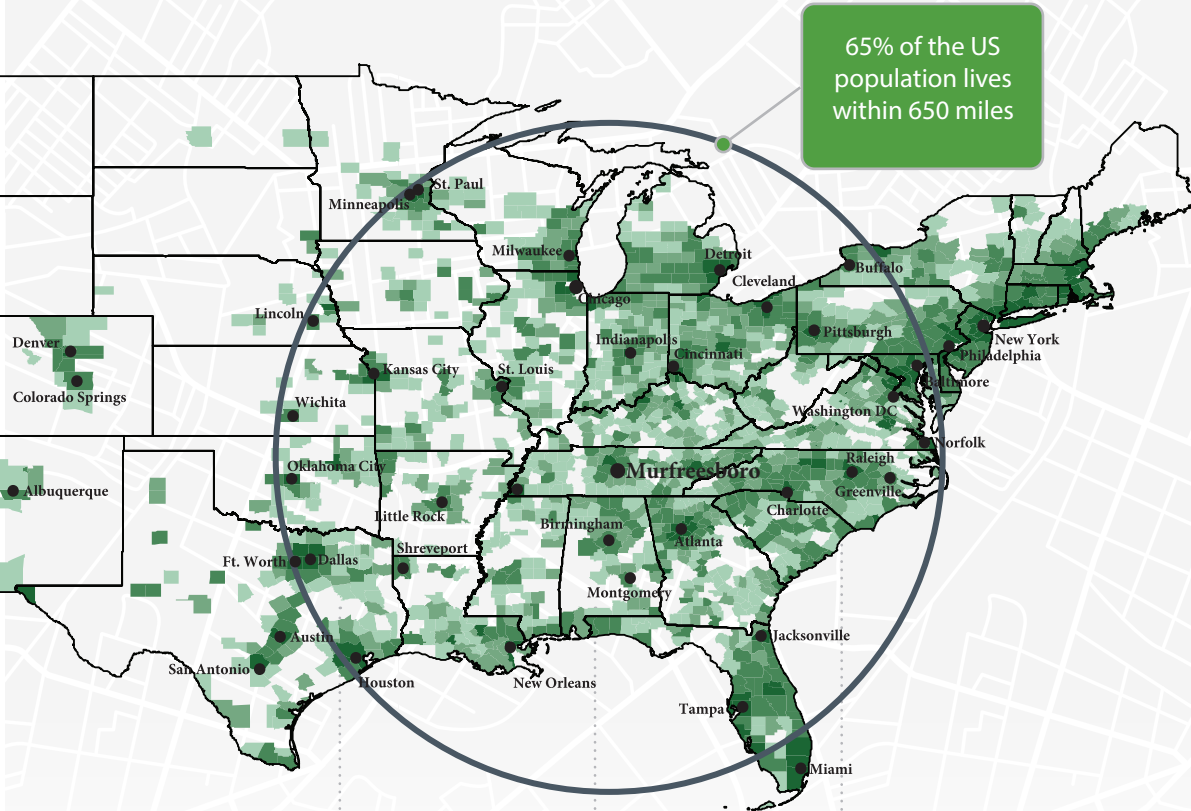


Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	8,130	53,522	123,588
2020 Estimate	7,496	48,887	114,406
2010 Census	6,885	40,978	95,304
Growth 2020 - 2025	8.46%	9.48%	8.03%
Growth 2010 - 2020	8.87%	19.30%	20.04%
2020 Population by Hispanic Origin	1,227	8,167	16,422
2020 Population	7,496	48,887	114,406
White	4,157 55.46%	30,598 62.59%	71,366 62.38%
Black	2,732 36.45%	14,436 29.53%	33,970 29.69%
Am. Indian & Alaskan	43 0.57%	296 0.61%	642 0.56%
Asian	321 4.28%	1,877 3.84%	4,654 4.07%
Hawaiian & Pacific Island	11 0.15%	83 0.17%	171 0.15%
Other	232 3.09%	1,597 3.27%	3,603 3.15%
U.S. Armed Forces	0	31	83
Households			
2025 Projection	3,011	18,714	45,394
2020 Estimate	2,771	17,092	42,105
2010 Census	2,529	14,245	35,242
Growth 2020 - 2025	8.66%	9.49%	7.81%
Growth 2010 - 2020	9.57%	19.99%	19.47%
Owner Occupied	1,973 71.20%	12,742 74.55%	28,649 68.04%
Renter Occupied	798 28.80%	4,350 25.45%	13,456 31.96%
2020 Households by HH Income	2,770	17,092	42,108
Income: <\$25,000	311 11.23%	1,598 9.35%	4,912 11.67%
Income: \$25,000 - \$50,000	750 27.08%	4,371 25.57%	11,204 26.61%
Income: \$50,000 - \$75,000	783 28.27%	4,486 26.25%	9,998 23.74%
Income: \$75,000 - \$100,000	561 20.25%	3,386 19.81%	7,335 17.42%
Income: \$100,000 - \$125,000	152 5.49%	1,546 9.05%	4,042 9.60%
Income: \$125,000 - \$150,000	59 2.13%	653 3.82%	1,811 4.30%
Income: \$150,000 - \$200,000	102 3.68%	749 4.38%	1,921 4.56%
Income: \$200,000+	52 1.88%	303 1.77%	885 2.10%
2020 Avg Household Income	\$68,484	\$73,285	\$73,182
2020 Med Household Income	\$58,181	\$62,689	\$61,329

Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



95.4

Nashville MSA Cost of Living Index vs. National Average of 100

Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day

Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)

Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

NISSAN

8,000
Employees

amazon.com

2,700
Employees

INGRAM

1,918
Employees

+ Saint Thomas Health

1,741
Employees

asurion

1,250
Employees

verizon

1,068
Employees

General Mills
Making Food People Love

1,000
Employees

ADIENT

1,000
Employees

BRIDGESTONE

987
Employees

CardinalHealth

816
Employees

Quick Facts



Rutherford County

2021 Population: 344,329
 2026 Projection: 369,889
 Households: 125,957
 Avg. HH Income: \$83,720
 Med. HH Income: \$67,859

City of Murfreesboro

2021 Population: 149,258
 2026 Projection: 159,756
 Households: 56,774
 Avg. HH Income: \$82,310
 Med. HH Income: \$64,403

Town of Smyrna

2021 Population: 53,268
 2026 Projection: 57,303
 Households: 20,008
 Avg. HH Income: \$74,705
 Med. HH Income: \$63,008

City of La Vergne

2021 Population: 41,444
 2026 Projection: 44,765
 Households: 13,608
 Avg. HH Income: \$78,525
 Med. HH Income: \$64,687

City of Eagleville

2021 Population: 796
 2026 Projection: 860
 Households: 310
 Avg. HH Income: \$88,456
 Med. HH Income: \$64,733

Sources:

2021 Claritas Estimate
 November 2020
 TN Department of Labor

Top Ranked Schools

- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates

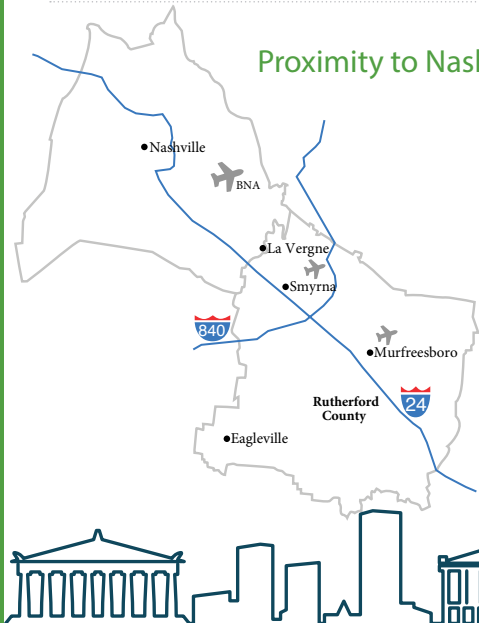


2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

TN ranked #1 for Business Climate in 2019
 -Business Facilities



Proximity to Nashville



30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



Recent Additions

Gutterglove

Manufacturing & Distribution Facility
 Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

Woods AIR MOVEMENT

North American HQ & Manufacturing Facility
 UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.

Hunter

Divisional HQ, R&D & Manufacturing Operation
 Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000