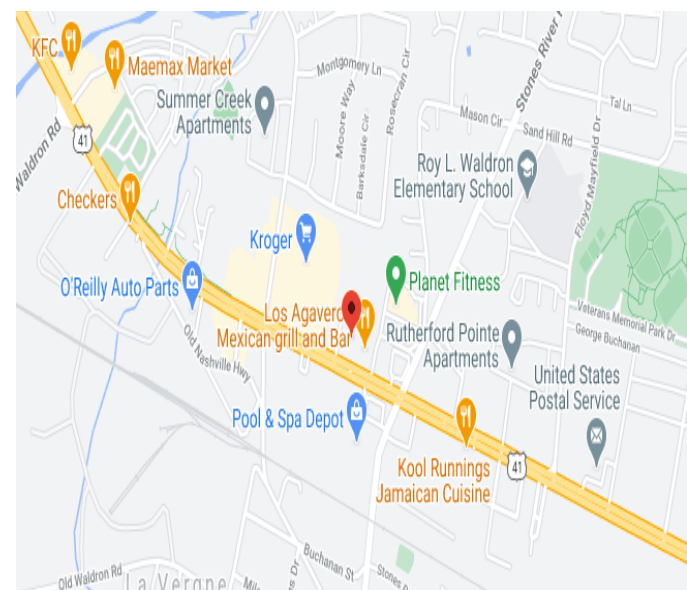




**7.25 AC Commercial Site for \$1,450,000**

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



**DETAILS:**

- **7.25 Acres – Zoned C-4 Commercial**
- **Price: \$1,450,000**
- **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

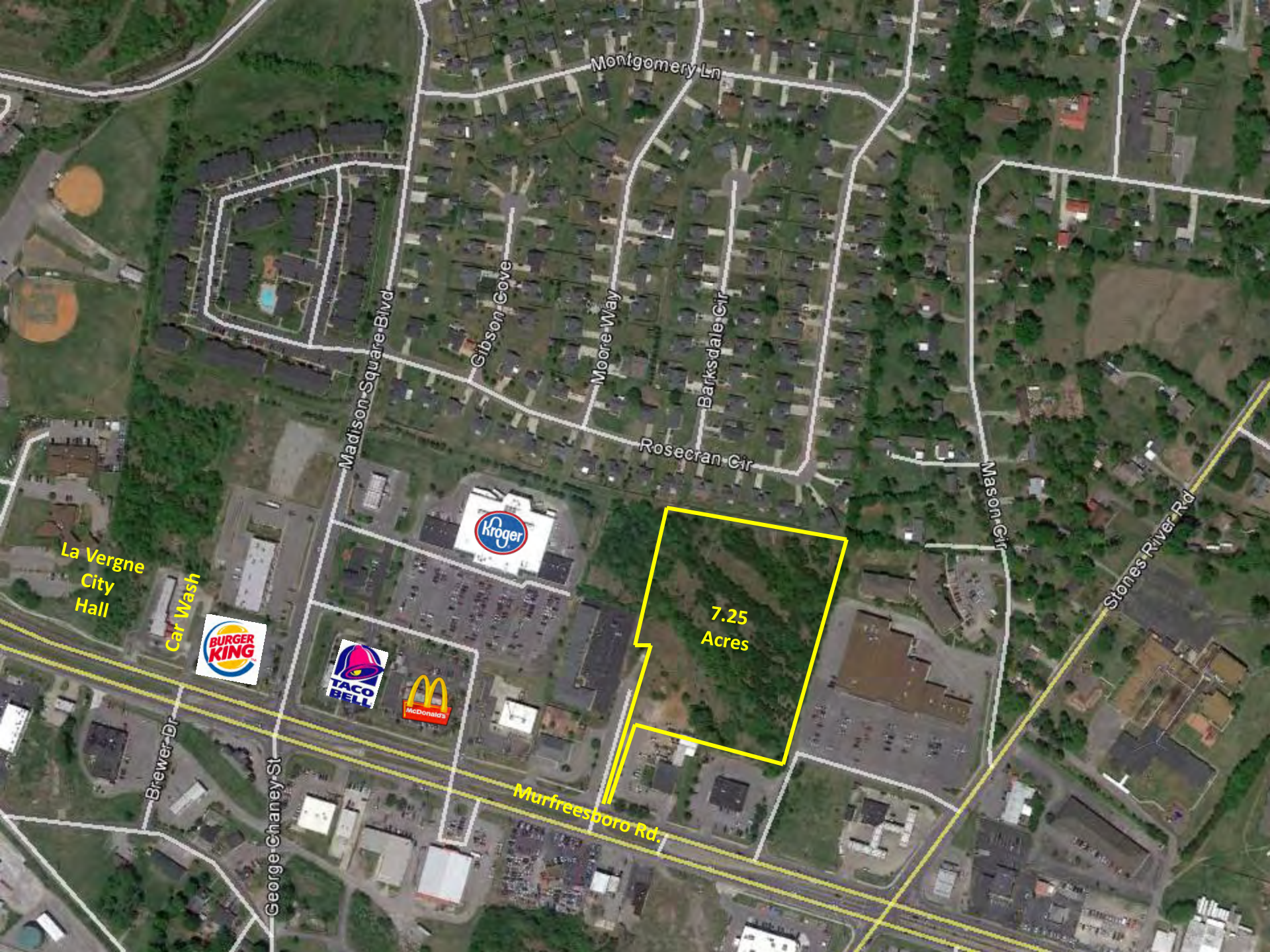
**615.542.0715**  
johnh@parks-group.com  
TNLIC# 221569

**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

Murfreesboro Rd

George Chaney St

Brewer Dr

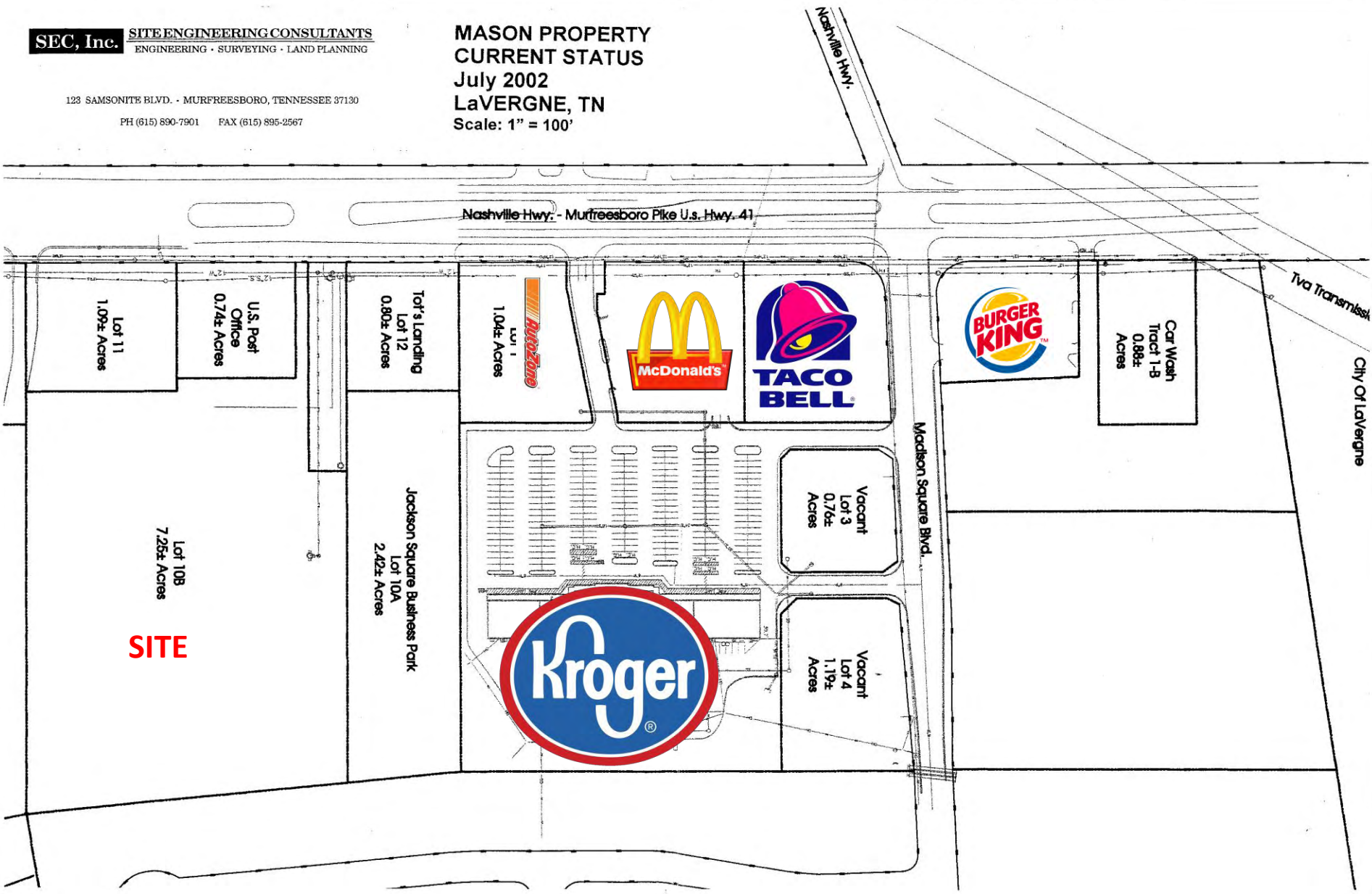
La Vergne City Hall

Car Wash



7.25 Acres

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



**SITE**

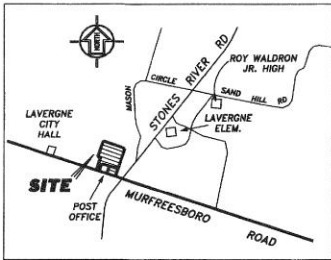
Nashville Hwy. - Murfreesboro Pike U.s. Hwy. 41

Nashville Hwy.

Madison Square Blvd.

Tva Transmissk

City Of LaVergne

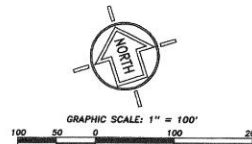


**OWNERS/DEVELOPERS:**

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

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



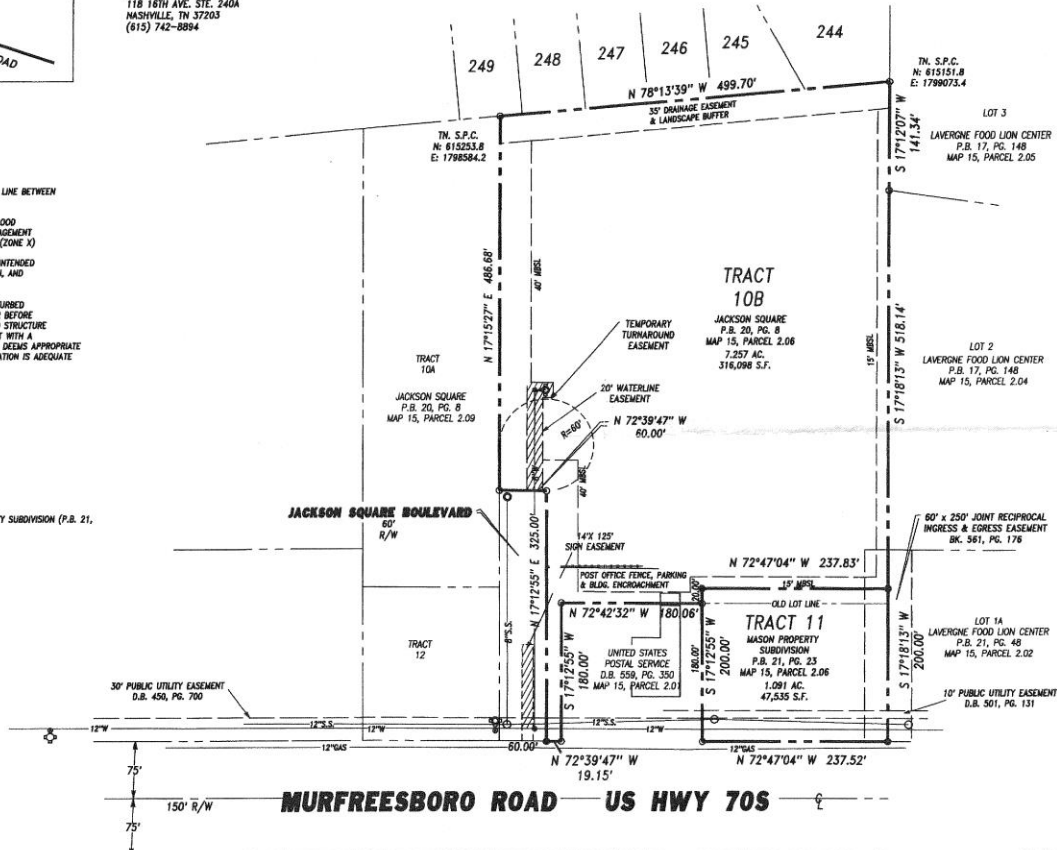
**NOTES:**

- 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  
SETRBACK REQUIREMENTS: FRONT: 40'  
SIDE: 15'  
REAR: 15'  
TRACT 11 ZONED C-2  
SETRBACK 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



**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. 235  
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

Book #: 325844	Sheet: 137270
Map #: 15.00	BLK: 67 PG 877
Scale: 0.00	Revised:
Clark: 0.00	1/22/2003 at 3:00 pm
Dist: 2.00	in Plot Case:
Total: 17.00	26 Pages 55-55

# Demographic Summary Report

## Murfreesboro Rd, La vergne, TN 37086

Building Type: **Land** Total Available: **0 SF**  
 Class: - % Leased: **0%**  
 RBA: - Rent/SF/Yr: -  
 Typical Floor: -

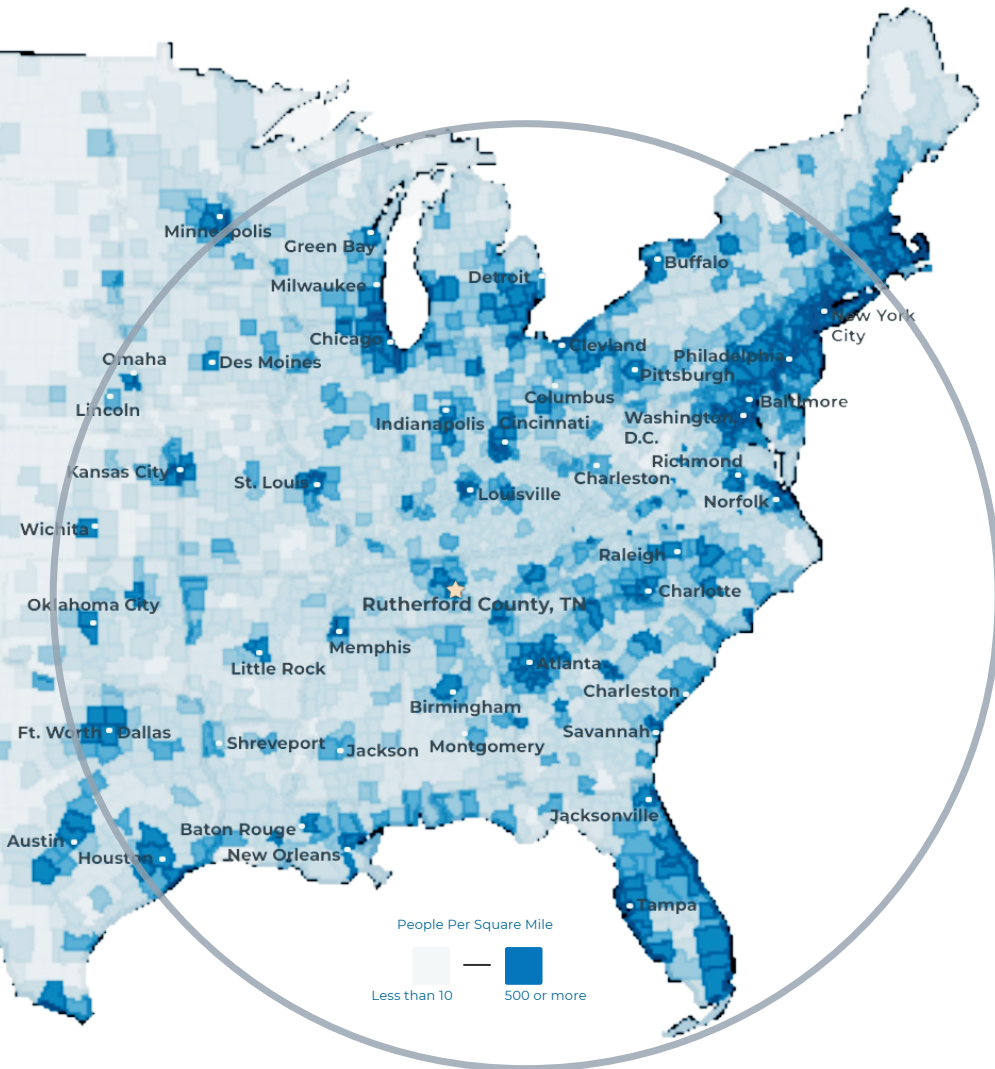


Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	7,988	56,041	125,732
2023 Estimate	7,625	52,817	119,617
2010 Census	6,710	41,361	95,756
Growth 2023 - 2028	4.76%	6.10%	5.11%
Growth 2010 - 2023	13.64%	27.70%	24.92%
<b>2023 Population by Hispanic Origin</b>	1,364	9,723	19,259
<b>2023 Population</b>	7,625	52,817	119,617
White	4,188 54.92%	32,536 61.60%	75,381 63.02%
Black	2,801 36.73%	15,906 30.12%	34,228 28.61%
Am. Indian & Alaskan	42 0.55%	322 0.61%	721 0.60%
Asian	332 4.35%	2,102 3.98%	5,032 4.21%
Hawaiian & Pacific Island	12 0.16%	101 0.19%	204 0.17%
Other	250 3.28%	1,850 3.50%	4,050 3.39%
U.S. Armed Forces	0	66	131
<b>Households</b>			
2028 Projection	2,969	19,639	46,080
2023 Estimate	2,833	18,520	43,932
2010 Census	2,474	14,418	35,401
Growth 2023 - 2028	4.80%	6.04%	4.89%
Growth 2010 - 2023	14.51%	28.45%	24.10%
Owner Occupied	2,009 70.91%	13,661 73.76%	29,790 67.81%
Renter Occupied	823 29.05%	4,859 26.24%	14,142 32.19%
<b>2023 Households by HH Income</b>	2,830	18,521	43,932
Income: <\$25,000	436 15.41%	2,268 12.25%	5,813 13.23%
Income: \$25,000 - \$50,000	671 23.71%	4,463 24.10%	10,512 23.93%
Income: \$50,000 - \$75,000	582 20.57%	3,870 20.90%	9,677 22.03%
Income: \$75,000 - \$100,000	528 18.66%	3,098 16.73%	6,395 14.56%
Income: \$100,000 - \$125,000	382 13.50%	2,603 14.05%	5,029 11.45%
Income: \$125,000 - \$150,000	73 2.58%	908 4.90%	3,031 6.90%
Income: \$150,000 - \$200,000	62 2.19%	739 3.99%	2,118 4.82%
Income: \$200,000+	96 3.39%	572 3.09%	1,357 3.09%
<b>2023 Avg Household Income</b>	\$74,838	\$78,045	\$77,944
<b>2023 Med Household Income</b>	\$65,167	\$66,388	\$64,250



# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #3** Boomtown in America  
- SmartAsset 2022
- #1** largest suburb  
of Nashville, TN
- #1** largest university in  
Middle Tennessee  
- Nashville Business Journal
- #4** metro for economic  
strength  
- Policom 2022
- 4<sup>th</sup>** best small city to buy  
a home in the U.S.  
- WalletHub 2021
- 8<sup>th</sup>** fastest growing  
midsize city in the U.S.  
- Census 2020
- 50%** Of U.S. Population lives  
with 650 mile radius

## RUTHERFORD COUNTY INSIGHTS

**3** major  
interstates

**1.6** million residents  
within a 45 min  
drive

**12** million people  
within a 2.5 hour  
drive

**#1** elementary, middle  
and high schools in  
Tennessee

**30** minutes to Nashville  
attractions

**5** hospital expansions  
since 2018 serving  
infants to seniors

## LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

## 2022 RUTHERFORD COUNTY QUICK FACTS

### Population

357,835

### Median Home Price

\$402,162

### 3 Colleges

25,000 students

### Median Age

33

### Median HH Income

\$71,549

### College Degrees

42% hold Associate or above

## LABORFORCE DATA

### Labor Force

### County

195,178

### Tennessee

3,337,977

### United States

164,462,618

### Unemployment Rate

2.6%

3.2%

3.7%

### Labor Force Participation Rate

71.5%

58.8%

61.9%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of January 2023

## RECENT ANNOUNCEMENTS

### McNeilus

Oshkosh Corporation subsidiary McNeilus creating 230 jobs to manufacture commercial vehicles within Murfreesboro in 845K sf building.

### 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.

Patrick Cammack  
SVP, Economic Development  
pcammack@rutherfordchamber.org



Chad Berringer  
Director, Economic Development  
cberringer@rutherfordchamber.org