



FOR SALE – 2.5 Ac Commercial Lot at Smyrna Commons

Sgt Asbury Hawn Way & Nissan Dr – Smyrna, TN

DETAILS:

- Across from Nissan North America Plant & Nissan Drive
- Zoned C-2
- All utilities available, pad ready & common storm water detention area
- Easy cross to Ken Pilkerton Dr & Sgt Asbury Hawn Way w/ traffic lights at each street @ Nissan Drive
- 400 new apartments & TN Tech Center behind parcels
- Traffic Count: Approx. 22,210

Lot #	Ac	Price
Lot 7A	2.56 Ac	SOLD
Lot 8B	2.58 Ac	\$1,050,000
Lot 10	1.9 Ac	SOLD
Lot 11	2.47 Ac	PENDING

John Harney
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

Copperfield
Apartments

Tennessee College of
Applied Technology

Lot 7
SOLD

Lot 7A
SOLD

Lot 10
SOLD

Lot 11
PENDING

PRIMARY CARE & HOPE CLINIC

Lot 8B
2.58 Ac

SOLD



Detention
Area

ExxonMobil



Nissan North America
Manufacturing Plant

JOHNSON & SPIVEY
LIMITED DBA BCS LIMITED
DB. 542, PG. 27

**Lot 7
SOLD**

**Lot 7A
SOLD**

**Lot 10
SOLD**

**Lot 11
PENDING**

SGT. ASBURY HAWN WAY

FRONTAGE ROAD
(R.O.W. VARIES)

STATE ROUTE 102 - NISSAN DRIVE
(R.O.W. VARIES)

NOTES:

1. 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.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.
3. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS, AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
4. PROPERTY OWNERS ASSOCIATION WILL MAINTAIN LANDSCAPING IN MEDIAN & DETENTION AREAS & INGRESS/EGRESS EASEMENT AND TRAFFIC CIRCLE.

5. SIDEWALKS WILL BE INSTALLED ON BOTH SIDES OF KEN PILKERTON DRIVE.
6. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA ON MAP NUMBER 47149C0126 H DATED: JANUARY 5, 2007 & 47149C128 H DATED: JANUARY 5, 2007.
7. DETENTION AREAS 1 AND 2 WILL BE CONSTRUCTED WITH THE OVERALL INFRASTRUCTURE DEVELOPMENT. DETENTION AREA 3 WILL BE DEVELOPED WITH LOTS 9, 22, AND 23. DETENTION AREA 4 WILL BE DEVELOPED WITH LOT 6.

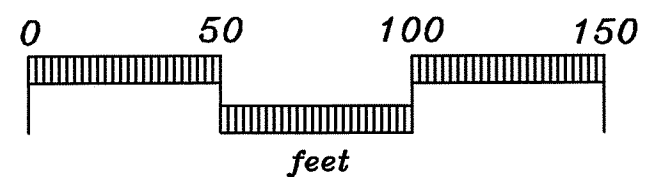
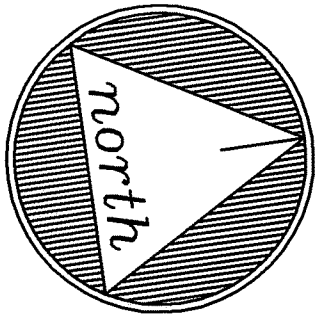
TAX MAP PARCELS 6.00, 6.01, 6.02 AND 6.03 ARE NOT IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM
FLOOD MAP PANEL: 47149 C0126 H ZONE: X
DATED: JANUARY 5, 2007
FLOOD MAP PANEL: 47149 C0128 H ZONE: X
DATED: JANUARY 5, 2007

28 LOTS ON 86.51 ACRES

ZONING: C-2
FRONT SETBACK: 35'
SIDE SETBACK: 15'
REAR SETBACK: 20'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	13°00'15"	550.00	124.83	124.56	S75°24'58"E
C2	15°49'09"	400.00	110.44	110.09	N76°49'25"W
C3	13°00'15"	594.00	134.82	134.53	S75°24'58"E
C4	13°00'15"	506.00	114.84	114.60	N75°24'58"W
C5	117°39'03"	85.00	174.54	145.45	S68°54'51"E
C6	41°17'09"	85.00	61.25	59.93	N30°43'53"W
C7	16°08'28"	356.00	100.29	99.96	S76°59'05"E
C8	15°33'40"	444.00	120.59	120.22	N76°41'41"W
C9	90°00'00"	85.00	133.52	120.21	S36°55'06"E
C10	46°24'34"	110.00	89.10	86.68	S58°42'49"E
C11	43°35'26"	110.00	83.69	81.68	S13°42'49"E
C12	90°00'00"	60.00	94.25	84.85	N36°55'06"W
C13	66°33'58"	25.00	28.04	27.44	S41°08'06"W
C14	22°10'27"	85.00	32.90	32.69	S63°20'51"W
C15	59°14'35"	25.00	25.85	24.71	N21°45'10"W
C16	90°00'00"	25.00	39.27	35.38	S36°55'06"E
C17	90°00'00"	25.00	39.27	35.38	S53°04'54"W
C18	44°57'12"	150.00	117.69	114.69	S75°36'18"W
C19	45°15'35"	150.00	118.49	115.43	S30°29'54"W
C20	90°12'47"	100.00	157.45	141.68	N52°58'31"E



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 (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE SMYRNA MUNICIPAL SUBDIVISION REGULATIONS.

DATE: 2-22-17
RECORD BOOK 589, PAGE 1780
SMYRNA COMMONS DEVELOPMENT PARTNERS, LLC
JOHN FLOYD - OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SMYRNA, TENNESSEE, PLANNING COMMISSION AND THAT THE MONUMENTS WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE CITY ENGINEER, OR HIS AUTHORIZED REPRESENTATIVE.

SEC, INC.
DATE: 2-22-17
REGISTERED LAND SURVEYOR
2381
TENN. R.L.S. No.

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE SMYRNA MUNICIPAL SUBDIVISION REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 3-2-17
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY: (1) THAT THE UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL PLAT ENTITLED "RESUBDIVISION OF LOT 8, SMYRNA COMMONS SUBDIVISION", HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 3-2-17
DIRECTOR OF UTILITIES

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SMYRNA, TENNESSEE, MUNICIPAL 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.

DATE: 3-2-17
PLANNING COMMISSION DIRECTOR

STATE ROUTE 102 - NISSAN DRIVE
R/W VARIES

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 2 COMMERCIAL LOTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NUMBER 4749C026, EFFECTIVE DATE OCTOBER 16, 2008 AND MAP NUMBER 4749C028, EFFECTIVE DATE JANUARY 3, 2007.
- SUBJECT PROPERTY IS ZONED C-2. MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:
FRONT = 35'
SIDE = 15'
REAR = 20'
IN ADDITION, CORNER LOTS HAVE A 35' SETBACK FROM EACH STREET.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- PROPERTY IS SUBJECT TO ANY OR ALL EASEMENTS AND RESTRICTIONS WHICH MAY BE REVEALED BY THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE WORK HAS BEEN PROVIDED TO THIS SURVEYOR.
- THE SOILS 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 THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE E GRADING & DRAINAGE PLAN WHICH CONVEY SURFACE WATER WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM HIS BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 9.02 ON RUTHERFORD COUNTY PROPERTY MAP 346, GROUP C.

THE RECORDING OF THIS PLAT VOID AND VACATES THE RECORDING OF LOT 8 FROM RECORD IN PLAT BOOK 37, PAGE 158, OF REGISTERS OFFICE IN RUTHERFORD COUNTY, TENNESSEE.

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax, No Development Tax Required. 3-3-17
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

OWNER:
SMYRNA COMMONS DEVELOPMENT PARTNERS, LLC
262 ROBERT ROSE BLVD
MURFREESBORO, TENNESSEE, 37129
MAP 346, GROUP C, PARCEL 9.02
R.B.K. 589, PG. 1780

SITE DATA:
TOTAL AREA = 5.92 ACRES
NO. OF LOTS = 2
ZONING = C-2

PLAT BOOK _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

Heather Dawbarn, Register
Rutherford County Tennessee
Rec'd: 15.00 Instrument #: 2071791
Scale: 0.00
Check: 0.00
Obchec: 2.00 3/3/2017 at 11:45 AM
Total: 17.00
Plat Cabinet: 40 Pgs 124-124

FINAL PLAT

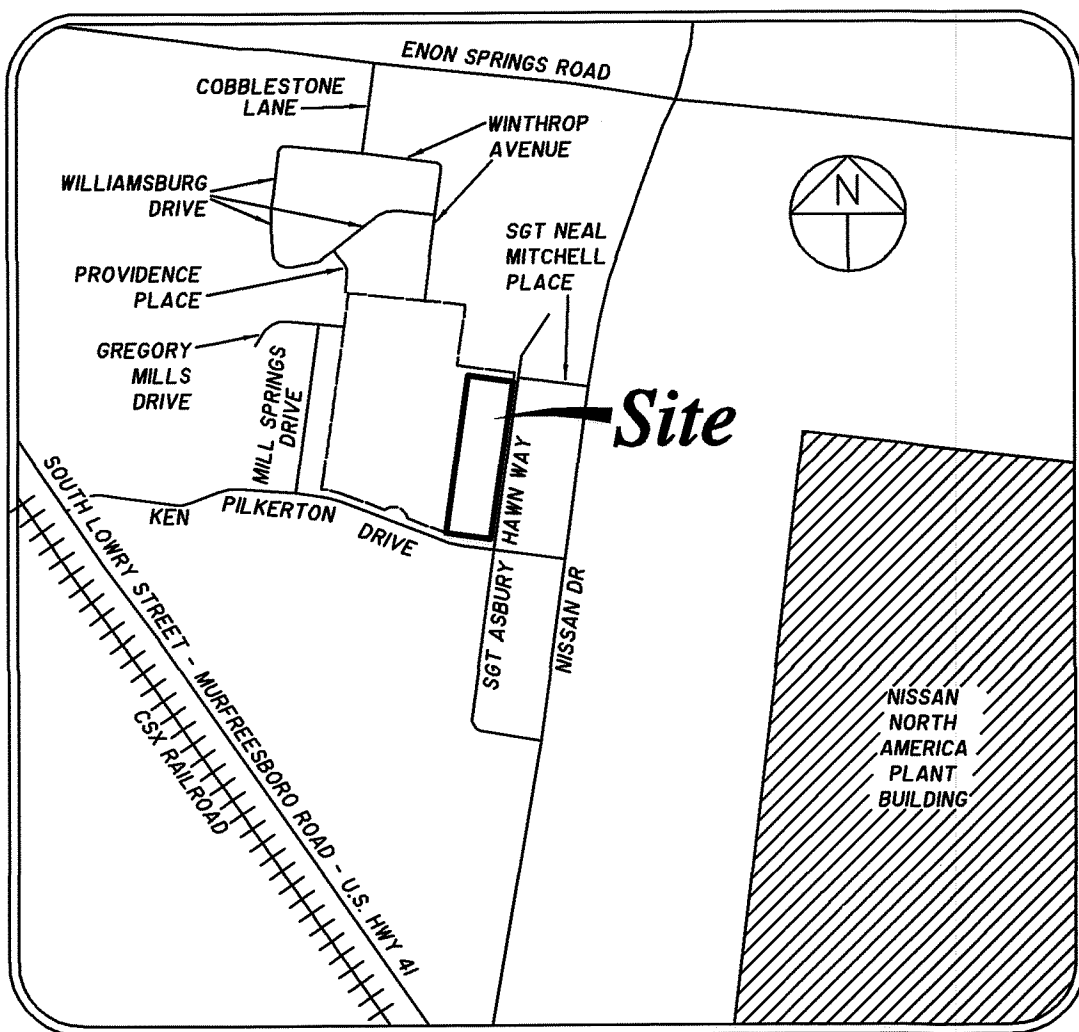
RESUBDIVISION OF LOT 8
SMYRNA COMMONS
SUBDIVISION

TOWN OF SMYRNA, TENNESSEE
6th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 17005 DATE: 2-15-17 REV: 2-16-17 FILE: SMYRNACOMMONSPLAT DRAWN BY: ATS SCALE: 1" = 50' SHEET 1 OF 1



LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- EXIST. WATER LINE w/FIRE HYD. & VALVE
- EXIST. SEWER LINE w/MANHOLE
- EXIST. SEWER REUSE LINE
- EXIST. GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE



Demographic Summary Report

1098 Sgt Asbury Hawn Way, Smyrna, TN 37167

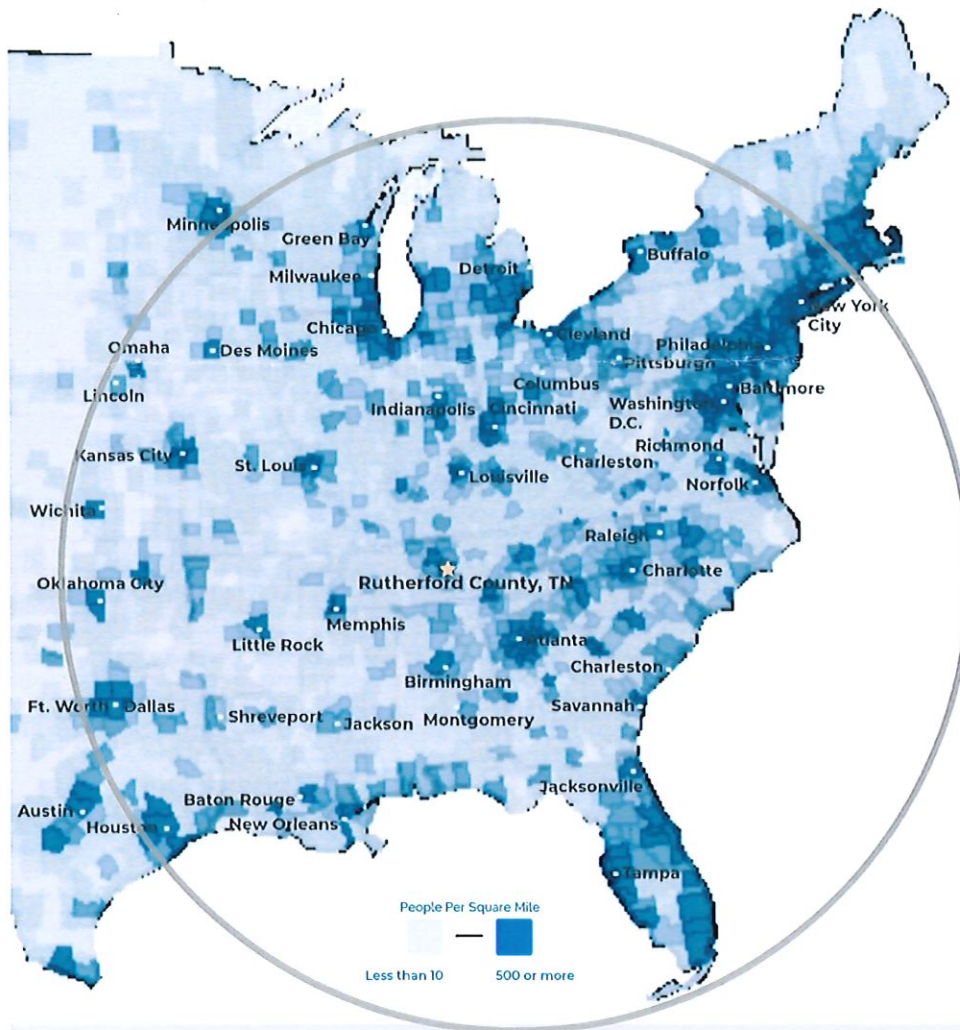
Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Restaurant** % Leased: **100%**
 GLA: **1,051 SF** Rent/SF/Yr: **-**
 Year Built: **2017**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	5,341	49,438	91,790
2021 Estimate	4,801	44,704	83,126
2010 Census	3,532	34,926	65,892
Growth 2021 - 2026	11.25%	10.59%	10.42%
Growth 2010 - 2021	35.93%	28.00%	26.15%
2021 Population by Hispanic Origin	653	5,873	9,922
2021 Population	4,801	44,704	83,126
White	3,653 76.09%	34,709 77.64%	64,877 78.05%
Black	677 14.10%	6,281 14.05%	11,731 14.11%
Am. Indian & Alaskan	71 1.48%	465 1.04%	649 0.78%
Asian	236 4.92%	1,825 4.08%	3,353 4.03%
Hawaiian & Pacific Island	9 0.19%	68 0.15%	118 0.14%
Other	154 3.21%	1,357 3.04%	2,399 2.89%
U.S. Armed Forces	0	25	58
Households			
2026 Projection	1,898	17,854	33,151
2021 Estimate	1,707	16,153	30,023
2010 Census	1,256	12,648	23,720
Growth 2021 - 2026	11.19%	10.53%	10.42%
Growth 2010 - 2021	35.91%	27.71%	26.57%
Owner Occupied	1,166 68.31%	11,799 73.05%	21,989 73.24%
Renter Occupied	541 31.69%	4,355 26.96%	8,034 26.76%
2021 Households by HH Income	1,706	16,155	30,022
Income: <\$25,000	171 10.02%	2,240 13.87%	3,504 11.67%
Income: \$25,000 - \$50,000	499 29.25%	4,048 25.06%	7,261 24.19%
Income: \$50,000 - \$75,000	463 27.14%	4,041 25.01%	6,951 23.15%
Income: \$75,000 - \$100,000	253 14.83%	2,093 12.96%	4,213 14.03%
Income: \$100,000 - \$125,000	195 11.43%	1,836 11.36%	3,359 11.19%
Income: \$125,000 - \$150,000	68 3.99%	898 5.56%	2,015 6.71%
Income: \$150,000 - \$200,000	37 2.17%	773 4.78%	2,135 7.11%
Income: \$200,000+	20 1.17%	226 1.40%	584 1.95%
2021 Avg Household Income	\$68,442	\$71,943	\$78,279
2021 Med Household Income	\$60,567	\$62,341	\$66,311

RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #1** Boomtown in America
- SmartAsset
- #1** largest suburb of
Nashville, TN
- #1** largest university in
Middle Tennessee
- Nashville Business Journal
- #4** metro for economic strength
- Policom 2022
- 4th** best small city to buy a
home in the U.S.
- WalletHub 2021
- 8th** 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

344,000

Median Age

34

Median Home Price

\$400,000

Average HH Income

\$82,000

3 Colleges

25,000 students

College Degrees

42% hold Associate or above

*Sources: 2022 GIS Mapping, Feb. 2022 TN Department of Labor

LABORFORCE DATA

	County	Tennessee	United States
Labor Force	191,844	3,348,942	163,990,000
Unemployment Rate	2.7%	3.3%	3.8%
Available Labor Pool	7,937	109,741	6,270,000

RECENT ANNOUNCEMENTS

Gutterglove PRO™

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.

Patrick Cammack
SVP, Economic Development
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Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org