



# THE VERANDAS

## Sam Ridley Commercial Lots in SMYRNA, TN

### SITES AVAILABLE

Parcel	SIZE	PRICE PSF	TOTAL PRICE
Parcel B	2.24 AC	\$27.00	\$2,650,000
Parcel D-1	2.26 AC	\$16.50	\$1,625,000

#### PROPERTY FEATURES:

- Parcels are located at I-24, Exit 66 on Sam Ridley Pkwy. and Expo Dr. Easy access off I-24 East
- Close to Smyrna's new retail power center, Stone Crest Medical Center, hotels, restaurants and shopping
- All utilities with extensive site grading completed
- Daily Average Traffic Count: 45,112 vehicles

**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





I-24 Exit 266

TriStar Health

Verandas  
Apartments

SOLD

2.26  
Ac

2.24  
Ac





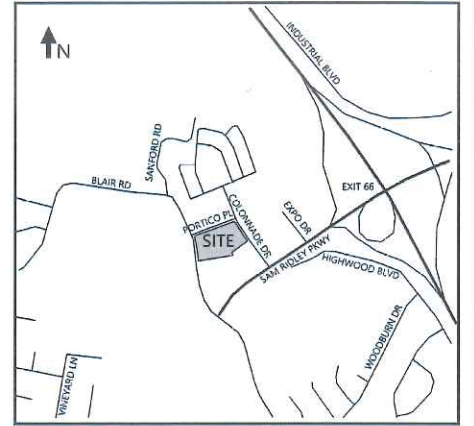
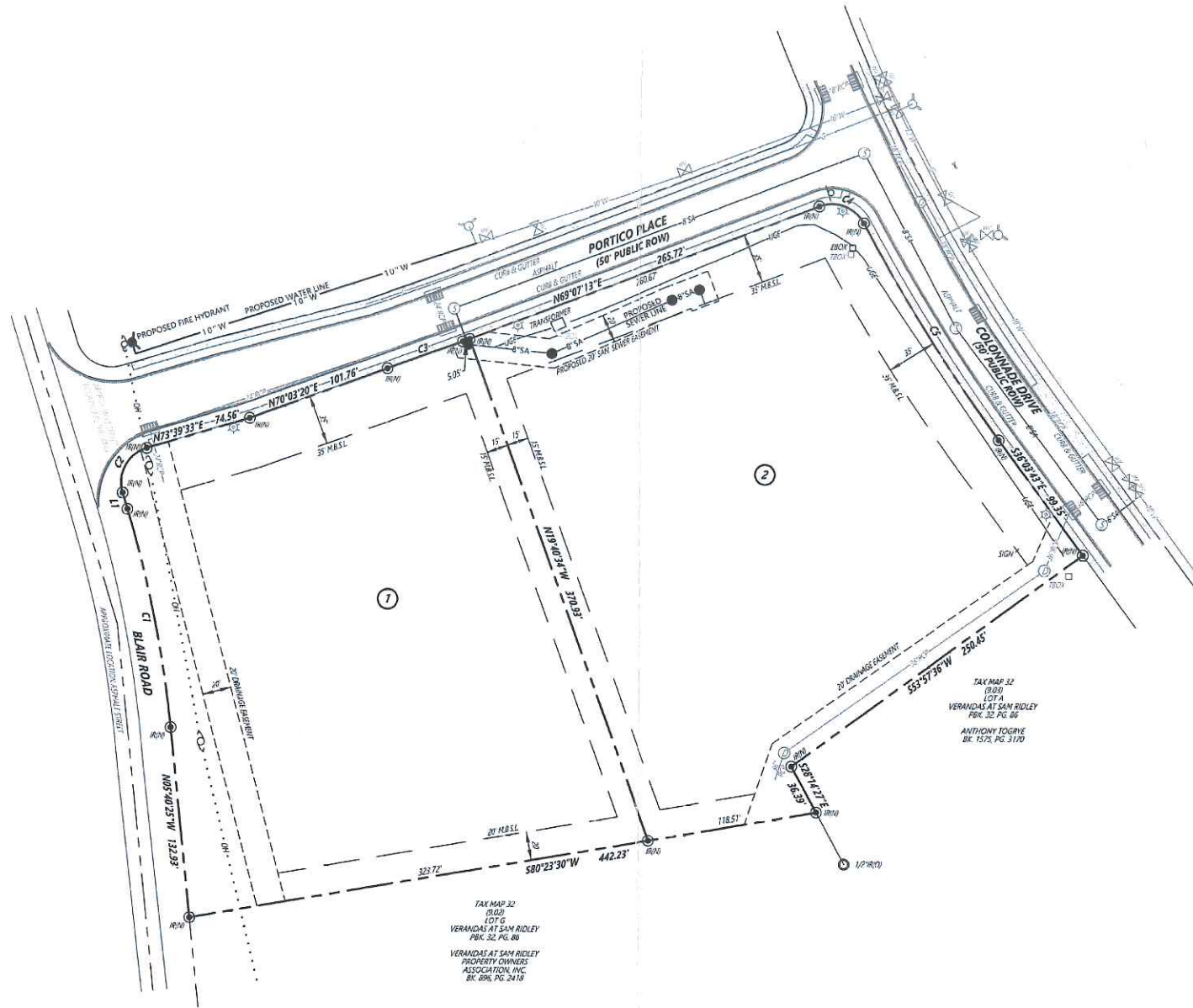
## NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
2. THE RECORDING OF THIS PLAT VACATES, VOIDS AND SUPERSEDES LOT D OF "FINAL PLAT VERANDAS AT SAM RIDLEY" AS RECORDED IN PLAT CABINET 32, PAGE 86, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.
3. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47149C0105H, DATED JANUARY 5, 2007.
4. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
5. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.
6. ZONING CLASSIFICATION: C-2 GENERAL COMMERCIAL  
FRONT SETBACK: 35'  
SIDE SETBACK: 15'  
REAR SETBACK: 20'
7. OWNER: ANTHONY TOGRYE (BK. 1575, PG. 3170)  
1491 AVELLINO CIR  
MURFREESBORO, TN 37130
8. DEVELOPER: LIBERTY DEVELOPMENT, LLC  
824 HIGHLAND AVE  
ORLANDO, FL 32803  
PHONE NO.: 321-594-6753  
P.O.C.: KICKY WILSON (rwilson@libertyprop.com)
9. ENGINEER: S&ME  
1935 21ST AVE S  
NASHVILLE, TN 37212  
PHONE NO.: 615-385-4144  
P.O.C.: ERIC MCNEELY (emcneely@smeinc.com)
10. SURVEYOR: S&ME  
630 BROADMOR BLVD, SUITE 130  
MURFREESBORO, TN 37129  
PHONE NO.: 615-324-3953  
P.O.C.: BRANDON LAMBERT (blambert@smeinc.com)

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	155.31'	800.00'	11°07'23"	77.90'	N11°14'06"W	155.06'
C2	39.47'	25.00'	90°27'21"	25.20'	N28°25'53"E	35.50'
C3	55.56'	1525.00'	2°05'15"	27.78'	N70°09'24"E	55.56'
C4	36.28'	25.00'	83°08'29"	22.17'	S69°18'33"E	33.18'
C5	177.96'	1225.00'	8°19'25"	89.14'	S31°54'01"E	177.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N16°47'48"W	11.88'

AREA TABLE		
LOT	SQ. FT.	ACRES
1	9,8312	2.26
2	109,265	2.51
TOTAL	207,577	4.77

VICINITY MAP  
NOT TO SCALE

## 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. Book Number 1575, Page 3170

Date \_\_\_\_\_ Anthony Togyre

## CERTIFICATE OF APPROVAL OF PUBLIC WAYS

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Smyrna, Tennessee 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.

Date \_\_\_\_\_ 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 \_\_\_\_\_ have been installed or performance bonds posted in accordance with current local and state government requirements. Sewer and Water System

Date \_\_\_\_\_ Director of Utilities

## 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, Municipal Planning Commission and that the permanent property markers have been or will be placed, as shown hereon, to the specifications of the Director of Public Works or his authorized representative.

Date \_\_\_\_\_ Robert M. Searson  
Tennessee Registered Land Surveyor No. 1666

## CERTIFICATE OF APPROVAL FOR RECORDING

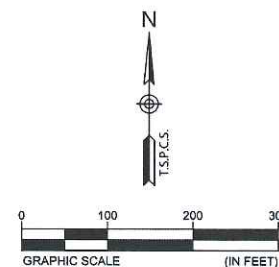
I hereby certify that the subdivision plat shown hereon has been found to comply with the Smyrna, Tennessee Municipal Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

Date \_\_\_\_\_ Secretary, Planning Commission

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

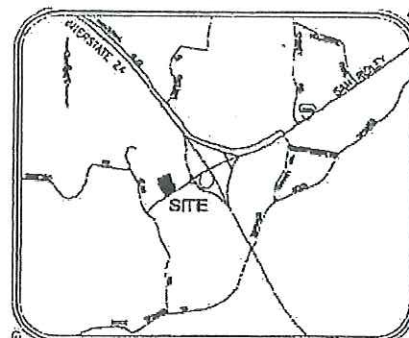
## LEGEND

PARCEL NO.	(XX)
LOT NO.	(XX)
IRON ROD (OLD)	(R/O)
IRON ROD (SET)	(R/N)
PROPERTY LINE	---
OVERHEAD POWER LINE	.....
SAW HAY SWATH LINE	---
STORM SEWER LINE	---
WATER LINE	---
GAS LINE	---
UNDERGROUND ELECTRIC LINE	---
UTILITY POLE	○
LAMP POST	○
SIGN POST	○
SANITARY SEWER MANHOLE	○
STORM SEWER MANHOLE	○
CURB INLET	○
FIRE HYDRANT	○
WATER VALVE	○
GAS VALVE	○
TELEPHONE PEDISTAL	○
ELECTRIC BOX	○
CONCRETE	□
PROPOSED SANITARY SEWER MANHOLE	●

1935 21st AVENUE SOUTH  
NASHVILLE, TN 37212  
(615) 385-4144  
ENGINEERING FIRM  
LICENSE NUMBER: F-0176FINAL PLAT  
RESUBDIVISION OF LOT D  
VERANDAS AT SAM RIDLEY  
3RD CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE  
TAX MAP 29, PARCEL 19.11DATE: 8/19/19  
REV 1: 8/27/19 REV 2: 10/18/19  
S&ME PROJECT NUMBER: 514719018

SHEET 1 OF 1





# SAM RIDLEY COMMERCIAL PLAT SHOWING ALL PARCELS AS OF 9/02/14

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT C-1 INTO TWO LOTS AND TO MOVE THE INTERIOR LINE OF LOT B.
2. THE RECORDING OF THIS PLAT VACATES, AND SUPERCEDES THE RECORDING OF LOT C-1 AS SHOWN ON THE FINAL PLAT ENTITLED "VERANDAS AT SAM RIDLEY" RE-SUBDIVISION OF LOT C OF RECORD IN PLAT BOOK 34, PAGE 208, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE AND LOT B AS SHOWN ON THE FINAL PLAT ENTITLED "VERANDAS AT SAM RIDLEY" RE-SUBDIVISION OF LOT C OF RECORD IN PLAT BOOK 32, PAGE 66, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47149C0105H, WITH AN EFFECTIVE DATE OF JANUARY 05, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT: COMMUNITY NO. 470169, PAGE NO. 1105, SUFFIX A, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED, SAID MAP BEING ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THIS PROPERTY IS CURRENTLY ZONED: C-2 (HIGHWAY SERVICE), MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS: FRONT: 35'; REAR: 20'; SIDE: 15'.
6. ALL PARCELS TO BE SERVED BY PUBLIC WATER AND SEWERY SEWER.
7. BEING PARCELS 19.07 AND 19.08 AS SHOWN ON RUTHERFORD COUNTY PROPERTY MAP NO. 28.
8. BEING THE SAME PROPERTY CONVEYED TO VERANDAS AT SAM RIDLEY COMMERCIAL, LLC BY QUITCLAIM DEED OF RECORD IN RECORD BOOK 896, PAGE 2415, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.
9. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED 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 CORRESPOND TO ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED, DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. 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 (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE, AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-815-1987 OR 1-800-351-1111.

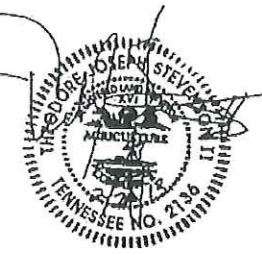
## LEGEND

- IRON ROD (OLD)
- IRON ROD (NEW)
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- SEWER MANHOLE
- SEWER VALVE
- CATCH BASIN
- R.O.R.C.T. REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE
- GAS LINE
- WATER LINE
- REINFORCED CONCRETE PIPE
- MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- OVERHEAD POWER AND TELEPHONE LINES
- UTILITY POLE W/ ANCHOR

Weather Database, Register  
Rutherford County Tennessee  
Map No: 201413  
Date: 12-09  
State: 0.00  
Client: 0.00  
Order: 2.00  
Total: 27.00  
Exemption #: 1050461  
Recorded: 3/1/2013 at 3:10 PM  
Plat Chapter 37 Pgs 37-37

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required.  
3-1-13  
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

Plat Book 37, Page 37



CERTIFICATE OF OWNERSHIP & DEDICATION  
(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 RESTRICTIONS, 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, RECORD BOOK 866, PAGE 2415, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

DATE: 2-26, 2013 OWNER: [Signature]  
\* PRESIDENT  
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF SURVEY 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, MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. THIS PLAT CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

RAGAN-SMITH ASSOCIATES, INC.  
DATE: 3-24, 2013 R.L.S. 2136  
[Signature]  
TED J. STEVENSON, RLS

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS  
I HEREBY CERTIFY THAT THE UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "VERANDAS AT SAM RIDLEY" HAVE BEEN INSTALLED OR PERFORMANCE BONDS POSTED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS.

SEWER AND WATER SYSTEM  
DATE: 2/28, 2013 [Signature]  
DIRECTOR OF UTILITIES

CERTIFICATE OF APPROVAL OF PUBLIC WAYS  
I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE SMYRNA, TENNESSEE 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.

DATE: 2/28, 2013 BY: [Signature]  
DIRECTOR OF PUBLIC WORKS

CERTIFICATION OF APPROVAL  
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: 3/1, 2013 [Signature]  
SECRETARY, PLANNING COMMISSION

## FINAL PLAT

## VERANDAS AT SAM RIDLEY

RE-SUBDIVISION OF LOTS B & C-1  
THIRD CIVIL DISTRICT  
COLONNADE DRIVE @ SAM RIDLEY PARKWAY  
TOWN OF SMYRNA  
RUTHERFORD COUNTY, TENNESSEE

SCALE: 1"=100'  
DATE: FEBRUARY 24, 2013  
JOB NO. 07170 W.O. 9804

OWNER/ DEVELOPER  
VERANDAS AT SAM RIDLEY, LLC  
C/O TOM FLOURNOY  
900 BROOKSTONE CENTRE PKWY.  
P.O. BOX 6508  
COLUMBUS, GA 31917  
(706) 324-4000


## RAGAN-SMITH

LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS

RAGAN-SMITH ASSOCIATES, INC.  
315 WOODLAND ST. P.O. BOX 00070 NASHVILLE, TN 37206  
(615) 244-8591 [btavaneon@ragansmith.com](mailto:btavaneon@ragansmith.com)  
CONTACT: TED J. STEVENSON II  
SHEET 1 OF 1

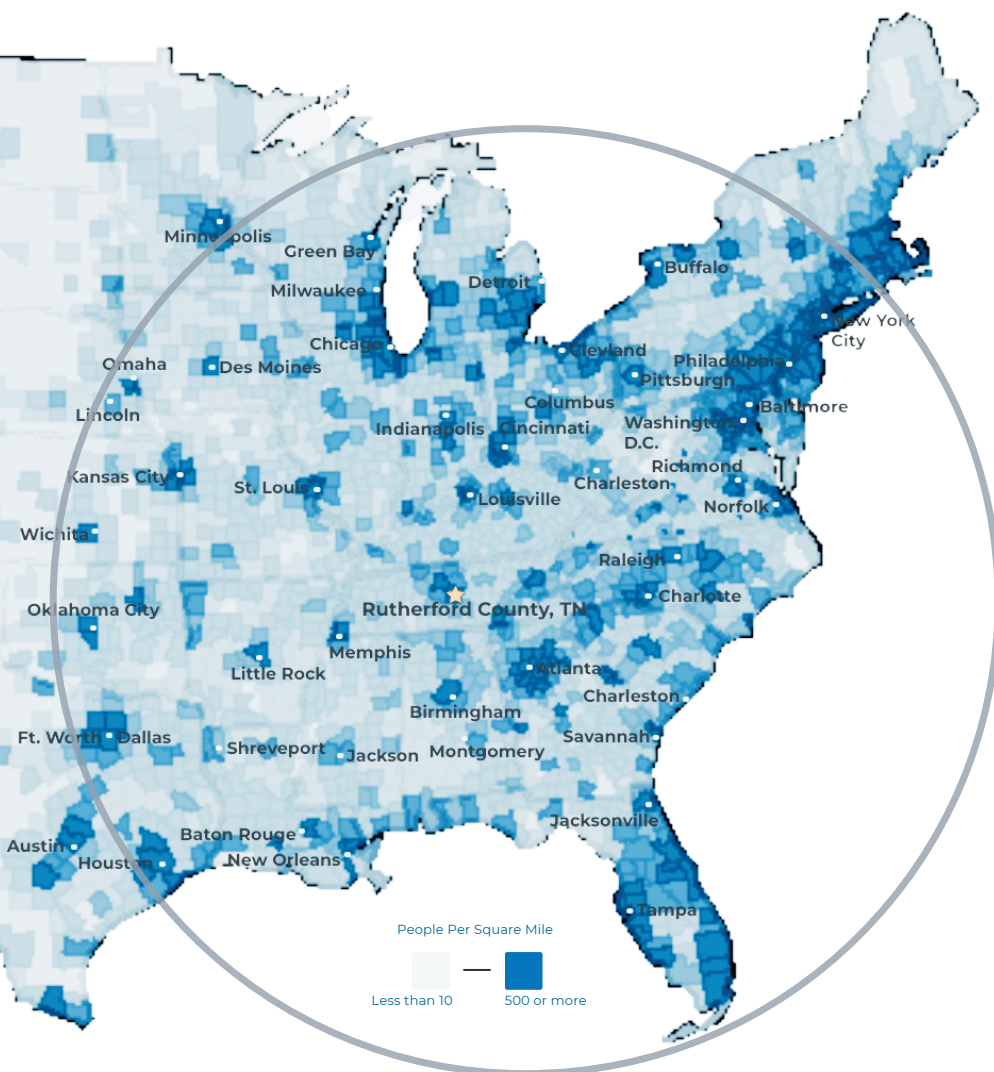


## Demographic Summary Report

Parcel E									
Sam Ridley Pky, Smyrna, TN 37167									
Building Type: <b>Land</b>		Total Available: <b>0 SF</b>							
Class: -		% Leased: <b>0%</b>							
RBA: -		Rent/SF/Yr: -							
Typical Floor: -									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2027 Projection		6,791		41,953		114,510			
2022 Estimate		5,874		36,642		100,452			
2010 Census		4,258		29,095		76,801			
Growth 2022 - 2027		15.61%		14.49%		13.99%			
Growth 2010 - 2022		37.95%		25.94%		30.80%			
2022 Population by Hispanic Origin		428		3,752		12,468			
2022 Population		5,874		36,642		100,452			
White		4,168	70.96%	26,263	71.67%	71,150	70.83%		
Black		1,137	19.36%	7,124	19.44%	20,647	20.55%		
Am. Indian & Alaskan		22	0.37%	176	0.48%	613	0.61%		
Asian		379	6.45%	1,813	4.95%	4,785	4.76%		
Hawaiian & Pacific Island		7	0.12%	53	0.14%	129	0.13%		
Other		160	2.72%	1,213	3.31%	3,128	3.11%		
U.S. Armed Forces		41		111		138			
Households									
2027 Projection		2,637		15,360		40,525			
2022 Estimate		2,290		13,462		35,662			
2010 Census		1,664		10,670		27,294			
Growth 2022 - 2027		15.15%		14.10%		13.64%			
Growth 2010 - 2022		37.62%		26.17%		30.66%			
Owner Occupied		1,344	58.69%	9,543	70.89%	27,109	76.02%		
Renter Occupied		945	41.27%	3,918	29.10%	8,553	23.98%		
2022 Households by HH Income		2,290		13,464		35,662			
Income: <\$25,000		206	9.00%	1,659	12.32%	3,992	11.19%		
Income: \$25,000 - \$50,000		495	21.62%	2,891	21.47%	7,701	21.59%		
Income: \$50,000 - \$75,000		403	17.60%	2,569	19.08%	7,539	21.14%		
Income: \$75,000 - \$100,000		415	18.12%	2,189	16.26%	5,110	14.33%		
Income: \$100,000 - \$125,000		258	11.27%	1,511	11.22%	4,689	13.15%		
Income: \$125,000 - \$150,000		178	7.77%	994	7.38%	2,109	5.91%		
Income: \$150,000 - \$200,000		228	9.96%	1,198	8.90%	2,942	8.25%		
Income: \$200,000+		107	4.67%	453	3.36%	1,580	4.43%		
2022 Avg Household Income		\$91,780		\$85,187		\$87,000			
2022 Med Household Income		\$77,470		\$71,453		\$70,773			

# 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



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



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



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