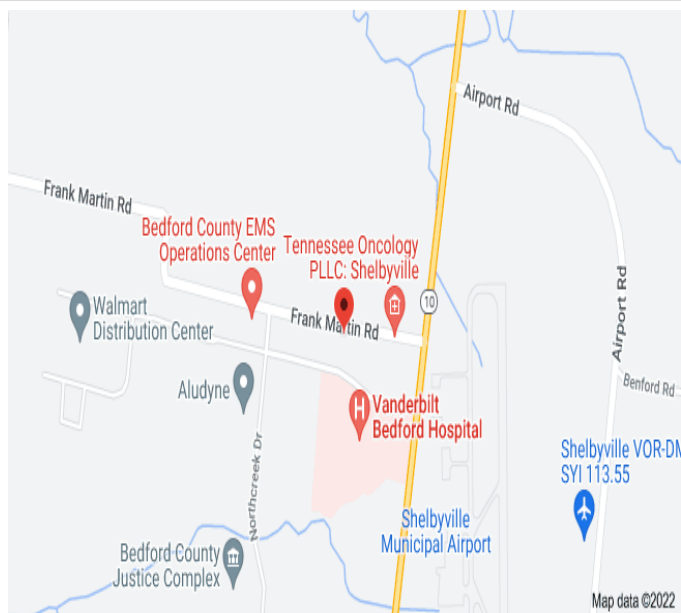




2.68 Acres w/ Frontage on 2 roads

Airport Business Park Rd - SHELBYVILLE, TN

REDUCED Price: **\$395,000**



DETAILS:

- Zoned industrial
- All utilities available
- Frontage on two roads
- Next door to Vanderbilt Bedford Hospital
- Across from Shelbyville Airport
- Traffic Count on Hwy 231: Approx. 20,477

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



Murfreesboro

Frank Martin Rd

Medical Offices

2.68 Ac
\$395,000



Medical Offices

Wal-Mart Distribution Plant

Automotive Properties of New York

Vanderbilt Bedford Hospital

Heritage Medical Center

Medical Offices

Shelbyville Municipal Airport

Parch Corn Creek

New Newton Chevrolet Buick GMC Dealership

Shelbyville Municipal Airport

Bedford County Office Headquarters



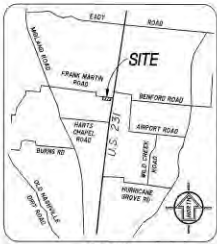
Shelbyville Downtown

Shelbyville Municipal Airport

Harts Chapel Rd

Highway 231 N
Hwy 231 - Shelbyville Hwy

Airport Rd



VICINITY MAP
(not to scale)

LEGEND

- IRON PIN SET (NONE)
- IRON PIN SET (NEW)
- CONC MONUMENT (NONE)
- CONC MONUMENT SET (NEW)
- WATER LINE w/TYPE 811S
- SANITARY SEWER LINE
- GAS LINE w/VALVE

CERTIFICATE OF OWNERSHIP AND RESIGNATION

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AS EVIDENCED IN BOOK NUMBER 278, PAGE 895 & BOOK NUMBER 251, PAGE 62, COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF RESUBDIVISION WITH POWER POLE CONDUITS, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFSET OF IRRECOVERABLE RESIGNATION OF ALL PUBLIC UTILITY EASEMENTS, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: _____
 REPR. 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 II LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE MARGIN OF PRECISION IS GREATER THAN OR EQUAL TO 1/10,000.

SEC. INC.: _____
 DATE: _____
 TRIM S.L. No. 201: _____ ANDREW S. SMARTINO

CERTIFICATE OF APPROVAL FOR WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL RESUBDIVISION PLAT DATED BY AIRPORT BUSINESS PARK - SECTION F - RESUBDIVISION OF LOT 8 HAVING BEEN REVIEWED 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 SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL RESUBDIVISION PLAT DATED BY AIRPORT BUSINESS PARK - SECTION F - RESUBDIVISION OF LOT 8 HAVING BEEN REVIEWED 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 BOND POSTING HAS BEEN REVIEWED AND APPROVED BY THE CITY OF SHELBYVILLE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF SHELBYVILLE SUBDIVISION REGULATIONS, OR 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 RESUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF SHELBYVILLE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF ANY VIOLATIONS THAT ARE ASSESSOR BY THE WRITERS 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 AT THE APPROVAL BY THE PLANNING COMMISSION.

DATE: _____
 BEDFORD COUNTY PROPERTY ASSESSOR: _____

CERTIFICATE OF BEDFORD COUNTY BY COMMUNICATIONS

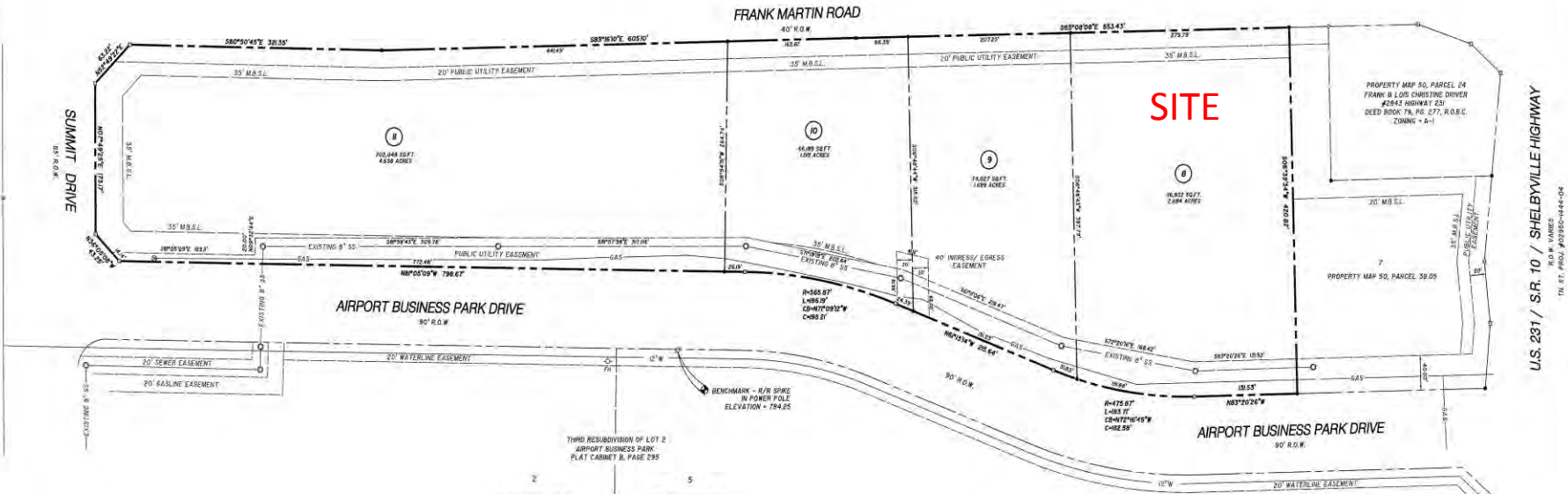
I HEREBY CERTIFY THAT THE BEDFORD COUNTY BY COMMUNICATIONS OFFICE HAS REVIEWED AND SHALL RECEIVE A COPY OF SAID FINAL PLAT AT THE APPROVAL BY THE PLANNING COMMISSION.

DATE: _____
 DIRECTOR OF BEDFORD COUNTY BY COMMUNICATIONS OFFICE: _____

CERTIFICATION BY CODES OFFICIAL

I HEREBY CERTIFY THAT THE RESUBDIVISION COMPLES WITH ALL REGULATIONS, ORDINANCES AND POLICES OF THE CITY OF SHELBYVILLE, TENNESSEE.

DATE: _____
 CITY CODES OFFICIAL: _____



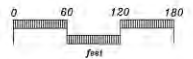
PLAT NOTES

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-MOUNT STORES EAST, L.P., AS RECORDED IN DEED BOOK 68, PAGE 744.
3. THIS PROPERTY IS NOT INCLUDED IN A UTILITY RIGHT-OF-WAY OR HIGHWAY AREA, AS PER F.E.A. COMMUNITY PANEL NUMBER 477003, D.M.C. DATED JAN. 17, 1997.
4. SUBJECT PROPERTY IS PARCEL 18 OF MAP 50 OF THE BEDFORD COUNTY PROPERTY ASSESSOR'S MAPING SYSTEM.
5. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES, WHICH SHOULD BE DETERMINED BY THE OWNER. TYPICAL FROM UTILITY APPEARANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS, THE SURVEYOR HAS NOT GUARANTEED 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-2 (COMMERCIAL SERVICE DISTRICT). THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR SAID ZONING ARE AS FOLLOWS:
 FRONT = 25 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 5284
 MURFREESBORO, TN 37053-5049
 PHONE: (566) 836-4245
 DEED BOOK 256, PG. 567, R.D.B.C.
 PROPERTY MAP 50, PARCEL 38

SITE DATA
 TOTAL AREA = 10.542 ACRES
 AREA IN LOT 8 = 10.542 ACRES
 AREA IN RIGHT-OF-WAY = 0.000 ACRES

THIS RECORDING OF THIS PLAT VOID, VACATES AND SUPERSEDES THE ORIGINAL RECORDING OF LOT 8 - AIRPORT BUSINESS PARK - SECTION F - PLAT CABINET 6, ENVELOPE 51 OF THE REGISTER'S OFFICE, BEDFORD COUNTY, TENNESSEE.



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

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
 1633 BELLEVUE, TENNESSEE 38376 • 661/893-8888
 PHONE (615) 895-7300 • FAX (615) 893-2567

PROJECT:	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET 1
89000	12-02-2008	88P54x2L18H848	ACAD/AD	1" = 60'	OF 1

U.S. 231 / S.R. 10 / SHELBYVILLE HIGHWAY
 T14, E.T. 1400, #231SEC-144-04
 P.O. BOX 10000

Demographic Summary Report

Airport Business Park @ Shelbyville Hwy, Shelbyville, TN 37160

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	156	3,233	15,335
2022 Estimate	142	2,939	13,995
2010 Census	119	2,434	11,946
Growth 2022 - 2027	9.86%	10.00%	9.57%
Growth 2010 - 2022	19.33%	20.75%	17.15%
2022 Population by Hispanic Origin	6	193	2,010
2022 Population	142	2,939	13,995
White	130 91.55%	2,684 91.32%	11,910 85.10%
Black	6 4.23%	152 5.17%	1,317 9.41%
Am. Indian & Alaskan	1 0.70%	17 0.58%	194 1.39%
Asian	2 1.41%	36 1.22%	221 1.58%
Hawaiian & Pacific Island	0 0.00%	1 0.03%	32 0.23%
Other	3 2.11%	50 1.70%	320 2.29%
U.S. Armed Forces	0	1	14
Households			
2027 Projection	58	1,190	5,607
2022 Estimate	52	1,083	5,122
2010 Census	44	899	4,377
Growth 2022 - 2027	11.54%	9.88%	9.47%
Growth 2010 - 2022	18.18%	20.47%	17.02%
Owner Occupied	40 76.92%	838 77.38%	3,627 70.81%
Renter Occupied	12 23.08%	244 22.53%	1,495 29.19%
2022 Households by HH Income	52	1,083	5,124
Income: <\$25,000	8 15.38%	174 16.07%	921 17.97%
Income: \$25,000 - \$50,000	15 28.85%	336 31.02%	1,658 32.36%
Income: \$50,000 - \$75,000	9 17.31%	206 19.02%	923 18.01%
Income: \$75,000 - \$100,000	3 5.77%	111 10.25%	695 13.56%
Income: \$100,000 - \$125,000	10 19.23%	134 12.37%	462 9.02%
Income: \$125,000 - \$150,000	2 3.85%	37 3.42%	196 3.83%
Income: \$150,000 - \$200,000	2 3.85%	45 4.16%	176 3.43%
Income: \$200,000+	3 5.77%	40 3.69%	93 1.81%
2022 Avg Household Income	\$80,471	\$71,997	\$64,767
2022 Med Household Income	\$57,499	\$53,247	\$49,554



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

