



FOR SALE: Five Commercial Lots at Smyrna Commons

Nissan Parkway – Smyrna, TN

Pricing & Lot Sizes:

- Lot 4 – 1.46 Acres – Build to Suit Lease or For Sale: \$954,000
- Lot 7 - 4.84 Acres Seller will Re-Subdivide: \$8 PSF
- Lot 8B - 2.585 Acres: \$7.50 PSF or \$850,000
- Lot 10 - 1.9 Acres: \$10 PSF or \$830,000
- Lot 11 - 2.47 Acres: \$12 PSF or \$1,292,000

Amenities:

- Zoned C-2
- All Utilities available, pad ready & common storm water detention available
- Easy access to Ken Pilkerston Dr & Sgt Asbury Hawn Way w/ traffic lights at each street @ Nissan Drive
- 400 New Apartments adjacent, next to New Tenn. Tech Center, Across from Nissan North America plant
- Traffic Count: Approx. 28,170

John Harney

BROKER cell 615.542.0715

johnh@parks-group.com

TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE

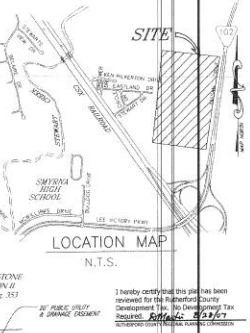


1535 W Northfield Blvd., Suite 7 Murfreesboro, TN 37129

615.896.4045 www.parks-group.com

Revised & Corrected Register
 Submitter County Tennessee
 Map No. 030634
 Sheet 18 of 20 Instruments 4 180825
 Filed 8/18/07 8:22:21 AM
 Scale: 1" = 200'
 DATE: AUGUST 20, 2007
 PLAN NUMBER: 14-00000
 PLAN SHEETS: 18 OF 20
 1" = 200' (SEE NOTE #1)

SHIRAZ VILLAGE
 SHOPPING CENTER
 LOT
 Ph. 21, pg. 59



CERTIFICATE OF OWNERSHIP AND RESIGNATION
 I, the undersigned, do hereby certify that I am the owner of the property shown and described herein and that I have hereby assigned the entire interest in the same to the person named herein as the owner of the same, and that the assignment is complete and irrevocable, and that the assignment is in full and final settlement of all claims, and that the same has been recorded as provided for in the instrument of assignment required by the Uniform Real Estate Security Act of the State of Tennessee.

CERTIFICATE OF ACCURACY
 I hereby certify that the plat shown and described herein is a true and correct copy of the original record of the same, and that the same has been recorded as provided for in the instrument of assignment required by the Uniform Real Estate Security Act of the State of Tennessee.

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the plat shown and described herein is a true and correct copy of the original record of the same, and that the same has been recorded as provided for in the instrument of assignment required by the Uniform Real Estate Security Act of the State of Tennessee.

CERTIFICATE OF APPROVAL OR BONDING OF ROADS
 I hereby certify that all designated roads in this plat have been included in an accurate manner and according to the specifications of the State Municipal Subdivision Regulations, or that it is hereby bonded has been bonded with the proper surety to assure completion of all required improvements in case of default.

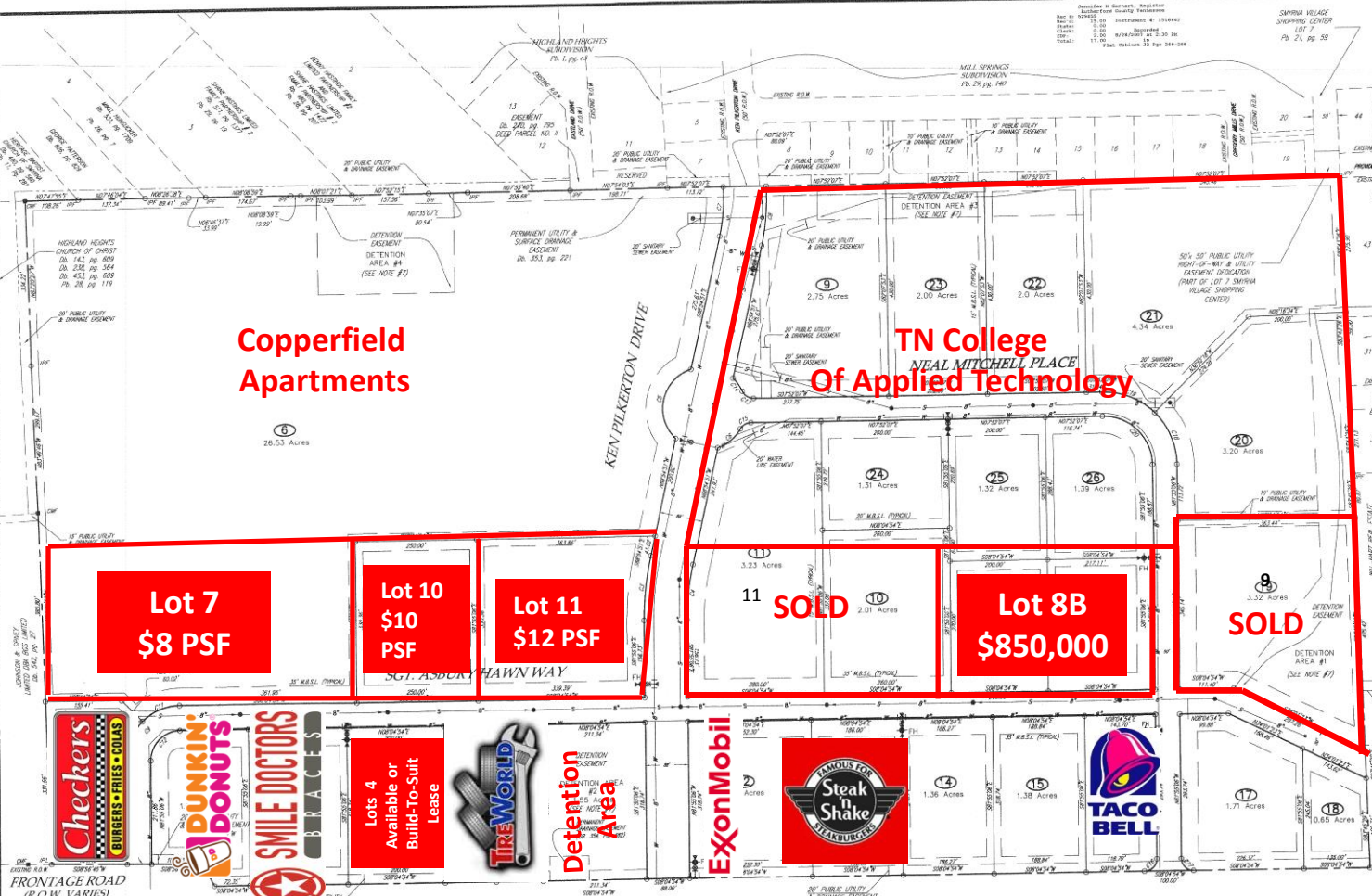
CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
 I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled as above are in accordance with current state government requirements of force main.

DATE OF RECORDING: August 20, 2007
 TIME OF RECORDING: 3:30 P.M.
 PLAT BOOK: 32, PAGE: 266

OWNER: SMYRNA COMMONS DEVELOPMENT PARTNERS, LLC
 ADDRESS: 275 ROBERT ROSS DRIVE, MURFREESBORO, TN 37129
 TAX MAP: 14 PARCEL: 6.00
 TAX MAP: 14 PARCEL: 6.01
 TAX MAP: 14 PARCEL: 6.02
 RECORD BOOK: 589 PAGE: 1788

Copperfield Apartments

TN College Of Applied Technology
 NEAL MITCHELL PLACE



**Lot 7
 \$8 PSF**

**Lot 10
 \$10 PSF**

**Lot 11
 \$12 PSF**

11 SOLD

**Lot 8B
 \$850,000**

8 SOLD

Checkers BURGERS • FRIES • COLAS
DUNKIN' DONUTS
SMILE DOCTORS
BRACES
Tire World
Detention Area #4
ExonMobil
Steak 'n Shake
TACO BELL

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

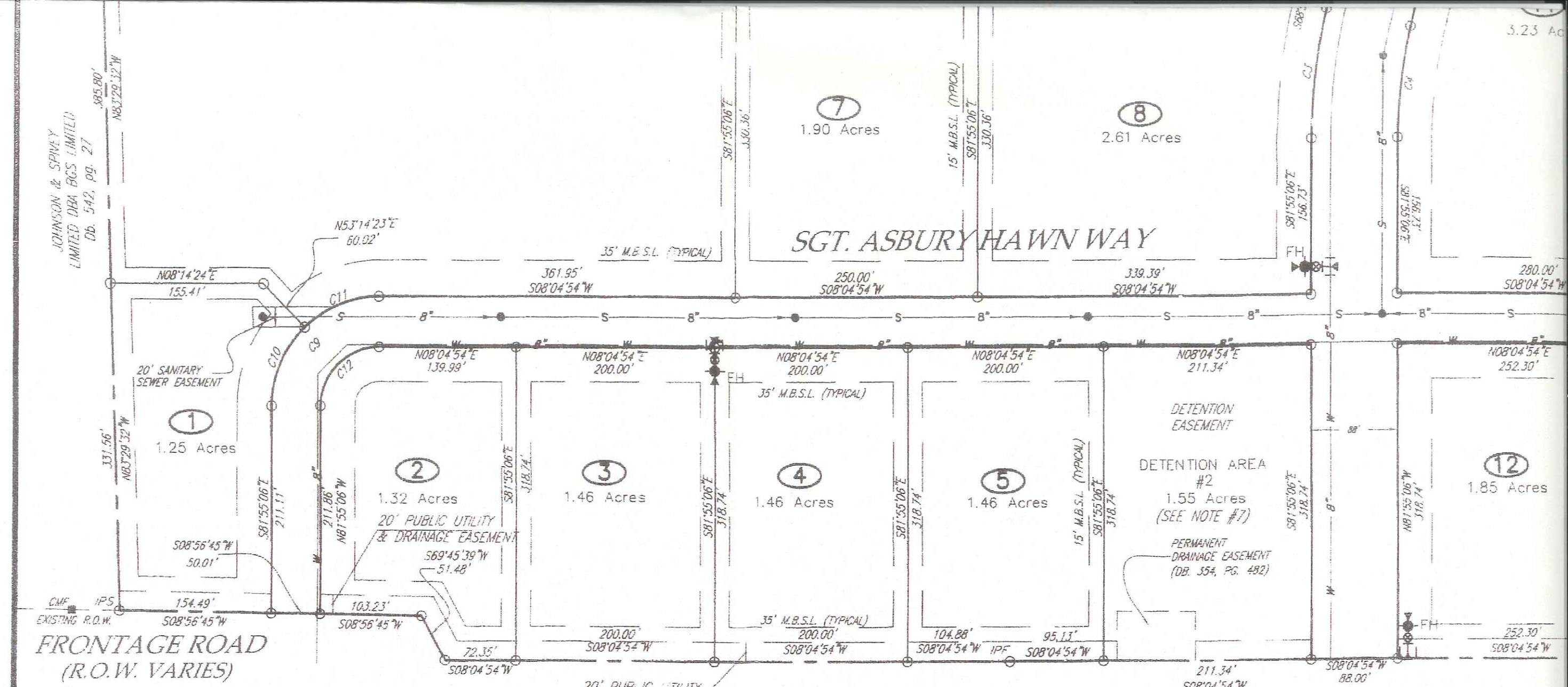
CURVE TABLE

STATION	PC	PVI	PT	LC	CE	CHORD BEING	CHORD BEING
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	0.0000	0.0000
1+01.00	1+01.00	1+01.00	1+01.00	1+01.00	1+01.00	0.0000	0.0000
1+02.00	1+02.00	1+02.00	1+02.00	1+02.00	1+02.00	0.0000	0.0000
1+03.00	1+03.00	1+03.00	1+03.00	1+03.00	1+03.00	0.0000	0.0000
1+04.00	1+04.00	1+04.00	1+04.00	1+04.00	1+04.00	0.0000	0.0000
1+05.00	1+05.00	1+05.00	1+05.00	1+05.00	1+05.00	0.0000	0.0000
1+06.00	1+06.00	1+06.00	1+06.00	1+06.00	1+06.00	0.0000	0.0000
1+07.00	1+07.00	1+07.00	1+07.00	1+07.00	1+07.00	0.0000	0.0000
1+08.00	1+08.00	1+08.00	1+08.00	1+08.00	1+08.00	0.0000	0.0000
1+09.00	1+09.00	1+09.00	1+09.00	1+09.00	1+09.00	0.0000	0.0000
1+10.00	1+10.00	1+10.00	1+10.00	1+10.00	1+10.00	0.0000	0.0000
1+11.00	1+11.00	1+11.00	1+11.00	1+11.00	1+11.00	0.0000	0.0000
1+12.00	1+12.00	1+12.00	1+12.00	1+12.00	1+12.00	0.0000	0.0000
1+13.00	1+13.00	1+13.00	1+13.00	1+13.00	1+13.00	0.0000	0.0000
1+14.00	1+14.00	1+14.00	1+14.00	1+14.00	1+14.00	0.0000	0.0000
1+15.00	1+15.00	1+15.00	1+15.00	1+15.00	1+15.00	0.0000	0.0000
1+16.00	1+16.00	1+16.00	1+16.00	1+16.00	1+16.00	0.0000	0.0000
1+17.00	1+17.00	1+17.00	1+17.00	1+17.00	1+17.00	0.0000	0.0000
1+18.00	1+18.00	1+18.00	1+18.00	1+18.00	1+18.00	0.0000	0.0000
1+19.00	1+19.00	1+19.00	1+19.00	1+19.00	1+19.00	0.0000	0.0000
1+20.00	1+20.00	1+20.00	1+20.00	1+20.00	1+20.00	0.0000	0.0000

28 LOTS ON 86.51 ACRES

FINAL PLAT
SMYRNA COMMONS
 TOWN OF SMYRNA, TENNESSEE
 DATE: AUGUST, 2007 SCALE: 1" = 100' SHEET 1 OF 1

HUDDESTON-STEEL ENGINEERING INC.
 2715 N.W. BRAD STREET, MURFREESBORO, TN 37129
 TEL: 615. 893. 9338 FAX: 615. 893. 9386



- 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.

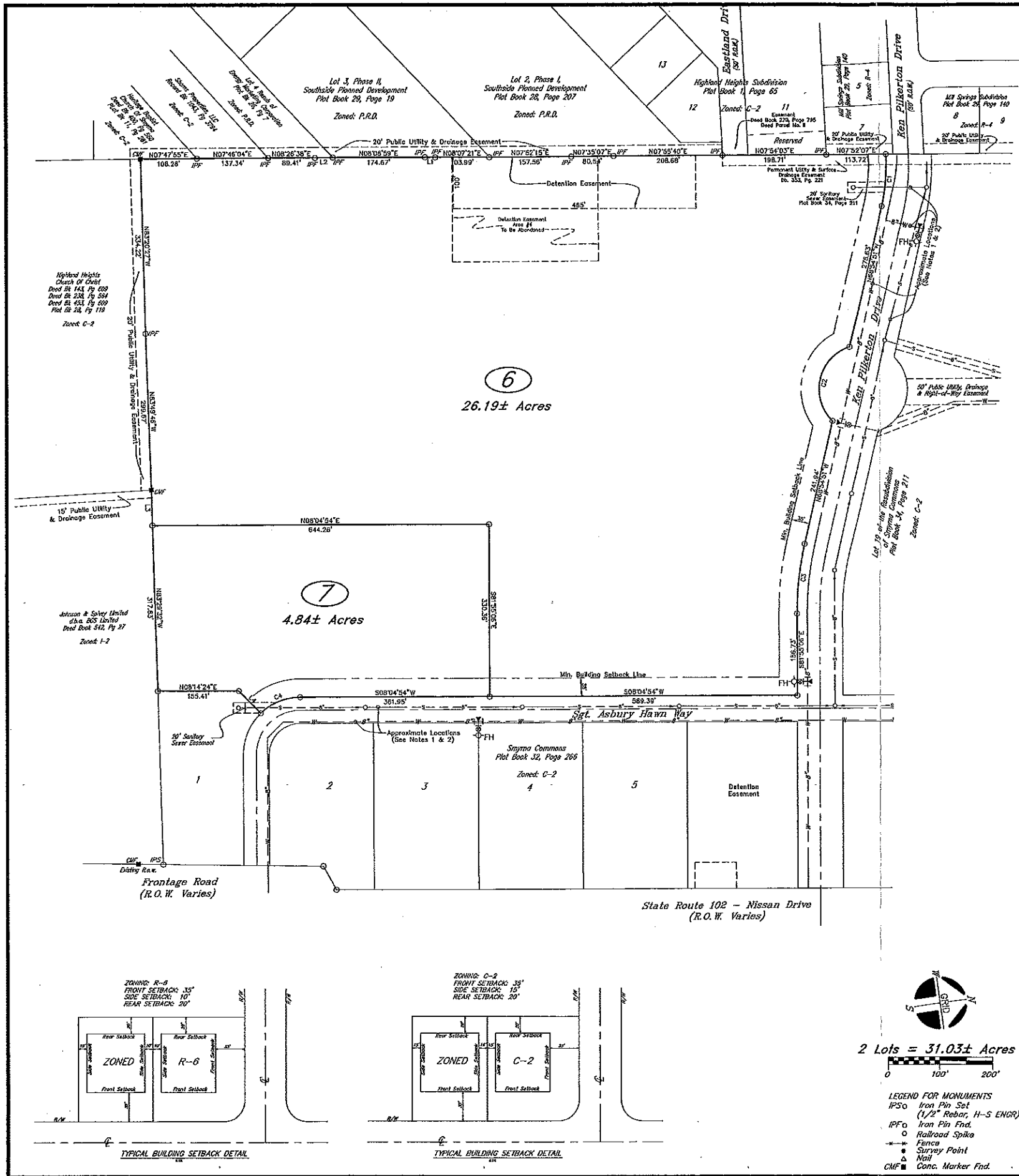
TAX MAP PARCELS 6.00, 6.01, 6.02 AND 6.03 ARE NOT IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD MAP PANEL: 47149 C0126 H ZONE: X DATED: JANUARY 5, 2007
 FLOOD MAP PANEL: 47149 C0128 H ZONE: X DATED: JANUARY 5, 2007

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

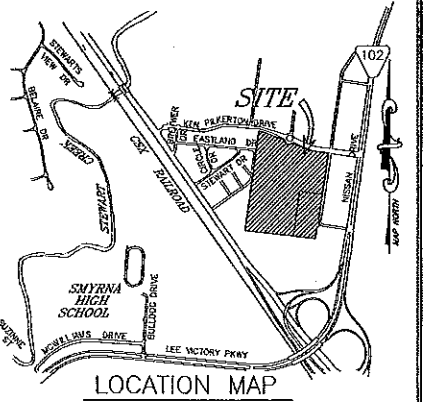
28 LOTS ON 86.51 ACRES

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

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"	584.00	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	29.04	27.44	S41°09'06"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	35.36	S36°55'06"E
C17	90°00'00"	25.00	39.27	35.36	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	141.88	N52°58'31"E



- LEGEND**
- POB Point of Beginning
 - PP Power Pole
 - FH Existing Fire Hydrant
 - WV Water Valve
 - IV Irrigation Valve
 - WM Water Meter
 - TMG Texas Eastern Gas Line Marker Post
 - SSMH Existing Sanitary Sewer Manhole
 - EB Electric Breaker Box
 - Light Post w/Concrete Base
 - T Existing Overhead Telephone Line
 - E Existing Overhead Electric Line
 - G Existing Gas Line
 - W Existing Water Line
 - S Existing Sanitary Sewer Line
 - SS Proposed Sanitary Sewer Line
 - W Proposed Water Line



- Notes:**
- 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.
 - Underground utilities shown were located using available aboveground 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.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Property owners association will maintain landscaping in median & detention areas & ingress/egress easement and traffic circle.
 - Sidewalks will be installed on Ken Pickett Drive.
 - The recording of this plat voids, vacates, and supersedes the previous recording of Lot 6 Smyrna Commons as recorded in Plat Book 34, Page 211.

CERTIFICATE OF OWNERSHIP AND RECORDING

I (we) hereby certify that I (we) (as one) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback 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: _____

Record Book 559, Page 1785

Howard D. Wald Member

Smyrna Commons Development Partners, LLC

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described herein 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.

Date: 11-27-2012 Richard H. Stein, Jr.

Richard H. Stein, Jr. RLS No. 7

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein 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

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	16°08'28"	356.00	100.29	59.96	N78°59'05"W
C2	117°39'03"	85.00	174.64	145.45	S68°24'51"E
C3	133°01'5"	554.00	134.83	134.53	S73°24'58"E
C4	43°32'24"	110.00	83.69	81.88	S13°49'49"E

LINE TABLE

LINE	BEARING	LENGTH
L1	N08°04'54"E	19.99
L2	N08°48'37"E	33.99
L3	N83°29'32"W	67.97
L4	N53°14'23"E	60.02

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

I hereby certify: (1) that all designated roads on this plat have been located in an appropriate 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: _____

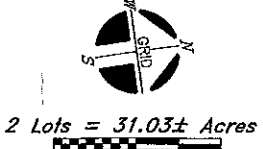
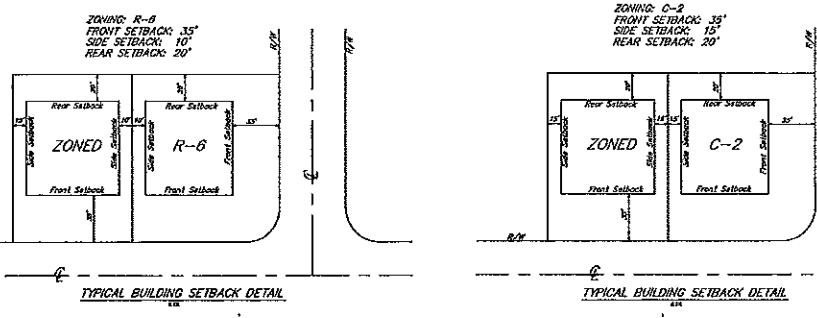
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the utility systems outlined or indicated on the final subdivision plat existing and Resubdivision of Lot 6 SMYRNA COMMONS have been installed in accordance with current local and state government requirements, or bonds posted, Water System & Sewer

Date: _____

DIRECTOR OF UTILITIES



- LEGEND FOR MONUMENTS**
- IPSO Iron Pin Set (1/2" Rebar, H-S ENGR)
 - IPFO Iron Pin Fnd.
 - RS Road Spike
 - F Fence
 - SP Survey Point
 - N Nail
 - CMF Conc. Marker Fnd.

OWNER: Smyrna Commons Development Partners, LLC
 ADDRESS: 201 East Main Street, Suite 300 Murfreesboro, TN 37130
 Tax Map 34-G, Group G, Parcel 6.00
 Record Book 569, Page 1786
 Plat Book 34, Page 211

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:14,000 AS SHOWN HEREON.

11-27-2012

HUDDLESTON-STEEL ENGINEERING, INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE: 893 - 4084, FAX: 893 - 0080

Previously recorded in Plat Book 34, Page 211,
 DATE OF RECORDING: _____
 TIME OF RECORDING: _____
 PLAT BOOK: _____, PAGE: _____

2nd Resubdivision of Lot 6 SMYRNA COMMONS
 TOWN OF SMYRNA, TENNESSEE

Date: October, 2012 Scale: 1" = 100' Sheet 1 of 1