



COMMERCIAL OUTPARCELS FOR SALE

Close to StoneCrest Medical Center – Smyrna, TN



DETAILS:

- Lot 1 - 0.89 Acres: \$535,000
- Lot 4 - 1.21 Acres: \$535,000
- Lot 5 - 1.48 Acres: **SOLD**
- Lot 6 - **SOLD** - Primrose School
- Lot 7 - **SOLD** - Nurture Pediatric Clinic
- Lot 8 - **SOLD**
- Zoned C-2 Commercial
- All utilities available
- Close to Stonecrest Medical Center & Easy access to I-24 @ Exit 66 & Sam Ridley Pkwy

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





Sam Ridley Pkwy 266

Stonecrest Pkwy

Rock Springs Road

Lot 1
\$535,000

Lot 4
\$535,000

Lot 5
SOLD

Lot 6
SOLD

Lot 8
SOLD

SOLD



Google Earth

© 2018 Google

Imagery Date: 4/19/2018 35°58'30.22" N 86°33'34.96" W elev 586 ft eye alt 3395 ft

1997



TARGET

I-24 @ Exit 66



TRI STAR HEALTH SYSTEM



SITES



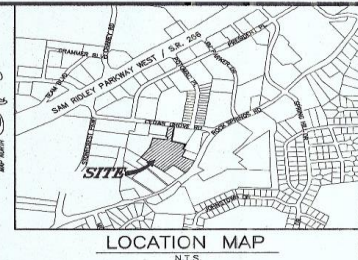
© 2018 Google

Google Earth

1997

Imagery Date: 4/19/2018 35°50'31.47" N 86°33'59.48" W elev 607 ft eye alt 8304 ft

- PLAT NOTES**
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify of known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Registrar of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-331-1111.
 - 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.
 - It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from the structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional assessments, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainages, including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
 - Any signs will require a separate permit from the Town of Smyrna.
 - Utilities shown are as planned and not necessarily installed.
 - Fire Hydrants shall be placed in coordination with the Town of Smyrna Utility Department.
 - All Common Areas shall be owned and maintained by the Homeowner's Association.
 - A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 - All street and stop signs must meet Town of Smyrna requirements.
 - Per the Town of Smyrna, if the finished floor elevation does not exceed the 10th elevation of the next upstream manhole, a backwater valve complying with Section 719 of the 2012 International Plumbing Code will be required.
 - Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation to the Owners of the lots in the subdivision. The streets identified on the plot may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
 - The purpose of this plat is to combine Lot 1 of the Resubdivision of Lot 1 Minor Subdivision 1744 Rock Springs Road as recorded in Plat Book 38, Page 66, R.O.R.C. with 2 adjoining properties and then divide into 6 commercial lots.
 - The recording of this plat voids, cancels and supersedes Lot 1 of the Resubdivision of Lot 1 Minor Subdivision 1744 Rock Springs Road as recorded in Plat Book 38, Page 66, of the R.O.R.C.



CERTIFICATE OF OWNERSHIP AND DEDICATION:

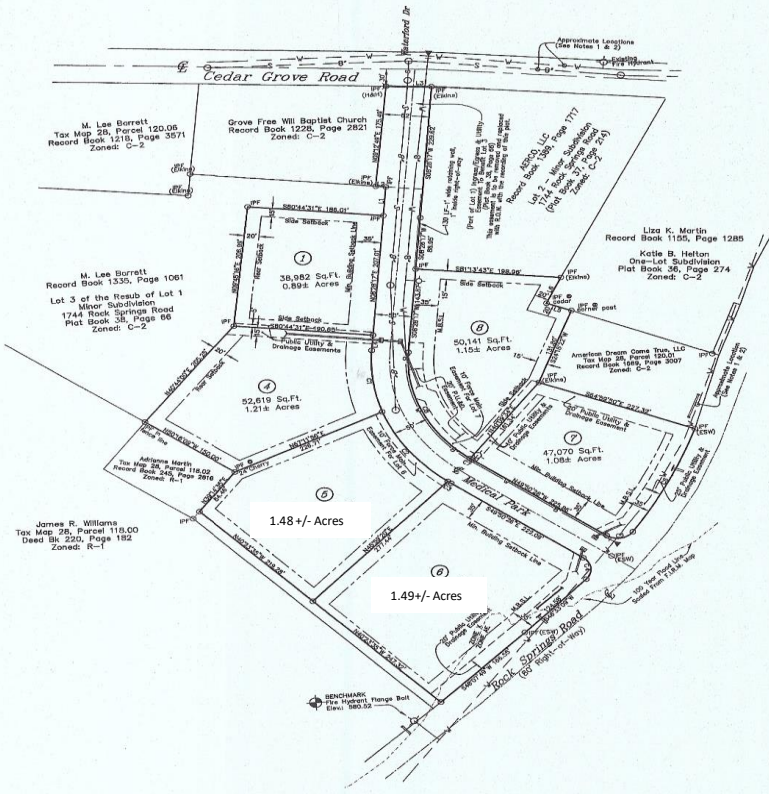
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) fee consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Smyrna Municipal Subdivision Regulations.

Thomas H. Davis
Thomas H. Davis

Martha O'Quinn
Martha O'Quinn

Robert L. O'Quinn
Robert L. O'Quinn

J & K PROPERTIES



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 monuments have been or will be placed, as shown hereon to the specifications of the city engineer or his authorized representative.

9/7/2018 Date *Philip St. Paul*
Philip St. Paul, R.L.S., Exam. No. 2007

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 Registrar.

12-10-18 Date *J. G. O'Quinn*
J. G. O'Quinn, SECRETARY, PLANNING COMMISSION

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) fee 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.

Thomas H. Davis

12-10-2018 Date
Record Book 1170, Page 3270

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

I hereby certify (1) that all designated roads on this final 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.

12-10-18 Date *Thomas H. Davis*
Thomas H. Davis, 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 2nd Resubdivision of Lot 1 - 1744 Rock Springs Road have been installed in accordance with current local and state government requirements, or bonds posted.

Water System & Sewer
12-10-18 Date *Thomas H. Davis*
Thomas H. Davis, DIRECTOR OF UTILITIES

Register of Deeds, Rutherford County, Tennessee

Book #:	61227	Page #:	214/262
Map #:	000	Recorded:	12/10/2018
Area:	0.00	Plat:	12/10/2018
Total:	17.00	Plat:	12/10/2018

Previously recorded in Plat Book 37, Page 214 and Plat Book 38, Page 66

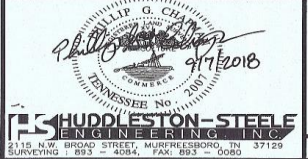
OWNER: Thomas H. Davis
ADDRESS: 3634 Betty Ford Road, Murfreesboro, TN 37130
Tax Map 28, Parcel 119.00
Record Book 1170, Page 3270

OWNER: J & K Properties, a Tennessee General Partnership
ADDRESS: 3634 Betty Ford Road, Murfreesboro, TN 37130
Tax Map 28, Parcel 120.00
Record Book 592, Page 3074
Tax Map 28, Parcel 118.01
Record Book 1420, Page 1533

A PORTION OF THIS PROPERTY IS INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP #2018, Panel No. 0104B, RUTHERFORD COUNTY, TENNESSEE, DATED JANUARY 5, 2007.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS POSITION OF THIS SURVEY (ON RELATIVE POSITIONING ACCURACY GIVEN AT THE TIME CONDUCTED) IS 10:000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE SURVEYING STANDARDS OF PRACTICE FOR LAND SURVEYORS.

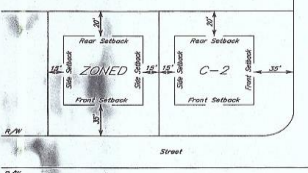
Philip St. Paul
9/7/2018
PHILIP ST. PAUL, R.L.S., Exam. No. 2007



2nd Resubdivision of Lot 1
1744 ROCK SPRINGS ROAD
Smyrna, Rutherford County, Tennessee

3rd Civil District of Rutherford County, Tennessee
Date: August, 2019 Scale: 1"=100' Sheet 1 of 1

ZONING: C-2
FRONT SETBACK: 35'
SIDE SETBACK: 15'
REAR SETBACK: 30'



LINE TABLE

LINE	BEARING	LENGTH
L1	S09°22'17"W	52.69
L2	N80°44'31"W	13.95
L3	S84°37'28"E	61.77
L4	S08°28'17"W	26.50
L5	S89°12'08"E	48.10
L6	S26°18'46"W	48.70

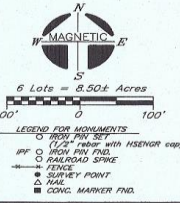
CURVE TABLE

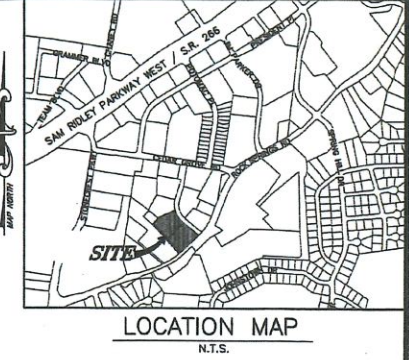
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	23°38'32"	281.00	107.56	108.79	S03°19'59"E
C2	33°26'34"	281.00	152.77	150.12	S31°31'02"E
C3	118°09'	261.00	1,567.1	6.62	S49°12'00"E
C4	98°24'32"	25.00	42.08	37.27	N01°38'30"W
C5	82°23'48"	23.00	40.83	36.74	N83°32'40"E
C6	160°01'39"	756.37	198.38	197.81	N28°44'58"E
C7	110°32'	211.00	4.33	4.33	S49°18'10"E
C8	87°38'12"	211.00	210.41	201.80	S20°32'46"E

I hereby certify that this plat has been reviewed and payment received for the Rutherford County Deedbook Tax.

2615 (2-018) JY
The Clarke County Register of Deeds, Rutherford County, Tennessee

- LEGEND**
- Existing Fire Hydrant
 - Water Valve
 - Water Line
 - Gas Line
 - Sewer Force Main
 - Sanitary Sewer Line
 - Sanitary Sewer Manhole





CERTIFICATE OF OWNERSHIP AND DEDICATION:
 I (we) hereby certify that I am (we are) 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 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.

J & K PROPERTIES
 Date: 11-10-2021
Thomas H. Davis
 Thomas H. Davis
Martha Queasa
 Martha Queasa
Robert L. Ueberer
 Robert L. Ueberer

PLAT 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 prior 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 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.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional assessments, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainages; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
- Any signs will require a separate permit from the Town of Smyrna.
- Utilities shown are as planned and not necessarily installed.
- A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 2.
- All street and stop signs must meet Town of Smyrna requirements.
- Per the Town of Smyrna, if the finished floor elevation does not exceed the rim elevation of the next upstream manhole, a backwater valve complying with Section 715 of the 2012 International Plumbing Code will be required.
- Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation to the Owners of the lots in the subdivision. The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
- The purpose of this plat is to Resubdivide Lots 5 & 6 of the 2nd Resubdivision of Lot 1, 1744 Rock Springs Road as recorded in Plat Book 42, Page 185, R.O.R.C.
- The recording of this plat voids, vacates and supersedes Lots 5 & 6 of the 2nd Resubdivision of Lot 1 1744 Rock Springs Road as recorded in Plat Book 42, Page 185, of the R.O.R.C.

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	33°25'34"	281.00	152.27	150.12	S31°48'41"E
C2	116°38'	281.00	5.82	5.82	S49°09'47"E
C3	82°33'35"	25.00	42.06	37.27	N01°36'18"W

LINE	BEARING	LENGTH
L1	S49°48'08"E	22.45
L2	N44°22'03"W	28.13

GLOBAL POSITION SYSTEM SURVEY NOTES

- The survey portion was performed using the following global positioning system (GPS) survey equipment: SOUMA DDC2 (Dual Frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods, TDOT CORS station TN38 for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The dates that fieldwork was performed for this survey were: October, 2021
- The datum(s) for the TDOT CORS Station that was used: HORIZ: NAD83(2011) EPOCH 2010 VERT: NAVD 1988
- Fixed Control Station designation with positional data:
 TDOT STATION: TN38
 STATE PLANE (IN 4100-US SURVEY FT.) - NORTHING: 659,154.88
 EASTING: 1,837,088.15
 ELEVATION: 556.34 FT.
- Geoid model used - GEGD03
- Combined grid factors for TDOT CORS Station TN38:
 0.99922850 (STATE PLANE-IN 4100-US SURVEY FT.)

Weather Data, Registrar	
Rutherford County Tennessee	
Sec #:	114216
Sec. d:	18.00
Class:	0.00
Obsec:	11/18/2021 at 3:59 PM
Scale:	17.00
Plat Book: 46 Page 237-237	

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY IN RELATIVE POSITIONING ACCURACY GIVEN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

PHILIP G. CHAPMAN
 REGISTERED PROFESSIONAL SURVEYOR
 TENNESSEE No. 2007

OWNER: J & K Properties, A Tennessee General Partnership
ADDRESS: 2213 Lyons Bend Road, Knoxville, TN 37919

Tax Map 28, Parcels 119.00 & 119.01
 Record Book 1735, Page 3594
 Record Book 1420, Page 1533

A PORTION OF THIS PROPERTY IS INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" BY THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP #70169, Panel No. 0100B, ZONES: AE & X, DATED JANUARY 5, 2007.

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

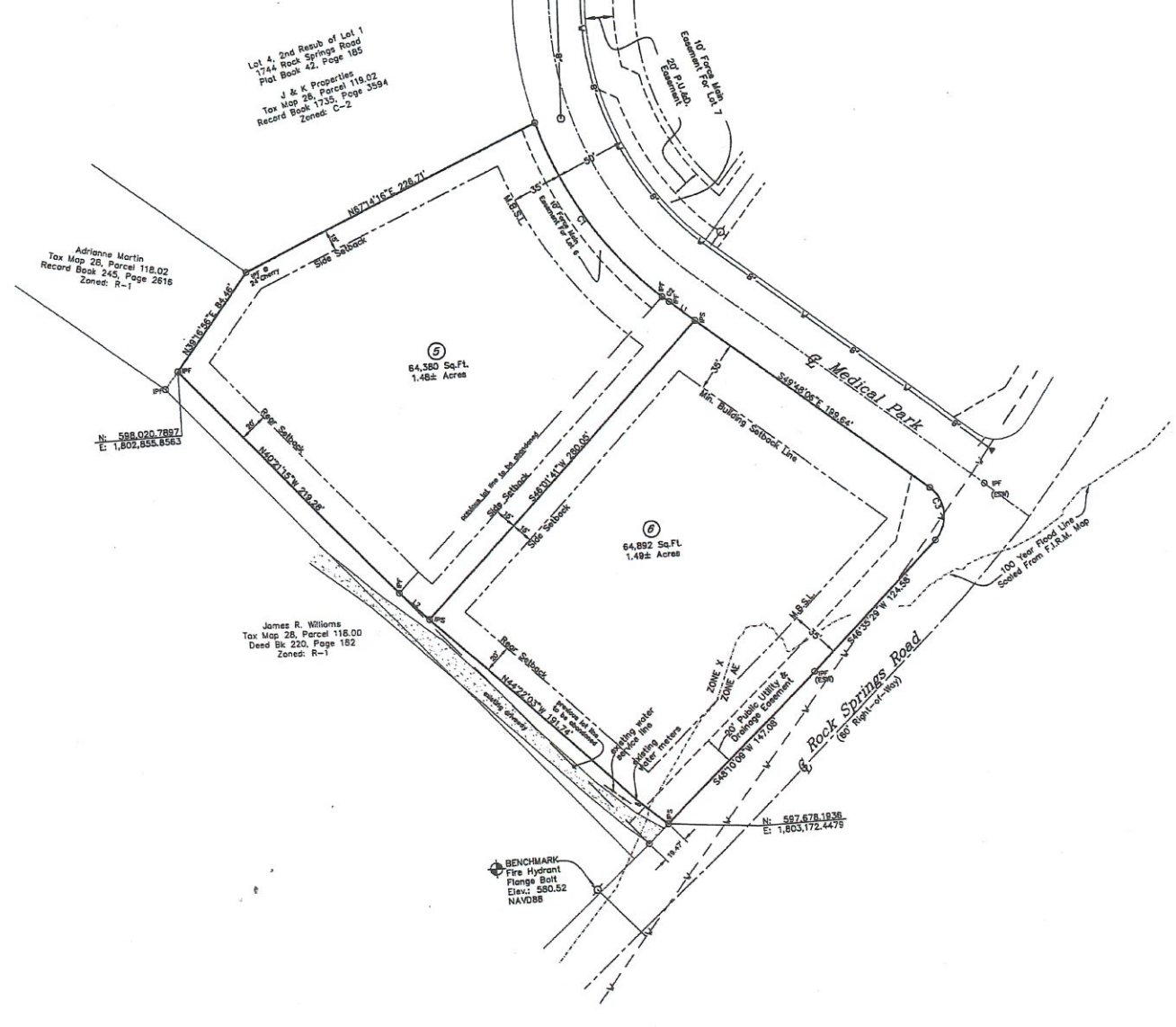
Previously recorded in Plat Book 37, Page 214 and Plat Book 38, Page 66 and Plat Book 42, Page 185

DATE OF RECORDING: November 15th 2021
 TIME OF RECORDING: 3:59 PM
 PLAT BOOK: 46, PAGE: 237

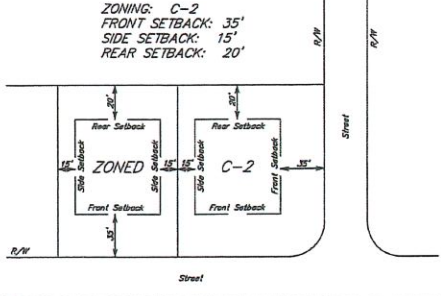
Resubdivision of Lots 5 & 6 of the 2nd Resubdivision of Lot 1 1744 ROCK SPRINGS ROAD
 Smyrna, Rutherford County, Tennessee

3rd Civil District of Rutherford County, Tennessee

Date: August, 2021 Scale: 1"=50' Sheet 1 of 1



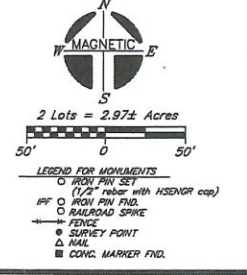
ZONING: C-2
 FRONT SETBACK: 35'
 SIDE SETBACK: 15'
 REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
 N.T.S.

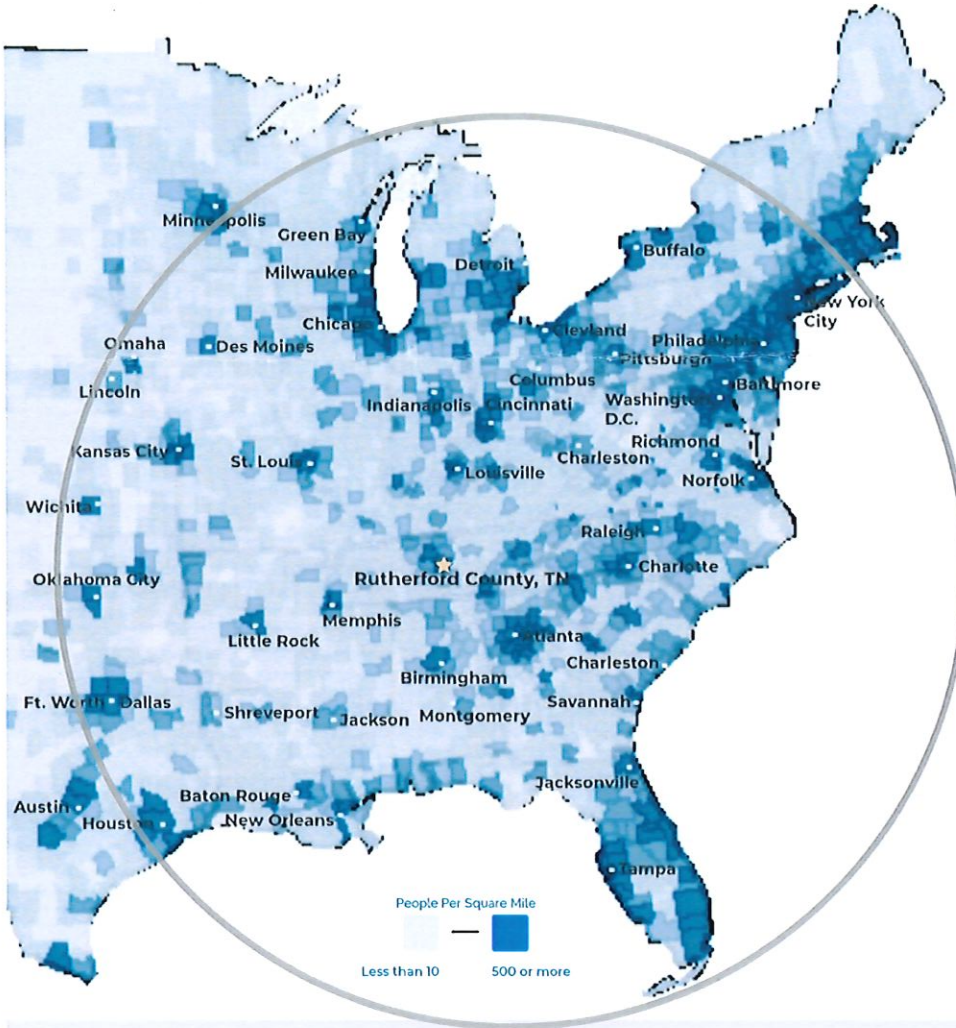
LEGEND

- Existing Fire Hydrant
- Water Valve
- Water Line
- Gas Line
- Sewer Force Main
- Sanitary Sewer Line
- Sanitary Sewer Manhole



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
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org