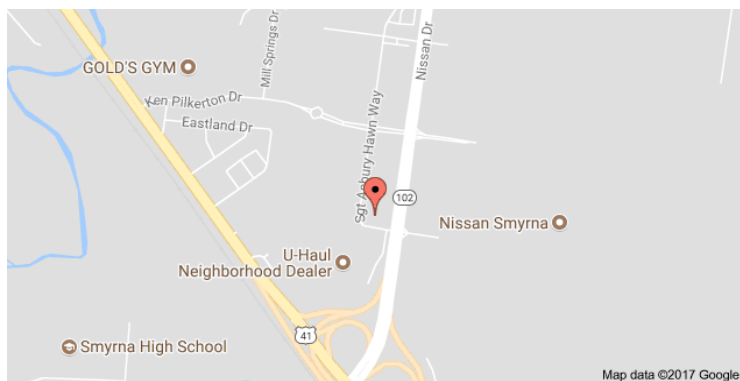




## FOR SALE or Build to Suit: 1.46 Ac Commercial Lot at Smyrna Commons

Nissan Parkway – Smyrna, TN



### AMENITIES

- Lot 4 (1.46 Acres) Build to Suit Lease or For Sale - \$954,000
- 400 apartments adjacent
- Next to New Tennessee Technology Center
- Across from Nissan North America plant
- Fast growing retail/commercial area
- Traffic Count: 21,831

**John Harney**

**BROKER** cell 615.542.0715

johnh@parks-group.com

TN LIC# 221569

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



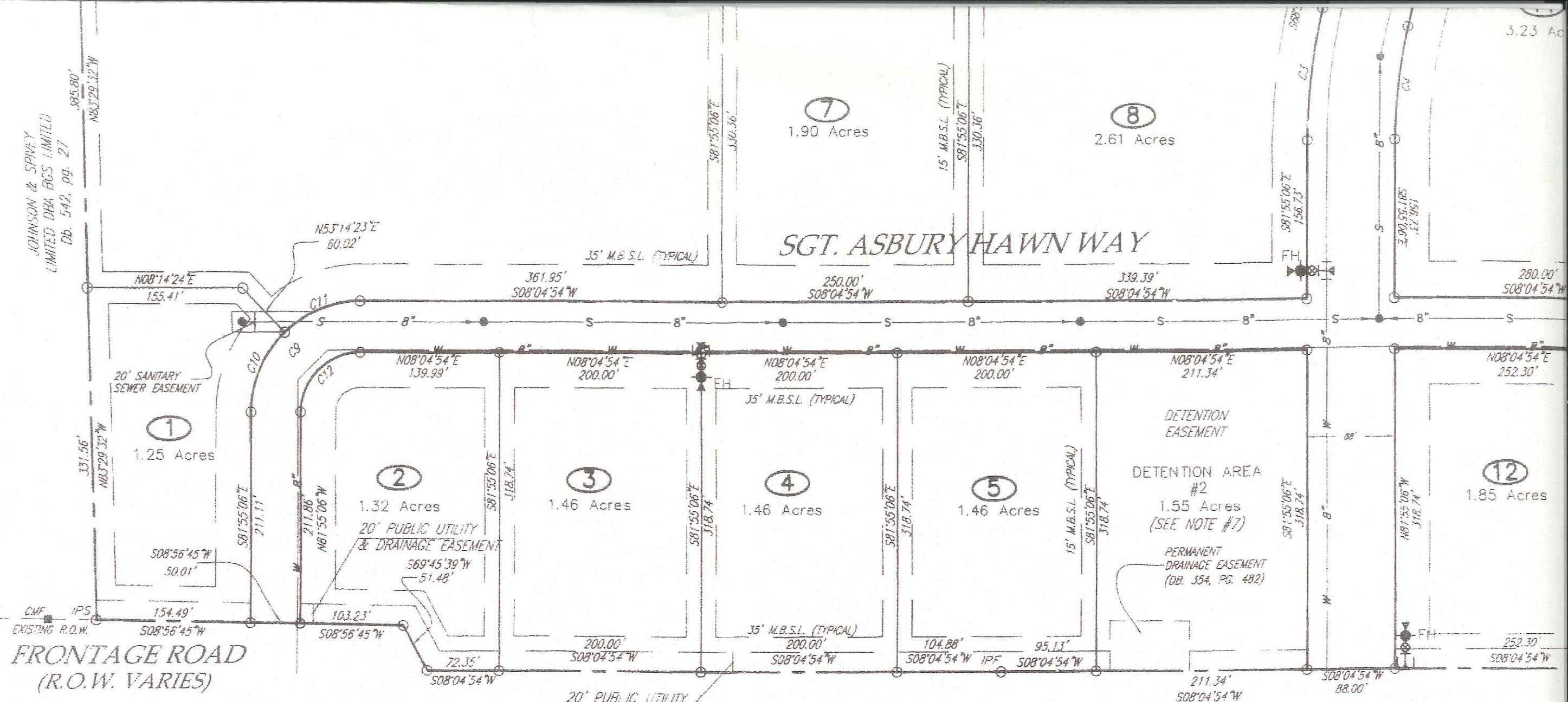
1535 Northfield Blvd, Suite 7 Murfreesboro, TN 37129

615.896.4045

www.parks-group.com



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



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

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

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

28 LOTS ON 86.51 ACRES

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°38'03"	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°35'28"	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°09'06"W
C14	22°10'27"	85.00	32.90	32.69	S63°20'51"W
C15	58°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	141.68	N52°58'31"E



# Rutherford County, TN Community Profile

## Rutherford County in the News

90.9

Cost of Living Index vs.  
National Average of 100

Source: 3rd Quarter 2018 ACCRA

Cost of  
Living Index

6th

Murfreesboro Ranked 6th  
Best Real Estate Market  
in the Nation

Source: WalletHub 2018

8th

Murfreesboro Ranked  
Fastest Growing Midsize  
City in the United States

Source: WalletHub 2018

1,187

New Jobs were created  
in 2018 and \$544 Million  
in Capital Investments were  
made from 14 relocations  
and 17 existing company  
expansions.

## Destination Rutherford

Destination Rutherford is an economic development organization intended to serve all investors as a mechanism that pulls together the collective leadership of the Rutherford County public and private sectors in order to stimulate strategic economic growth.

## Top 10 Private Sector Employers

Company	Employees
Nissan North America, Inc.	8,500
Ingram Content Group	1,807
State Farm Insurance Co.	1,650
Amazon Fulfillment Center	1,621
St. Thomas Rutherford Hospital	1,285
Asurion	1,250
Verizon Wireless	1,068
General Mills	1,028
Adient	1,000
Bridgestone Americas, Inc.	975

Rutherford County Chamber of Commerce  
3050 Medical Center Pkwy  
Murfreesboro, Tennessee 37129

P: (615) 893-6565 | F: (615) 278-2013

rutherford  
works

## Quick Facts

### Rutherford County

2019 Population: 330,409  
2024 Projection: 359,045  
2010 Census: 262,604  
Households: 121,021  
Avg. HH Income: \$82,882.00  
Med. HH Income: \$65,798.00

### City of Murfreesboro

2019 Population: 142,056  
2024 Projection: 153,707  
2010 Census: 108,755  
Households: 54,190  
Avg. HH Income: \$81,115.00  
Med. HH Income: \$61,705.12

### Town of Smyrna

2019 Population: 51,519  
2024 Projection: 56,223  
2010 Census: 39,974  
Households: 19,297  
Avg. HH Income: \$76,969.00  
Med. HH Income: \$62,608.00

### City of La Vergne

2019 Population: 39,404  
2024 Projections: 42,933  
2010 Census: 32,588  
Households: 13,007  
Avg. HH Income: \$75,305.00  
Med. HH Income: \$63,378.57

### City of Eagleville

2019 Population: 744  
2024 Projection: 811  
2010 Census: 604  
Households: 288  
Avg. HH Income: \$75,675.00  
Med. HH Income: \$57,618.53

#### Sources:

2019 Claritas Estimate  
2010 Census Data

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Senior VP, Economic Development  
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Erin Hutchens  
Director, Economic Development  
ehutchens@rutherfordchamber.org

Updated March 28, 2019

## Recent Announcements



### The ICEE Company

Nationwide beverage company, The Icee Company announced plans to relocate its headquarters from California to La Vergne, TN creating 207 jobs and \$10.3 million in capital investment.



### Cardinal Health, Inc.

Global healthcare and logistics company, Cardinal Health, Inc. plans to expand its presence in La Vergne by constructing a new facility, representing a \$21.3 million capital investment and the creation of 95 new jobs for Rutherford County.



### i3 Verticals

i3 Verticals, a company that provides technology-enabled payment processing and software solutions, will open an operations center in a new class A office district in Murfreesboro. The move will create approximately 50 high-paying jobs for the community.

## Education

Middle Tennessee State University  
Murfreesboro  
Fall 2018 Enrollment: 21,630

Motlow Community College  
Smyrna Campus  
Spring 2018 Enrollment: 2,469

TN College of Applied Technology  
Murfreesboro and Smyrna  
2018 Enrollment: 714

Rutherford County Schools  
2017-2018 Enrollment: 46,000

Murfreesboro City Schools  
2017-2018 Enrollment: 8,900

Rutherford County Private Schools  
Enrollment: 2,546

### Rutherford Ranked

#3

MSA in the United States for  
Job Growth  
Source: May, 2018 Forbes

#4

In the State of Tennessee  
for Retail Sales  
Source: TN Dept. of  
Revenue

#9

In the State of Tennessee for Tourism  
Related Expenditures  
Source: U.S. Travel Association

2017 Total County Retail Sales  
**\$8 Billion**  
Source: TN Dept. of Revenue

2017 Travel Related Expenditures  
**\$351 Million**  
Source: U.S. Travel Association

## Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,266,700	1,055,990	178,770
Unemployment Rate	3.7%	2.7%	2.7%
Available Labor Pool	120,000	28,820	4,760

TN Dept. of Labor January 2019 Report