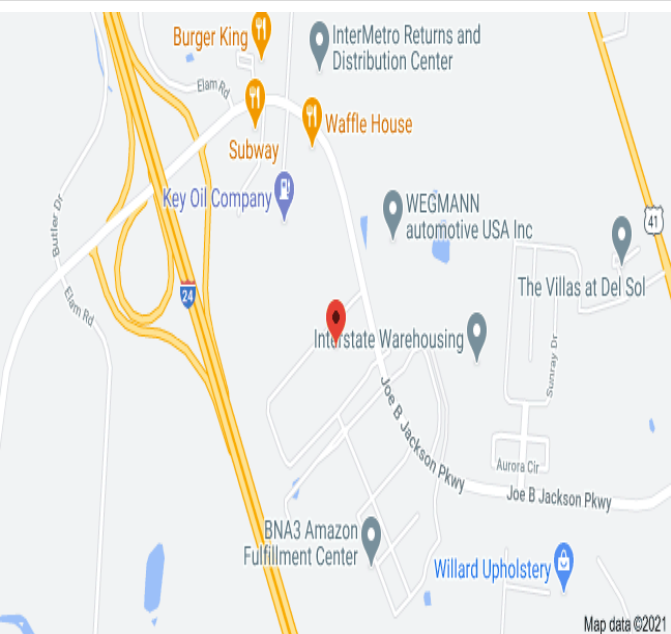




7.58 Acre Lot on Joe B Jackson Pkwy

Murfreesboro, TN



DETAILS:

- Price: \$2,970,000 or \$9.00 PSF
- 7.58 Acres – Owner Will Divide
- Zoned Heavy Industrial
- All Utilities Available
- Next door to NHK Seating of America
- Close to Amazon Distribution Center & I-24 Exit 84

John Harney
AFFILIATE BROKER

615.542.0715

johnh@parks-group.com

TN LIC# 221569



THE PARKS GROUP
COMMERCIAL REAL ESTATE



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

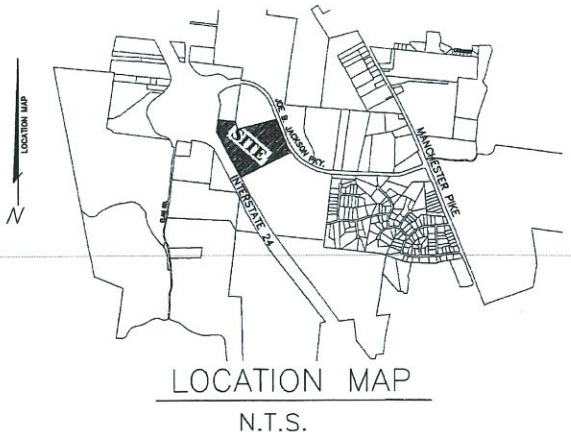
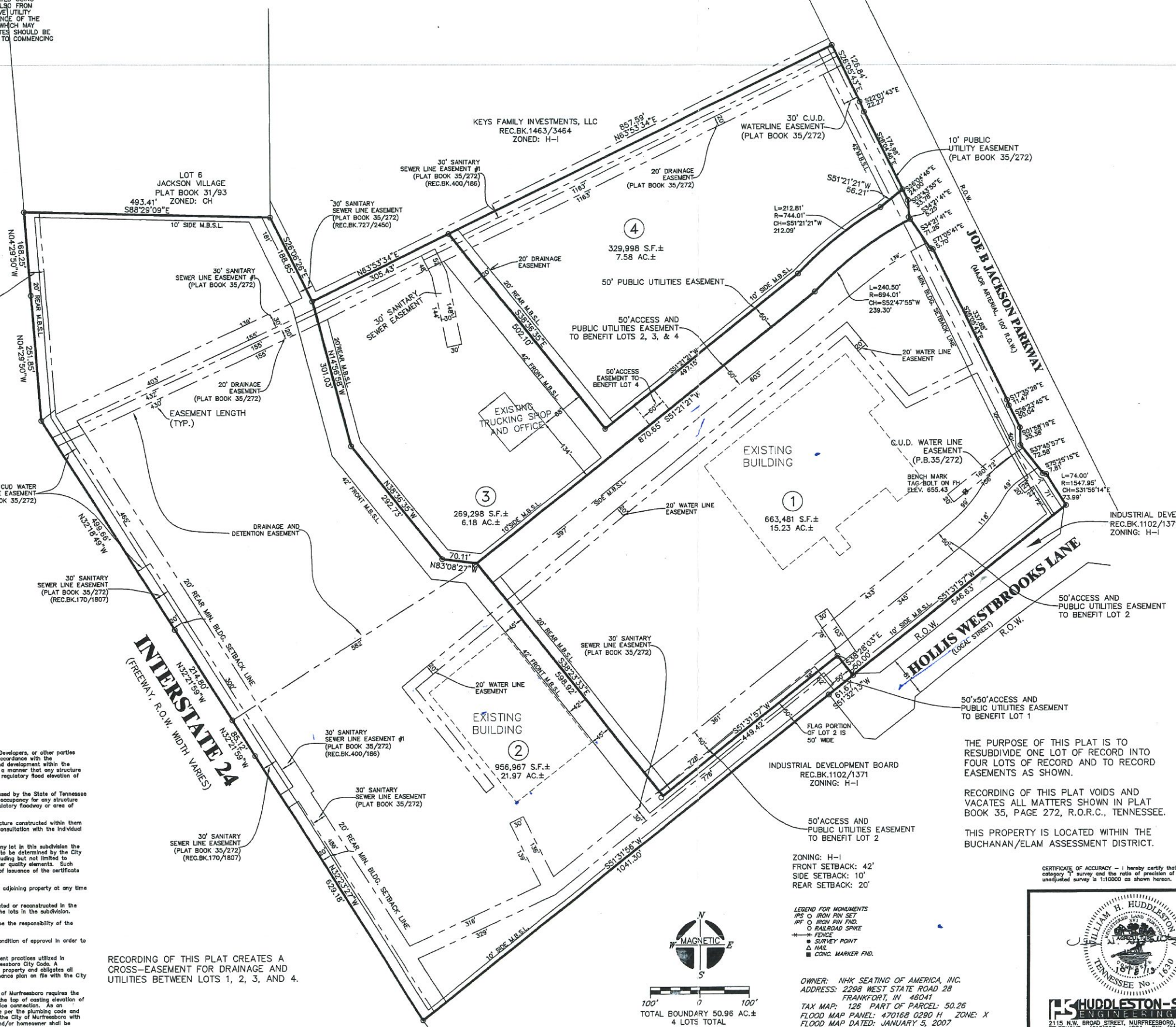
615.896.4045

www.parks-group.com





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 (3) 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.



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 and establish the minimum building restriction lines, and dedicate all street, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted.

Date _____
NHK Seating of America, Inc.
James Jarrett, General Manager
Record Book 1104, Page 3965

Certificate of Approval for Recording
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Murfreesboro, Tennessee 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 Rutherford County Register Of Deeds provided that it is so recorded within one year of this date.

Date _____
Planning Commission Secretary

Certificate of Approval of Streets and Drainage
I hereby certify that (1) the streets, drainage structures, drainage improvements, and stormwater quality controls for the subdivision shown hereon have been installed in accordance with city specifications, or (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same.

Date _____
City Engineer

Certificate of Approval of Water Systems Located in the Water Service Jurisdiction of Consolidated Utility District of Rutherford County
I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with city codes and specifications, or the specifications of the Consolidated Utility District of Rutherford County if they are more stringent, and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria; or (2) that a Surety for these improvements has been posted with the Consolidated Utility District of Rutherford County to assure completion of same.

Date _____
Consolidated Utility District Official

Certificate of Approval of Sewer Systems
I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

Date _____
Murfreesboro Water Resources Official

Certificate of Approval for Electric Power
I hereby certify that the subdivision shown hereon has been approved by the Murfreesboro Electric Department (MED) for electric power service, that the subdivision is within the service area of MED, and that MED is able to provide electric power service to the subdivision subject to the Owner complying with the applicable rules and regulations of MED. No electric power service will be provided until MED's requirements for electric power service have been met.

Date _____
Murfreesboro Electric Department Official

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE ONE LOT OF RECORD INTO FOUR LOTS OF RECORD AND TO RECORD EASEMENTS AS SHOWN.

RECORDING OF THIS PLAT VOIDS AND VACATES ALL MATTERS SHOWN IN PLAT BOOK 35, PAGE 272, R.O.R.C., TENNESSEE.

THIS PROPERTY IS LOCATED WITHIN THE BUCHANAN/ELAM ASSESSMENT DISTRICT.

ZONING: H-1
FRONT SETBACK: 42'
SIDE SETBACK: 10'
REAR SETBACK: 20'

LEGEND FOR MONUMENTS
IPS O IRON PIN SET
IPF O IRON PIN FND
O RAILROAD SPIKE
+ FENCE
+ SURVEY POINT
+ NAIL
+ CONC. MARKER FND.

OWNER: NHK SEATING OF AMERICA, INC.
ADDRESS: 2298 WEST STATE ROAD 28
FRANKFORD, TN 37041
TAX MAP: 125 PART OF PARCEL: 50.26
FLOOD MAP PANEL: 470168 0290 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "A" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.



WILLIAM H. HUDDLESTON-STEEL
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)893-4084, FAX: (615)893-0080

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

FINAL PLAT
NHK SEATING
OF AMERICA SUBDIVISION
RESUBDIVISION OF LOT 1
12TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: OCTOBER 2019 SCALE 1"=100' SH. 1 OF 1

RECORDING OF THIS PLAT CREATES A CROSS-EASEMENT FOR DRAINAGE AND UTILITIES BETWEEN LOTS 1, 2, 3, AND 4.

STANDARD PLAT NOTES
1. Development or modification of the land by Owners, Developers, or other parties within the floodway delineated on the plat is limited in accordance with the requirements of the National Flood Insurance Program and development within the area of special flood hazard shall be protected in such a manner that any structure shall be protected against flood damage to at least the regulatory flood elevation of 569.0 as stated in the MFE & MPE information below.
2. A "no-build" certification by a registered engineer licensed by the State of Tennessee will be required prior to the issuance of a certificate of occupancy for any structure constructed upon any lot or lots that extend into a regulatory floodway or area of pooling water.
3. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice of consultation with the individual lot Owner of this construction.
4. Prior to issuance of a certificate of occupancy for any lot in this subdivision the Owner shall post a building permit Surety in an amount to be determined by the City Engineer to assure construction of lot infrastructure, including but not limited to sidewalks, drainage improvements, or construction of water quality elements. Such construction shall be completed within nine (9) months of issuance of the certificate of occupancy.
5. Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation.
6. 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.
7. The common areas shown on the subdivision shall be the responsibility of the owners association to maintain.
8. A mandatory owners association is required as a condition of approval in order to meet obligations established by the Developer.
9. This site contains post-construction best management practices utilized in treating stormwater runoff in order to comply with Murfreesboro City Code. A stormwater maintenance agreement is recorded with this property and obligates all subsequent Owners to adhere to the stormwater maintenance plan on file with the City of Murfreesboro.
10. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regard to the sanitary sewer connection, the building and/or homeowner shall be responsible for compliance with this requirement.

Demographic Summary Report

Joe B Jackson Parkway Joe B Jackson, Murfreesboro, TN 37127

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -

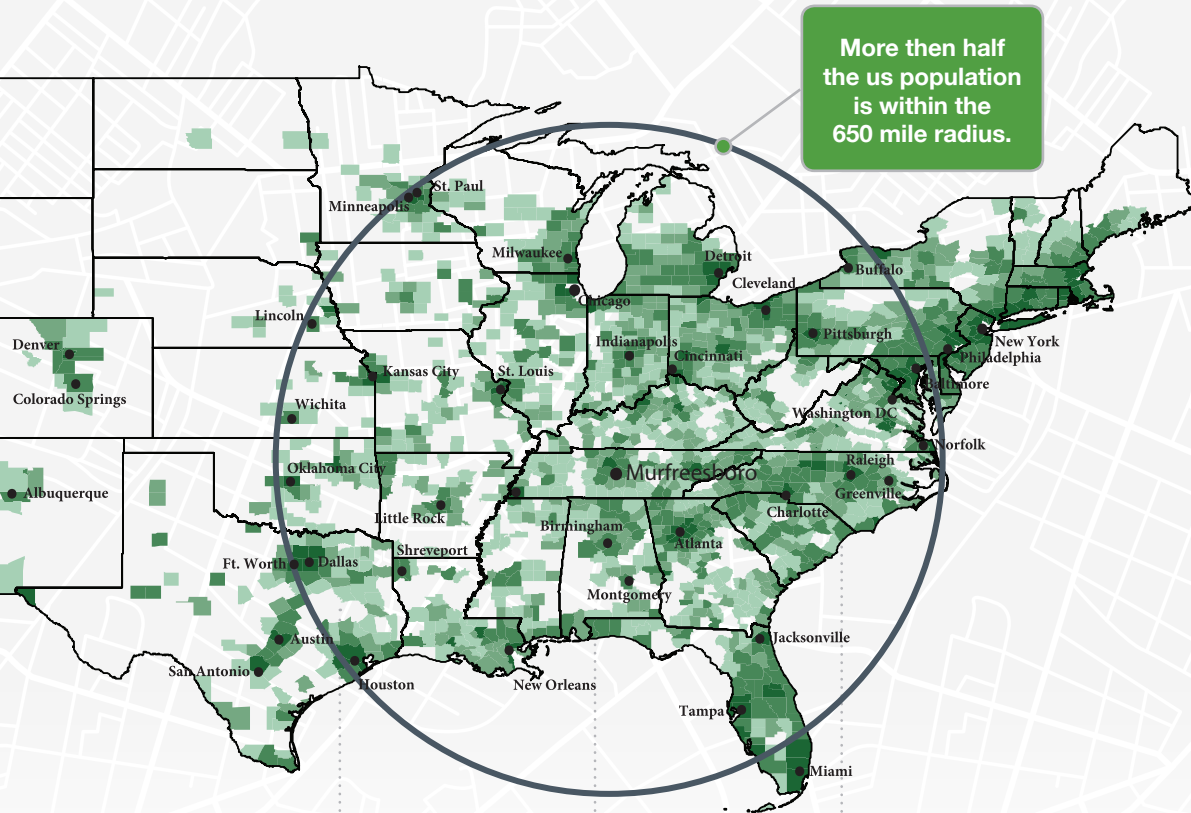


Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	1,995	37,031	97,053
2020 Estimate	1,759	33,179	86,634
2010 Census	1,240	27,279	68,232
Growth 2020 - 2025	13.42%	11.61%	12.03%
Growth 2010 - 2020	41.85%	21.63%	26.97%
2020 Population by Hispanic Origin	70	2,655	6,823
2020 Population	1,759	33,179	86,634
White	1,439 81.81%	24,089 72.60%	62,783 72.47%
Black	210 11.94%	6,109 18.41%	17,089 19.73%
Am. Indian & Alaskan	7 0.40%	222 0.67%	463 0.53%
Asian	73 4.15%	1,624 4.89%	3,523 4.07%
Hawaiian & Pacific Island	1 0.06%	28 0.08%	80 0.09%
Other	29 1.65%	1,107 3.34%	2,696 3.11%
U.S. Armed Forces	4	99	211
Households			
2025 Projection	692	13,827	36,342
2020 Estimate	611	12,404	32,425
2010 Census	432	10,255	25,505
Growth 2020 - 2025	13.26%	11.47%	12.08%
Growth 2010 - 2020	41.44%	20.96%	27.13%
Owner Occupied	526 86.09%	8,168 65.85%	18,510 57.09%
Renter Occupied	84 13.75%	4,236 34.15%	13,915 42.91%
2020 Households by HH Income	609	12,403	32,423
Income: <\$25,000	21 3.45%	1,737 14.00%	5,865 18.09%
Income: \$25,000 - \$50,000	101 16.58%	3,106 25.04%	8,723 26.90%
Income: \$50,000 - \$75,000	152 24.96%	2,544 20.51%	6,684 20.61%
Income: \$75,000 - \$100,000	107 17.57%	1,825 14.71%	4,609 14.22%
Income: \$100,000 - \$125,000	71 11.66%	1,239 9.99%	2,888 8.91%
Income: \$125,000 - \$150,000	60 9.85%	722 5.82%	1,152 3.55%
Income: \$150,000 - \$200,000	58 9.52%	695 5.60%	1,505 4.64%
Income: \$200,000+	39 6.40%	535 4.31%	997 3.07%
2020 Avg Household Income	\$101,177	\$79,505	\$70,608
2020 Med Household Income	\$82,126	\$61,204	\$55,276

Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



90.9

Cost of living index vs. National Average of 100

Source: 3rd Quarter 2018 ACCRA Cost of Living Index

6th

Best Real Estate Market in the Nation

Source: WalletHub 2018

8th

Fastest Growing Midsize City in the United States with 23 new residents per day

Source: WalletHub 2018

#1

Largest suburb in the Nashville MSA

NISSAN

8,500
Employees

INGRAM

1,807
Employees

State Farm

1,650
Employees

amazon.com

1,621
Employees

Saint Thomas Health

1,285
Employees

asurion

1,250
Employees

verizon

1,068
Employees

General Mills
Making Food People Love

1,028
Employees

ADIENT

1,000
Employees

BRIDGESTONE

975
Employees

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 Projection: 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

Laborforce Data
 June 2019

Top Rated Schools

- 5th Best High School in the US (Central Magnet School)
- 95% Graduation Rate
- 15 CTE Career Clusters
 - STEM
 - IT
 - Business
 - Advanced Manufacturing
- 24,813: Enrollment Between MTSU, Motlow State Community College, and TN College of Applied Technology



Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates

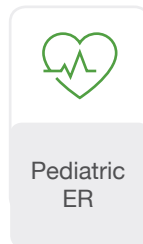
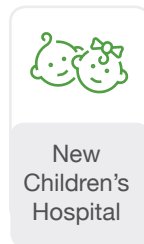
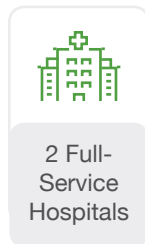


9.1% Lower Cost of Living than US Average

2018 Average Home Sale: \$276,000 (\$131/sq ft)

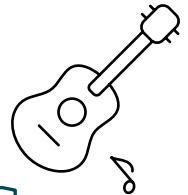


Healthcare Hub



Proximity to Nashville

- 3 Professional Sports Teams
- Live Music at the Ryman Auditorium, Grand Ole Opry, and Bluebird Cafe
- TN State Capitol



Recent Additions



207 New HQ Jobs
 \$10.3 Million Investment



95 New Jobs
 \$21.3 Million Investment



50 New Tech Jobs
 Relocation from Atlanta

Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,391,624	1,044,120	185,555
Unemployment Rate	4.0%	3.2%	3.2%
Available Labor Pool	136,545	32,940	5,936