



Industrial Income Producing Investment

1836 Joe B Jackson Pkwy – Murfreesboro, TN



DETAILS:

- **PRICE: \$6,200,000**
- Daiei America 53,000 SF Plant on 10 Ac & 13.2 Ac Adjacent Track Included
- \$370,000 Annual Income
- Easy Access to I-24, Exit 84
- Direct visibility to I-24
- Zoned Heavy Industrial

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AFFILIATE BROKER

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THE PARKS GROUP
COMMERCIAL REAL ESTATE



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615.896.4045

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JACKSON PKWY

JOE B JACKSON PKWY

JOE B JACKSON PKWY

I-24 @ Exit 80

Waffle House



BLAY ORAL CT

ELAM FARMS PKWY

Key Oil Company

Wegmann Automotive

I-24 084D WB OFF RAMP
I-24 FWY
I-24 FWY

★
SITES

Bailey Trucking

Perfect Equipment

NHK Seating of North America

MasTec Network Solutions

Daiei Plant

Amazon Distribution Center

HOLLIS WESTBROOKS LN

JOE B JACKSON PKWY

Interstate Warehousing

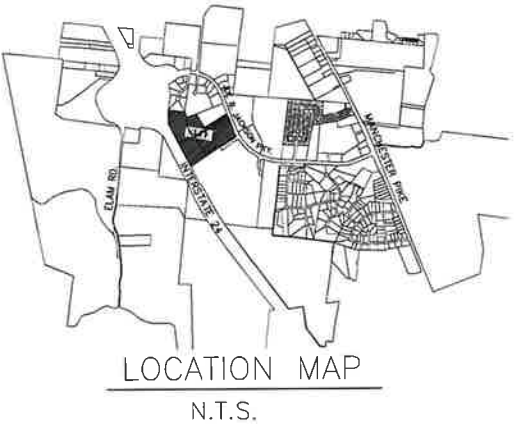
WARM

SUNRAY DR

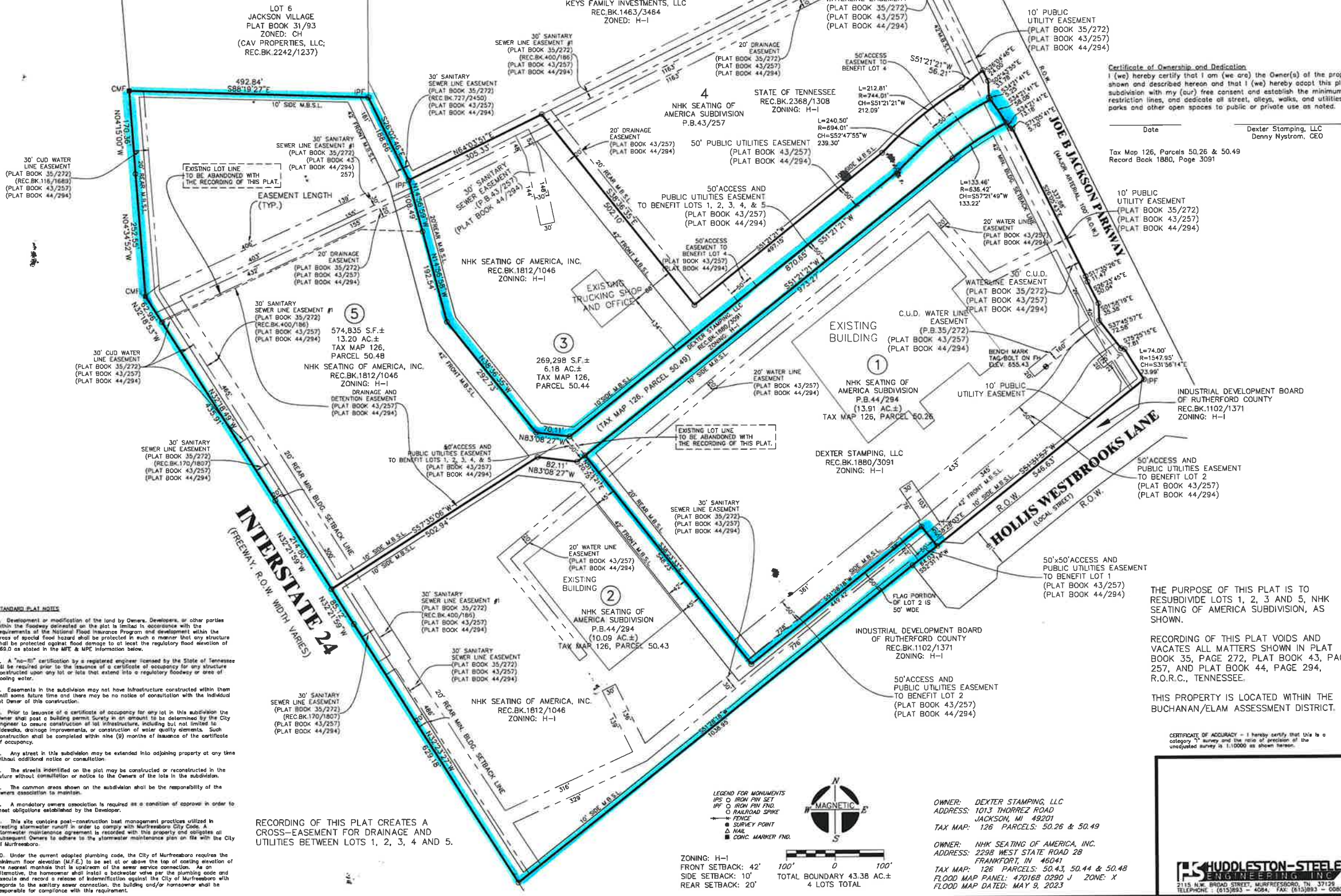
JOE B JACKSON P

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.



LOCATION MAP
N.T.S.



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 _____
Dexter Stamping, LLC
Denny Nyström, CEO

Tax Map 126, Parcels 50.26 & 50.49
Record Book 1880, Page 3091

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Date _____
NHK Seating of America, Inc.
Steve Thomas, Senior Manager

Tax Map 126, Parcels 50.43, 50.44, & 50.48
Record Book 1812, Page 1046

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 Drains
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, or 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 in the Electric Service Jurisdiction of Middle Tennessee Electric Membership Corporation
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date _____
Middle Tennessee Electric Membership Corporation

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 1, 2, 3 AND 5, NHK SEATING OF AMERICA SUBDIVISION, AS SHOWN.

RECORDING OF THIS PLAT VOIDS AND VACATES ALL MATTERS SHOWN IN PLAT BOOK 35, PAGE 272, PLAT BOOK 43, PAGE 257, AND PLAT BOOK 44, PAGE 294, R.O.R.C., TENNESSEE.

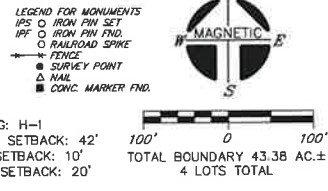
THIS PROPERTY IS LOCATED WITHIN THE BUCHANAN/ELAM ASSESSMENT DISTRICT.

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

STANDARD PLAT NOTES

1. Development or modification of the land by Owners, Developers, or other parties within the roadway designated on the plat is limited to accordance with the requirements of the National Flood Insurance Program and development within the areas 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 "10'-0" 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 roadway or area of flooding 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 all 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 consists of 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 existing 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 regards to the sanitary sewer connection, the building one/or homeowner shall be responsible for compliance with this requirement.

RECORDING OF THIS PLAT CREATES A CROSS-EASEMENT FOR DRAINAGE AND UTILITIES BETWEEN LOTS 1, 2, 3, 4 AND 5.



OWNER: DEXTER STAMPING, LLC
ADDRESS: 1013 THORREZ ROAD
JACKSON, MI 49201
TAX MAP: 126 PARCELS: 50.26 & 50.49

OWNER: NHK SEATING OF AMERICA, INC.
ADDRESS: 2298 WEST STATE ROAD 28
FRANKFORT, IN 46041
TAX MAP: 126 PARCELS: 50.43, 50.44 & 50.48
FLOOD MAP PANEL: 470168 0290 J ZONE: X
FLOOD MAP DATED: MAY 9, 2023

SHUDDLESTON-STEEL ENGINEERING INC.
2115 N.W. BRAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)993-4094, FAX: (615)993-0080

FINAL PLAT
NHK SEATING OF AMERICA SUBDIVISION
3RD RESUBDIVISION OF LOT 1,
2ND RESUBDIVISION OF LOTS 2 & 3,
AND RESUBDIVISION OF LOT 5
12TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: OCTOBER, 2023 SCALE 1"=100' SH. 1 OF 1



Bailey Trucking

NHK Seating of North America

Daiei Plant



I-24 084D WB OFF RAMP

I-24 FWY

I-24 FWY

ON PKWY

JOE B JACKSON PKWY

JOE B JACKSON PKWY

RICHM



App State
Click to restore the map extent and layers visibility where you left off.

300ft

-86 354 35 783 Degrees

Daiei America Inc. Plant Layout 2019



Demographic Summary Report

1836 Joe B Jackson Pky, Murfreesboro, TN 37127

Building Type: **Industrial**
 RBA: **55,056 SF**
 Land Area: **21.6 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -

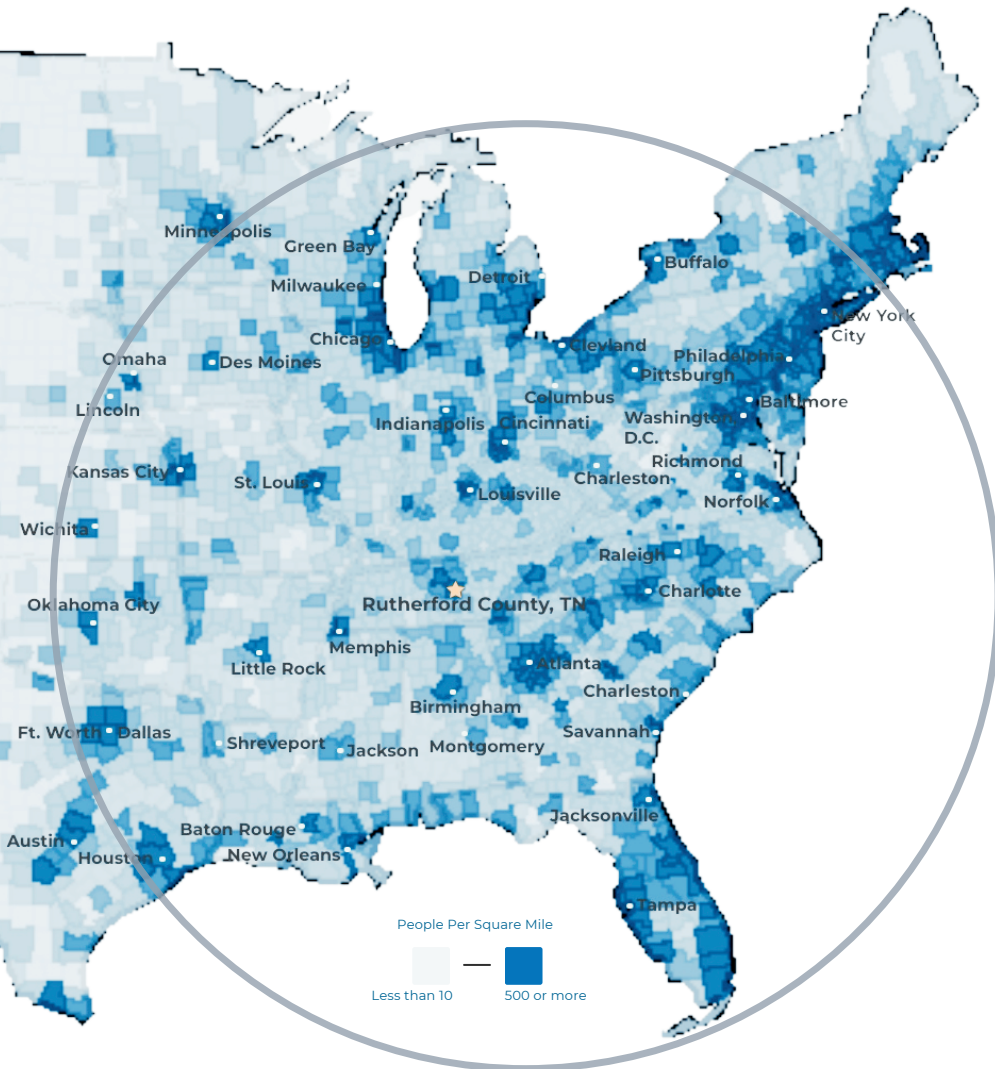


Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	1,960	28,051	76,060
2023 Estimate	1,775	26,294	71,003
2010 Census	934	20,986	54,430
Growth 2023 - 2028	10.42%	6.68%	7.12%
Growth 2010 - 2023	90.04%	25.29%	30.45%
2023 Population by Hispanic Origin	82	1,593	6,208
2023 Population	1,775	26,294	71,003
White	1,423 80.17%	19,234 73.15%	49,952 70.35%
Black	258 14.54%	4,570 17.38%	15,003 21.13%
Am. Indian & Alaskan	8 0.45%	159 0.60%	394 0.55%
Asian	61 3.44%	1,392 5.29%	3,171 4.47%
Hawaiian & Pacific Island	0 0.00%	19 0.07%	79 0.11%
Other	25 1.41%	919 3.50%	2,405 3.39%
U.S. Armed Forces	24	221	356
Households			
2028 Projection	679	10,419	28,036
2023 Estimate	616	9,785	26,215
2010 Census	328	7,871	20,216
Growth 2023 - 2028	10.23%	6.48%	6.95%
Growth 2010 - 2023	87.80%	24.32%	29.67%
Owner Occupied	522 84.74%	7,024 71.78%	16,159 61.64%
Renter Occupied	93 15.10%	2,761 28.22%	10,056 38.36%
2023 Households by HH Income	614	9,784	26,216
Income: <\$25,000	10 1.63%	1,162 11.88%	4,134 15.77%
Income: \$25,000 - \$50,000	85 13.84%	2,003 20.47%	6,447 24.59%
Income: \$50,000 - \$75,000	181 29.48%	2,175 22.23%	5,233 19.96%
Income: \$75,000 - \$100,000	93 15.15%	1,128 11.53%	2,952 11.26%
Income: \$100,000 - \$125,000	90 14.66%	1,071 10.95%	2,575 9.82%
Income: \$125,000 - \$150,000	51 8.31%	886 9.06%	1,910 7.29%
Income: \$150,000 - \$200,000	102 16.61%	883 9.02%	1,929 7.36%
Income: \$200,000+	2 0.33%	476 4.87%	1,036 3.95%
2023 Avg Household Income	\$95,441	\$89,372	\$80,172
2023 Med Household Income	\$83,333	\$69,977	\$61,978



RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #3** Boomtown in America
- SmartAsset 2022
- #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

357,835

Median Home Price

\$402,162

3 Colleges

25,000 students

Median Age

33

Median HH Income

\$71,549

College Degrees

42% hold Associate or above

LABORFORCE DATA

Labor Force

Unemployment Rate

Labor Force Participation Rate

County

Tennessee

United States

195,178

3,337,977

164,462,618

2.6%

3.2%

3.7%

71.5%

58.8%

61.9%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of January 2023

RECENT ANNOUNCEMENTS

McNeilus

Oshkosh Corporation subsidiary McNeilus creating 230 jobs to manufacture commercial vehicles within Murfreesboro in 845K sf building.

Woods

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