



COMMERCIAL OUTPARCELS FOR SALE

Close to StoneCrest Medical Center – Smyrna, TN



DETAILS:

- Lot 1 - 0.89 Acres: \$535,000
- Lot 4 - 1.21 Acres: \$695,000
- 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
\$695,000

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



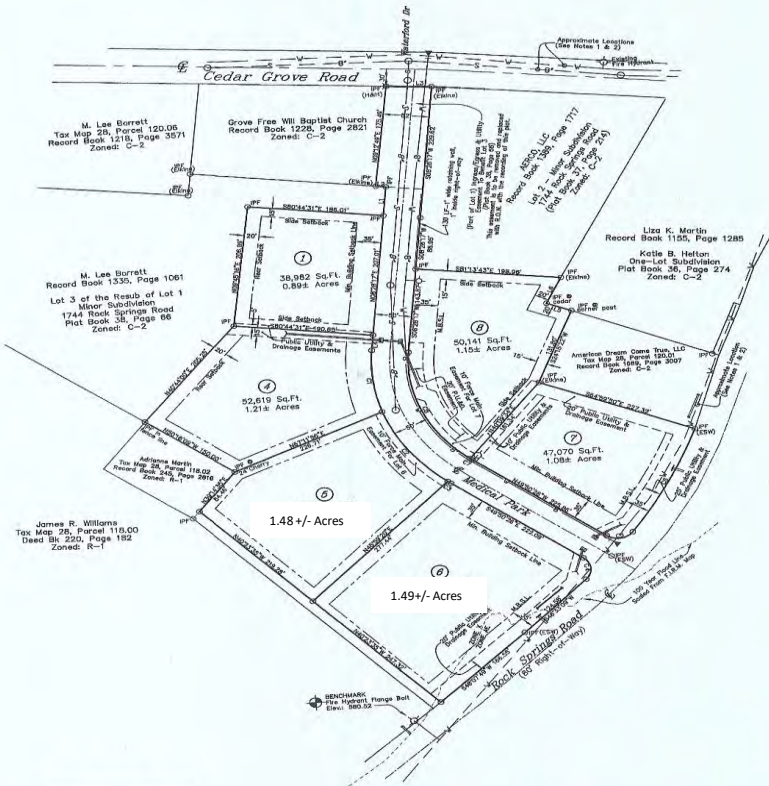
I-24 @ Exit 66



SITES



Google Earth



M. Lee Burrell
Tax Map 28, Parcel 120.06
Record Book 1420, Page 3071
Zoned: C-2

M. Lee Burrell
Record Book 1335, Page 1061
Lot 5 of the Resub of Lot 1
Minor Subdivision
1744 Rock Springs Road
Plat Book 38, Page 66
Zoned: C-2

James R. Williams
Tax Map 28, Parcel 119.00
Deed Bk 220, Page 192
Zoned: R-1

Liza K. Martin
Record Book 1155, Page 1285

Katie B. Harlan
One-Lot Subdivision
Plat Book 36, Page 274
Zoned: C-2

- ### 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 Register 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 drainageways, 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 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 rim elevation of the next upstream manhole, a backwater valve complying with Section 719 of the 2012 International Plumbing Code will be required.
 - Any streets 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 this 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 combine Lot 1 of the Resubdivision of Lot 1 Minor Subdivision 1744 Rock Springs Road as recorded in Plat Book 38, Page 66, R.D.C. with 2 adjoining properties and then divide into 6 commercial lots.
 - The recording of this plat, notes, and easements 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.D.C.

CERTIFICATE OF ACCURACY

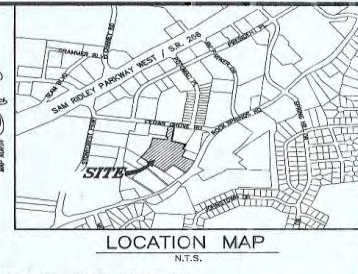
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Smyrna Tennessee, Municipal Planning Commission and that the monuments have been or will be placed, as shown hereon to the specifications of the city engineer or his authorized representative.

9/7/2018 Date *Philip J. St. John*
Philip J. St. John, R.L.S., Exam. No. 2507

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 Register.

12-10-18 Date *J. G. C. Huddleston*
J. G. C. Huddleston, 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) 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.

12-10-2018 Date
Thomas H. Davis
Thomas H. Davis
Martha O'connor
Martha O'connor
Robert L. O'connor
Robert L. O'connor

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, 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.

12-10-2018 Date
Thomas H. Davis
Thomas H. Davis

CERTIFICATE OF 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 *Philip J. St. John*
Philip J. St. John, 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.

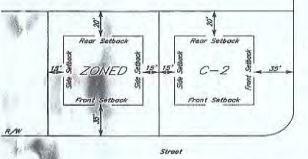
Water System & Sewer
12-10-18 Date *W. H. Thompson*
W. H. Thompson, DIRECTOR OF UTILITIES

Register of Deeds, Rutherford County, Tennessee
Book #: 26127
Page #: 21688
Date: 08/01/2018
Time: 12:28:28 PM
Total: 27.00
Plat Number: 27-280-128

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

2nd Resubdivision of Lot 1
1744 ROCK SPRINGS ROAD
Smyrna, Rutherford County, Tennessee
3rd Civil District of Rutherford County, Tennessee
Date: August, 2018 Scale: 1"=100' Sheet 1 of 1

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



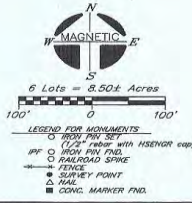
LINE	BEARING	LENGTH
L-1	S08°21'17"W	52.69
L-2	N80°44'31"W	13.95
L-3	S83°37'28"E	31.77
L-4	S08°28'17"W	26.50
L-5	S89°12'08"E	26.10
L-6	S26°16'46"W	48.70

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	BEARING
C1	23°38'32"	261.00	107.56	108.79	S03°19'59"E
C2	33°28'34"	261.00	152.77	150.12	S31°11'02"E
C3	118°06'	261.00	3.82	3.62	S48°12'00"E
C4	98°24'30"	25.00	42.09	37.57	N01°38'30"W
C5	82°32'48"	25.00	49.83	38.74	N83°32'48"E
C6	180°13'	756.37	198.38	197.81	N28°44'56"E
C7	110°32'	211.00	4.33	4.33	S49°18'10"E
C8	67°08'12"	211.00	210.41	201.80	S02°02'40"E

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

2615 (2-10-18) JY
The County Register of Deeds, Rutherford County, Tennessee

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



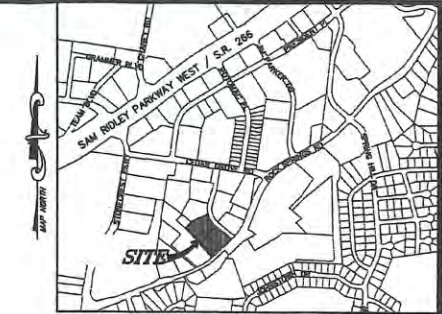
OWNER: Thomas H. Davis
ADDRESS: 3634 Betty Ford Road
Murfreesboro, TN 37130
Tax Map 28, Parcel 119.00
Record Book 1170, Page 3270

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 47018B, Panel No. 0108A, SURVEYED, 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 BY THE USER CONTROLLED GPS) IS 10.000 4.0 SHOW HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE SURVEYING STANDARDS OF PRACTICE FOR LAND SURVEYORS.





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 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.

11-10-2021 Date Thomas H. Davis
Record Book 1735, Page 3594
Record Book 1420, Page 1533
Martha Queen
Robert L. Ussener

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 herein to the specifications of the city engineer or his authorized representative.

10/15/2021 Date Philip G. Chapman, R.L.S., TEP. No. 2007

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plot 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.

11/15/2021 Date SECRETARY, PLANNING COMMISSION

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 survey bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

11-12-2021 Date Charles T. Kiese, DIRECTOR OF ENGINEERING

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the utility systems installed or indicated on the final subdivision plot entitled Resubdivision of Lots 5 & 6 of the 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
11-12-2021 Date
Director of Utilities

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: 1:39 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

PLAT 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 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.
- 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. 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.
- 4. Parcels may be subject to additional assessments, and/or restrictions, by record or prescription, that a complete title search may reveal.
- 5. Public utility and drainage assessments where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone and 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.
- 6. Any signs will require a separate permit from the Town of Smyrna.
- 7. Utilities shown are as planned and not necessarily installed.
- 8. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
- 9. All street and stop signs must meet Town of Smyrna requirements.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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 TABLE with columns CURVE, DELTA, RADIUS, ARC, CHORD, BEARING

LINE TABLE with columns LINE, BEARING, LENGTH

GLOBAL POSITION SYSTEM SURVEY NOTES

- 1. The survey portion was performed using the following global positioning system (GPS) survey equipment: SOUWA D302 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods, TDOF CORE.
- 2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- 3. The dates that fieldwork was performed for this survey were: October, 2021
- 4. The datum(s) for the TDOF CORE Station that was used: HORIZ: NAD83(2011) EPOCH 2010 VERT: NAVD 1988
- 5. Fixed Control Station designation with positional data: TDOF CORE STATION TN38 STATE PLANE (TN 4100-US SURVEY FT.) - NORTHING: 559,154.88 EASTING: 1,837,086.15 ELEVATION: 556.34 FT.
- 6. Control model used - CE0003
- 7. Combined grid factors for TDOF CORE Station TN38: 0.99992550 (STATE PLANE)-TN 4100-US SURVEY FT.)

Weather Station, Register section with columns Station, Instrument, Date, etc.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY IN REAL-TIME POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.



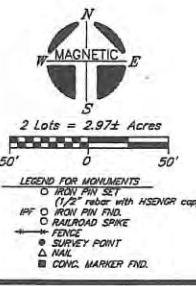
PHILLIP G. CHAPMAN ENGINEERING, INC. 2115 N.W. BROAD STREET, WURFREESBORO, TN 37129 SURVEYING: 863 - 4084, FAX: 863 - 0680

OWNER: J & K Properties, a Tennessee General Partnership ADDRESS: 2213 Lyons Bend Road Knoxville, TN 37919 Tax Map 28, Parcels 118.00 & 119.01 Record Book 1735, Page 3594 Record Book 1420, Page 1533

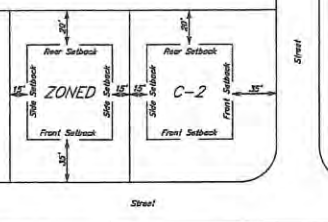
A PORTION OF THIS PROPERTY IS INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" BY THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP #70169, Panel No. 01009, ZONES: AE & X, DATED JANUARY 5, 2007.

LEGEND

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



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



TYPICAL BUILDING SETBACK DETAIL N.T.S.

Small vertical text at the bottom left corner of the page.



RUTHERFORD COUNTY, TN

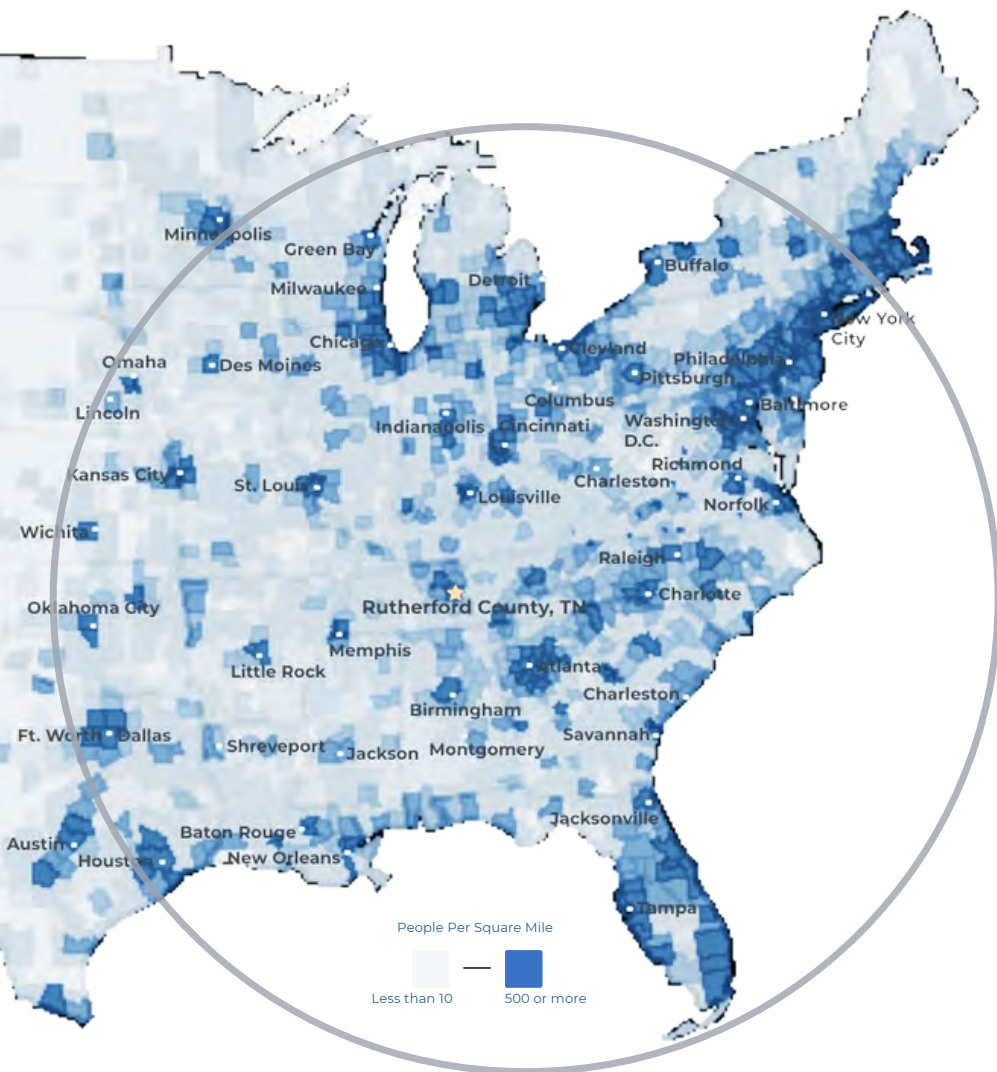
COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

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	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

2023 RUTHERFORD COUNTY QUICK FACTS

Population

357,835

Median Home Price

\$402,875

3 Colleges

25,000 students

Median Age

33

Median HH Income

\$71,549

College Degrees

42% hold Associate or above

LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,377	3,359,776	166,818,000
Unemployment Rate	2.8%	3.3%	3.7%
Labor Force Participation Rate	69.1%	59.2%	62.4%

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

RECENT ANNOUNCEMENTS

McNeilus

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

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

