



## COMMERCIAL OUTPARCELS FOR SALE

Close to StoneCrest Medical Center – Smyrna, TN




### DETAILS:

- Lot 1 - 0.89 Acres: \$535,000
- Lot 4 - 1.21 Acres: \$745,000
- 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

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





Sam Ridley Pkwy 266

Stonecrest Pkwy

Rock Springs Road

Lot 1  
\$535,000

Lot 4  
\$745,000

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

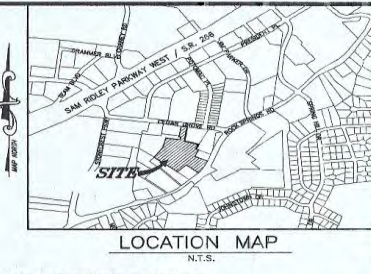


SITES



© 2018 Google

Google Earth



**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.  
 J & K PROPERTIES

**12-10-2018**  
 Date  
 Thomas H. Davis  
 Record Book 592, Page 3074  
 Record Book 1420, Page 1533  
 Martha A. O'connor  
 Martha A. 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.  
 Thomas H. Davis

**12-10-2018**  
 Date  
 Thomas H. Davis  
 Record Book 1170, Page 3270

**CERTIFICATE OF APPROVAL OR BONDING OF ROADS**  
 I hereby certify that all of designated roads on this final plot have been installed in an acceptable manner and according to the specifications of the Smyrna Municipal Subdivision Regulations, and that the monuments have been or will be placed, as shown hereon to the specifications of the city engineer or his authorized representative.  
 12-10-18 Date  
 Philip J. O'Connell, R.L.S. No. 2507  
 DIRECTOR OF PUBLIC WORKS

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**  
 I hereby certify that the utility systems outlined or indicated on the final subdivision plot 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  
 Matthew G. O'Connell  
 DIRECTOR OF UTILITIES

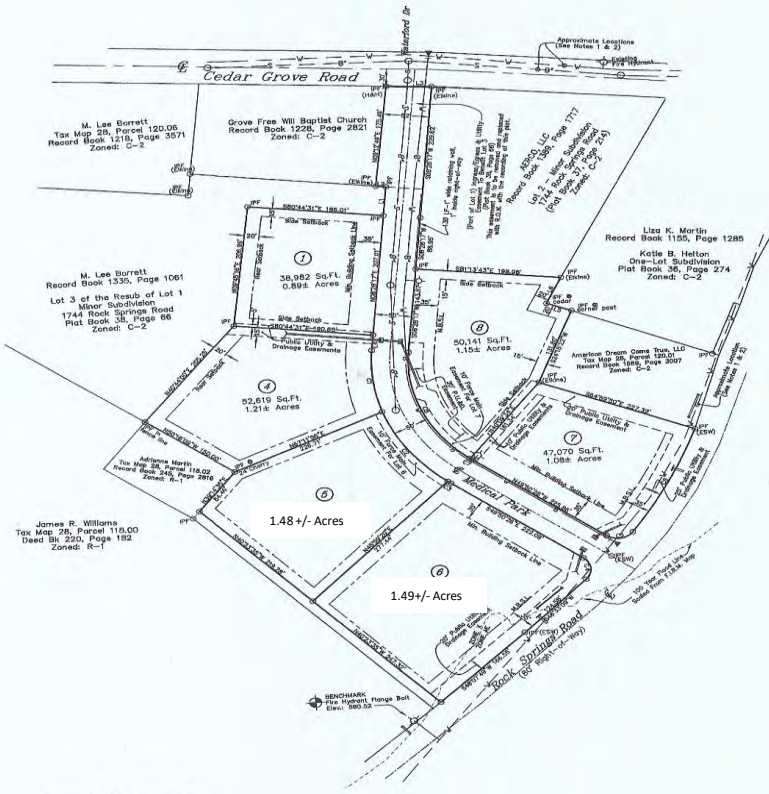
Matthew G. O'Connell, Registrar  
 No. 6: 611277-0004 County Tennessee  
 Reg. # 01 Instrument # 218188  
 Date: 08-08-2018  
 Amount: 0.00  
 12/10/2018 at 12:28 PM  
 Total: 27.00 Plat Chapter 22 Page 280-282

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

- 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 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.O.R.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.O.R.C.



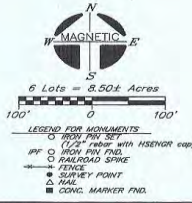
**CERTIFICATE OF ACCURACY**

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. O'Connell, R.L.S. No. 2507

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plot 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  
 Matthew G. O'Connell  
 SECRETARY, PLANNING COMMISSION

I hereby certify that this plat has been reviewed and payment received for the Rutherford County Deed/Plat Tax.  
 2615 (12-10-18) JY  
 The County Registrar of Deeds, Rutherford County, Tennessee



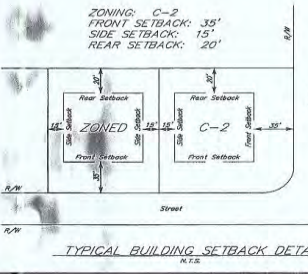
- LEGEND**
- Existing Fire Hydrant
  - Water Valve
  - Water Line
  - Gas Line
  - Sanitary Sewer Main
  - Sanitary Sewer Line
  - Sanitary Sewer Manhole
  - 1/2" Filler with NSEI/OR cap
  - IRF (Iron Pin Flag)
  - RAILROAD SPIKE
  - CHISEL
  - SURVEY POINT
  - NAIL
  - CONG. MARKER PND.

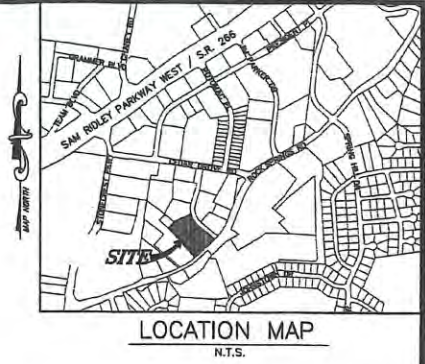
**LINE TABLE**

| 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 TABLE**

| CURVE | DELTA     | RADIUS | ARC     | 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 | 1,362.1 | 5.62   | S49°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    | 41°02'    | 211.00 | 4.33    | 4.33   | S49°18'10"E |
| C8    | 67°08'12" | 211.00 | 210.41  | 201.80 | S02°32'40"E |





- 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 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 aerial 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 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 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.

**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.

J & K PROPERTIES

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

**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.

10/15/2021  
Date  
*Phillip G. Chapman*  
Phillip G. Chapman, R.L.S., TEP. 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 Register.

11/15/2021  
Date  
*Charles J. King*  
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 J. King*  
DIRECTOR OF ENGINEERING

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

I hereby certify that the utility systems outlined or indicated on the final subdivision plat 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  
*John Starnes*  
DIRECTOR OF UTILITIES

| CURVE TABLE |           |        |        |        |             |
|-------------|-----------|--------|--------|--------|-------------|
| CURVE       | DELTA     | RADIUS | ARC    | CHORD  | BEARING     |
| C1          | 33°25'34" | 281.00 | 192.27 | 150.12 | S31°48'41"E |
| C2          | 1°16'38"  | 281.00 | 5.82   | 5.82   | S49°08'47"E |
| C3          | 98°23'35" | 25.00  | 42.06  | 37.27  | N01°36'19"W |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S49°08'08"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 D202 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods, TDOT CORS station TN28 for horizontal and 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 TN28  
STATE PLANE (IN 4100-US SURVEY FT.) - NORTHING: 869,154.88 EASTING: 1,837,086.16 ELEVATION: 556.34 FT.
  - Geoid model used - GEOID03
  - Combined grid factors for TDOT CORS Station TN28:  
0.99992850 (STATE PLANE-IN 4100-US SURVEY FT.)

Weather Station, Register  
Smyrna, Rutherford County Tennessee  
Map #: 117424  
Date: 10-15-2021  
Scale: 1" = 400'  
Class: 0.00  
Elevation: 11/15/2021 at 3:59 PM  
Total: 27.00  
Plat Exhibit # Page 237-237

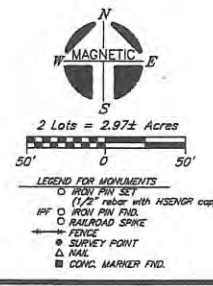
I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY IN REAL-TIME POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR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



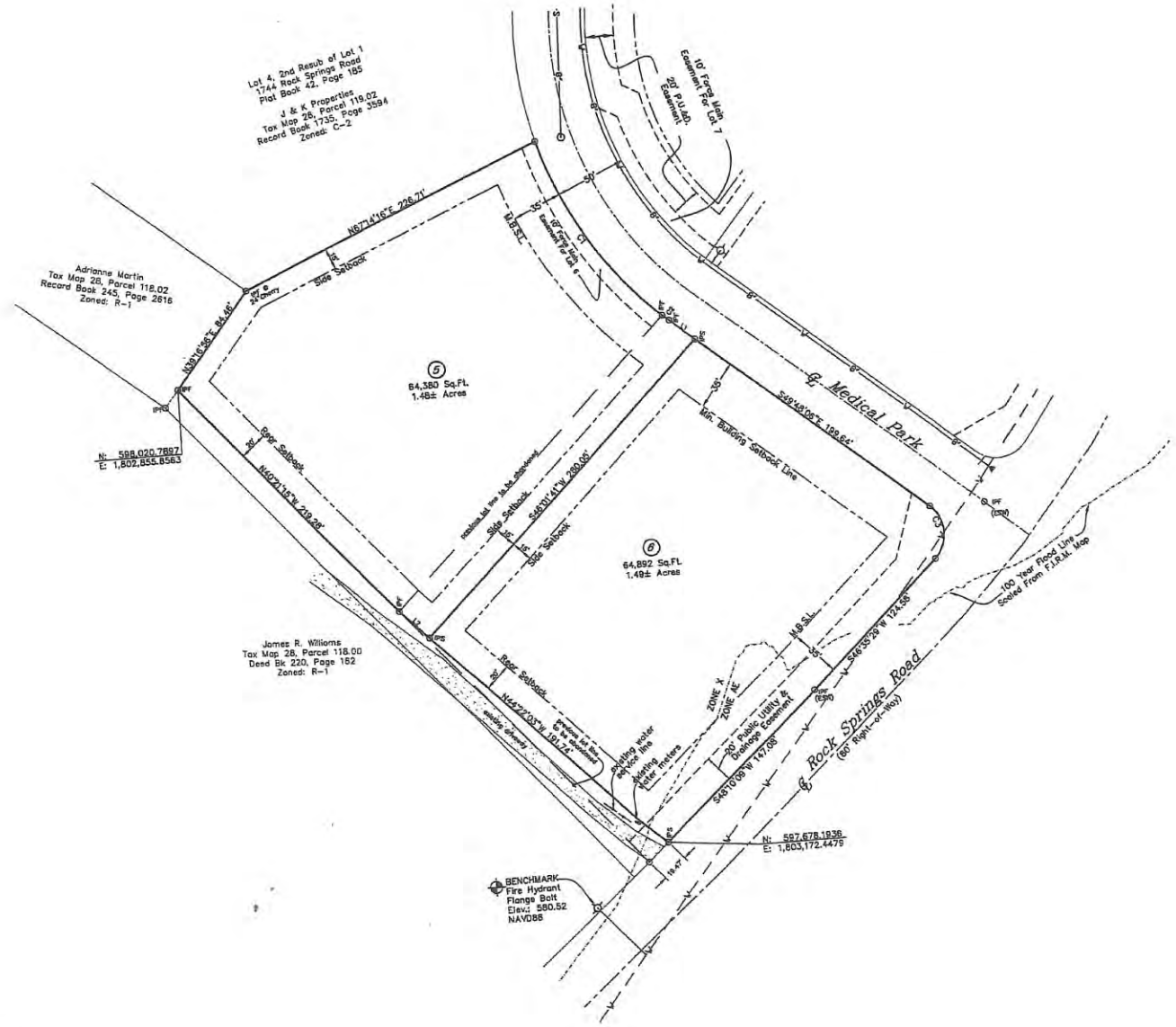
OWNER: J & K Properties,  
a Tennessee General Partnership  
ADDRESS: 2213 Lyons Bend Road  
Knoxville, TN 37919

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" ON 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 Main
  - Sanitary Sewer Manhole



Lot 4, 2nd Revub of Lot 1  
1744 Rock Springs Road  
Plat Book 42, Page 185  
J & K Properties  
Tax Map 28, Parcel 119.02  
Record Book 1735, Page 3594  
Zoned: C-2

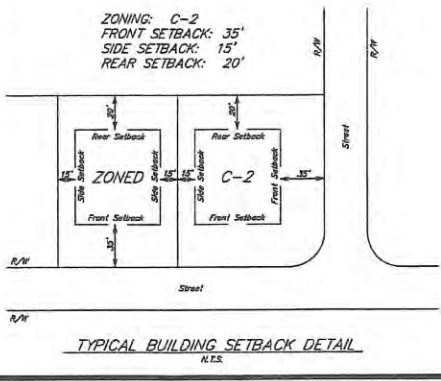
Adrienne Martin  
Tax Map 28, Parcel 118.02  
Record Book 245, Page 2618  
Zoned: R-1

N: 598,020,789.7  
E: 1,807,855,858.3

James R. Williams  
Tax Map 28, Parcel 118.00  
Deed Bk 220, Page 162  
Zoned: R-1

N: 597,678,183.6  
E: 1,803,172,447.6

BENCHMARK  
Bee Hydrant  
Flange Bolt  
Elev: 580.52  
NAVD83



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

DATE OF RECORDING: November 15<sup>th</sup> 2021  
TIME OF RECORDING: 3:59 AM  
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



RUTHERFORD COUNTY, TN

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# COMMUNITY SNAPSHOT

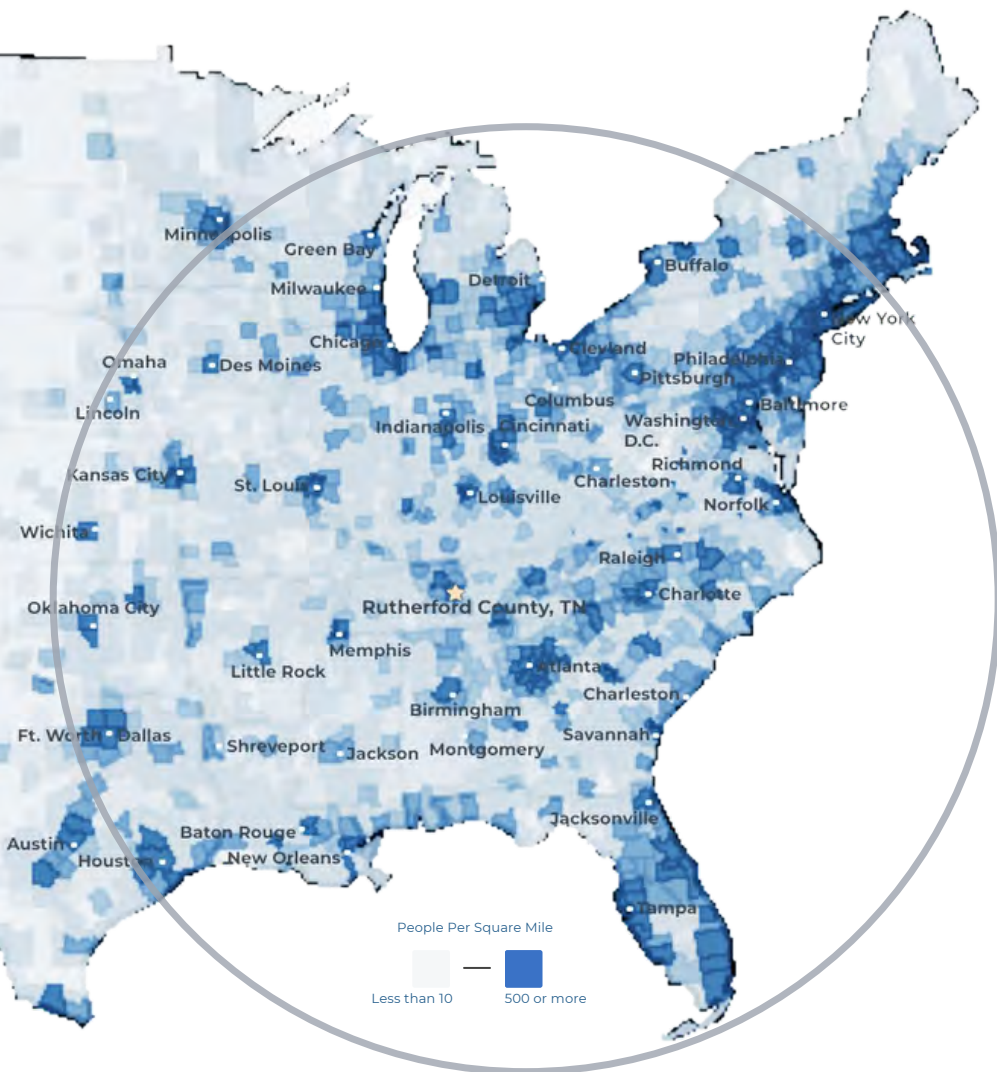
*Rutherford County, TN*

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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
- 4<sup>th</sup>** best small city to buy  
a home in the U.S.  
- WalletHub 2021
- 8<sup>th</sup>** 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



