



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

john@parktrust.com

TN LIC# 221569



ParkTrust
COMMERCIAL

1225 Grrison Drive, Suite 202
Murfreesboro, TN 37129

615.234.5020

www.parktrust.com



Sam Ridley Pkwy
266

Cedar Grove Heath Rd

President Rd



Stonecrest Pkwy

StoneCrest Boulevard

Stonecrest Pkwy

Rock Springs Road

Rock Springs Rd

Johnstown Dr

© 2018 Google

Google Earth

Imagery Date: 4/19/2018 35°58'30.22" N 86°33'34.96" W elev 586 ft eye alt 3395 ft



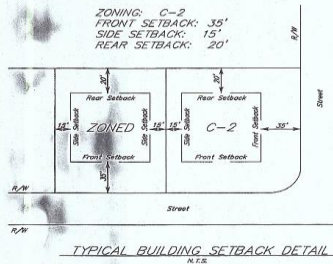


I-24 @ Exit 66



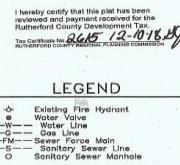
SITES

Google Earth



LINE	BEARING	LENGTH
L-1	S08°28'17"W	53.89
L-2	N80°44'31"W	13.95
L-3	S84°33'28"E	31.77
L-4	S08°28'17"W	26.50
L-5	S85°15'08"E	48.10
L-6	S28°16'46"W	48.70

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C-1	23°38'32"	261.00	107.55	108.79	S03°18'59"E
C-2	33°26'34"	261.00	152.27	150.12	S31°51'02"E
C-3	118°06'	261.00	1.82	5.62	S48°12'00"E
C-4	98°24'32"	25.00	42.09	37.27	N01°38'39"W
C-5	92°32'48"	25.00	40.81	36.74	N83°32'48"E
C-6	18°01'39"	756.37	198.38	197.81	N28°44'56"E
C-7	110°42'	211.00	4.33	4.33	S49°18'10"E
C-8	67°38'14"	211.00	210.41	201.80	S20°32'46"E



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 #20188, Panel No. 0106A, DATED JANUARY 5, 2007.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "A" SURVEY AND THE PRECISION OF THE GPS MEASUREMENTS OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY) WITHIN THE AREA COVERED BY THIS SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE ANNUAL STANDARDS OF PRACTICE FOR LAND SURVEYORS.

9/7/2018

PHILIP ST. CLAIR
 SURVEYOR

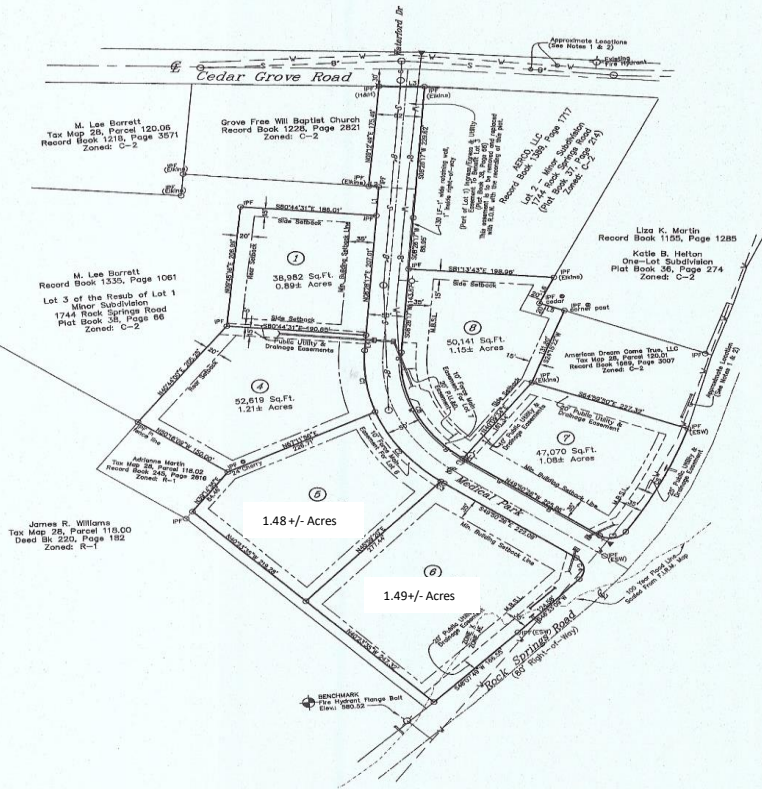
SHUDDLESTON-STEEL ENGINEERING, INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 SURVEYING 663-4034, FAX: 663-4036

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

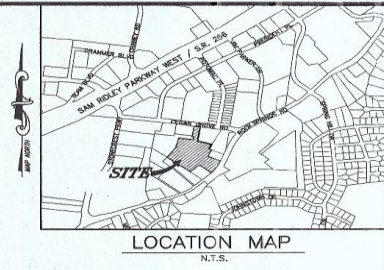
2nd Resubdivision of Lot 1
1744 ROCK SPRINGS ROAD
 Smyrna, Rutherford County, Tennessee

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 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 1-800-331-1171.
 - 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 easements, 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 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 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 voids, vacates and supersedes 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 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
 Thomas H. Davis
 Record Book 592, Page 3074
 Record Book 1420, Page 1533

Martha Ousemer
 Martha Ousemer
 Robert L. Ousemer
 Robert L. Ousemer

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

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
 Philip St. Clair
 SURVEYOR

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
 SECRETARY, PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

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.

12-10-18
 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
 DIRECTOR OF UTILITIES

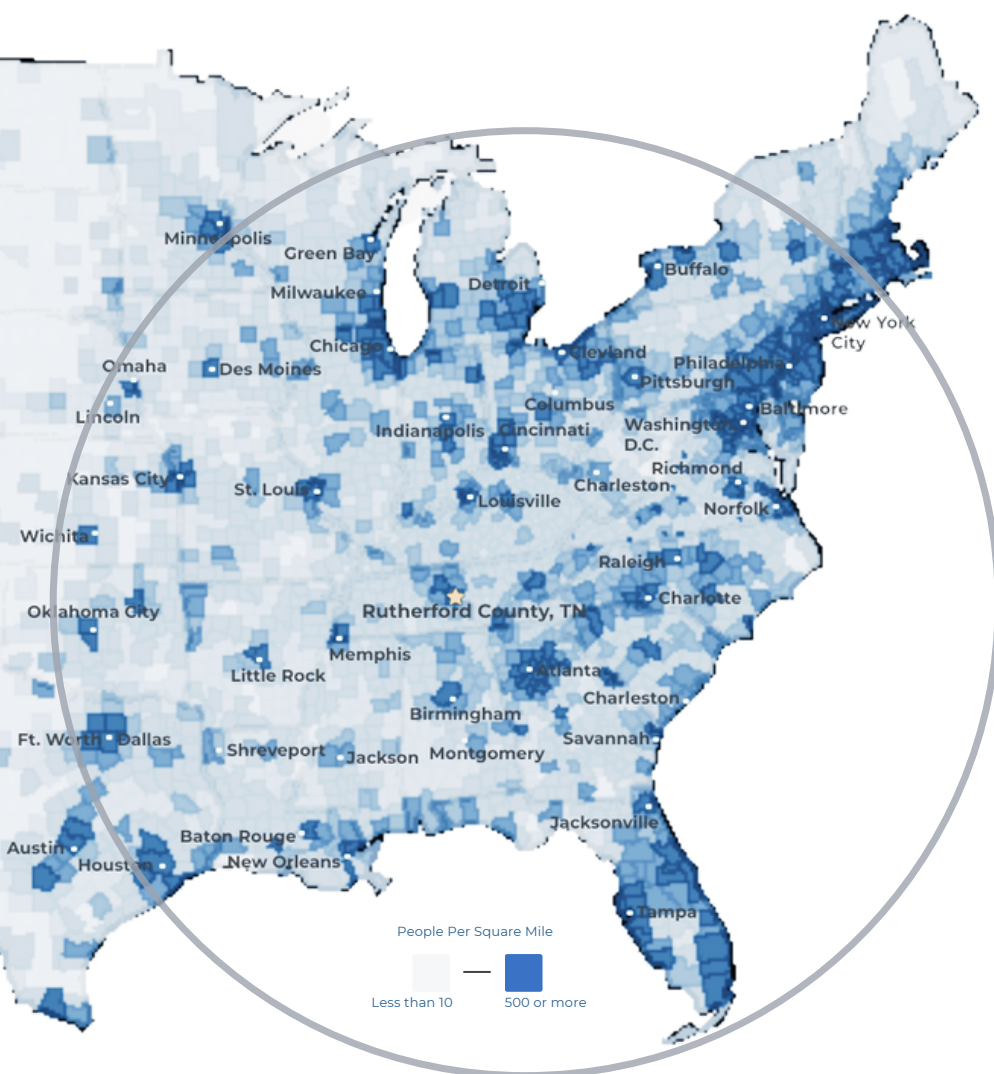
COMMUNITY SNAPSHOT

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

Labor Force

Unemployment Rate

Labor Force Participation Rate

County

Tennessee

United States

199,377

3,359,776

166,818,000

2.8%

3.3%

3.7%

69.1%

59.2%

62.4%

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

RECENT ANNOUNCEMENTS



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



North American HQ & Manufacturing Facility UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.



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

