



FOR SALE

Potomac Place & Genie Ln - Smyrna

ParkTrust
COMMERCIAL

John Harney
615.542.0715 Cell
615.234.5020 Office
john@parktrust.com
TNLIC# 221569

- Price: \$1,195,000
- 1.27 Ac Site
- Great Commercial Retail Office Site
- Zoned C-2
- Grade Ready
- All Utilities
- Traffic Count: 54,892+/-

1225 GARRISON DRIVE, SUITE 202 MURFREESBORO, TN 37129



STONERIDGE FARMS
BY IRT LIVING

COURTYARD
BY MARRIOTT

- Legend**
- Courtyard Nashville Smyrna
 - Feature 1
 - Genie Ln & Potomac Pl
 - Mattress Gallery Direct | Smyrna, TN
 - Panera Bread
 - Sonic Drive-In

Genie Lane
★ 1.27 Ac

SONIC

TOMMY'S
EXPRESS
CAR WASH

Panera
BREAD

Freddy's
STEAKBURGERS

7
ELEVEN

CareNow Urgent Care - Smyrna

CHASE

Mattress Gallery Direct | Smyrna, TN

Sam Ridley Pkwy

266

Potomac Place

Potomac Pl

Tire Discounters

TACO
BELL

DUNKIN'
DONUTS

TRUIST

Truist



Legend

- Courtyard Nashville Smyrna
- Feature 1
- Genie Ln & Potomac Pl
- Mattress Gallery Direct | Smyrna, TN
- Panera Bread
- Sonic Drive-In

I-24 @ Exit 66

SITE

Sam Ridley Pkwy

TriStar StoneCrest
MEDICAL CENTER

Publix
Publix Super Market

THE HOME DEPOT

Kroger

TJ Maxx
Academy Sports + Outdoors

LOWE'S

TARGET

Cheddar's
SCRATCH KITCHEN

Ross Dress for Less

Malco Smyrna Cinema

Hickory Falls Restaurant

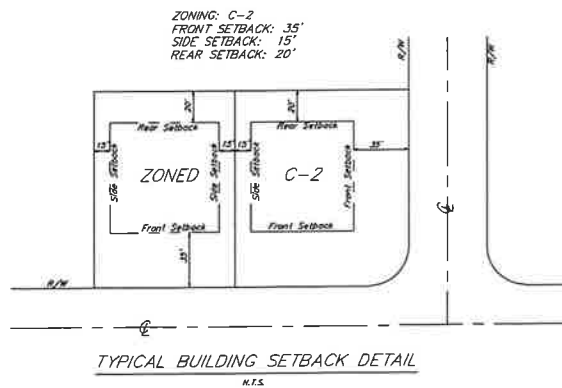
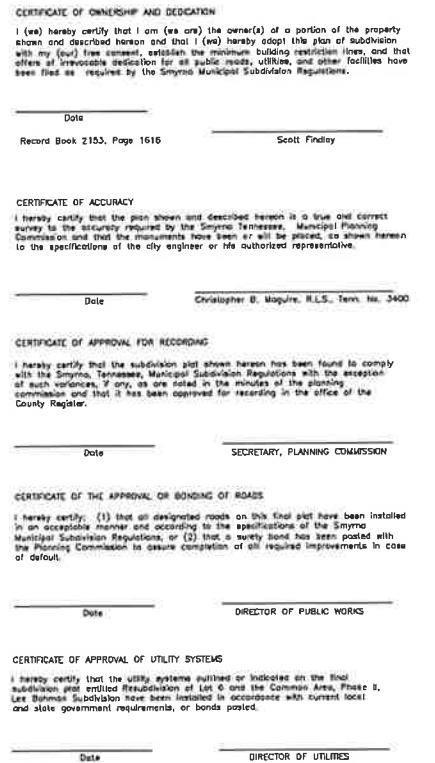
Chick-fil-A

Cumberland Pediatric Dentistry &

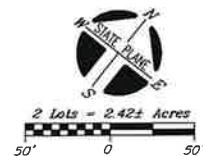


LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°32'17"W	30.00
L2	S54°35'33"W	30.01
L3	N31°18'38"E	25.90
L4	N31°18'06"E	26.65
L5	S38°39'49"E	22.46
L6	N54°30'05"E	20.07
L7	S32°10'15"E	15.25
L8	S38°39'49"E	75.40
L9	S52°10'15"E	32.71

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 weeks in advance, of the 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 reached by calling 800-4-A-ROOTS.
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 utilities at the site and/or any other sites may or may not 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.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. Public utility and drainage easements where shown herein are intended to indicate the location and extent of the easements and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal lines, electric lines, gas lines, and drainage lines.
6. Easements in this 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.
7. Any utility in this subdivision may be located on a side-pot property at any time without additional notice or consultation. 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.
8. Any signs will require a separate permit from the Town of Smyrna.
9. Utilities shown are as planned and not necessarily installed.
10. A Subsequent Agency shall be required to obtain a construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
11. All lot and stop signs must meet Town of Smyrna requirements.
12. The location of the Texas Eastern Transmission Corporation (a.k.a. Enbridge, Inc.) easement is based on interpolation of above ground markings provided by Enbridge Personnel.
13. The Town of Smyrna will require a permit for any construction disturbance activities greater than one acre. The town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
14. There shall be no construction activities on the Gas Line Easement without the prior written approval of Enbridge.



P Power Pole
 FH Existing Fire Hydrant
 PV Proposed Gate Valve & Box
 WL Existing Water Line
 SL Existing Sanitary Sewer Line
 MH Existing Manhole



LEGEND FOR MONUMENTS

- IRON PIN SET
(1/2" rebar w/ HSENGR cap)
- IPF ○ IRON PIN FEND
- RAILROAD SPIKE
- FENCE
- SURVEY POINT
- △ NAIL
- CONC. MARKER FND.
- CONTROLLED ACCESS FENCE

OWNER: Scott Findlay
ADDRESS: 6885 Williams Road
Christiana TN 37037
Tax Map 28, Parcels 67.16
Record Book 2153, Page 1616
Plat Book 45, Page 216

**TRANSMITTAL COPY
FOR REVIEW
PURPOSES ONLY**

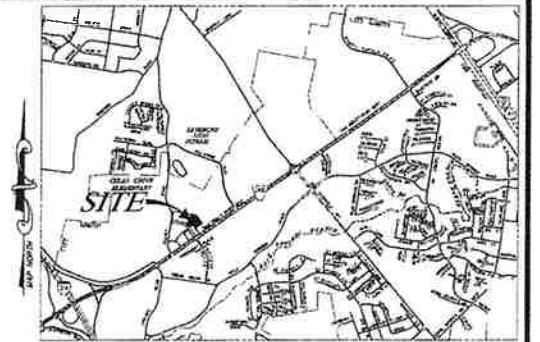
HS HUDDLESTON-STEELE
ENGINEERING INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING: 893 - 4084 FAX: 893 - 0080

Previously Recorded in Plat Book 45, Page 216
DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BOOK: _____, PAGE: _____.

Resubdivision of Lot 6, Phase II
LEE BOHMAN
Subdivision

Date: November, 2023	Scale: 1"=50'	Sheet 1 of 1
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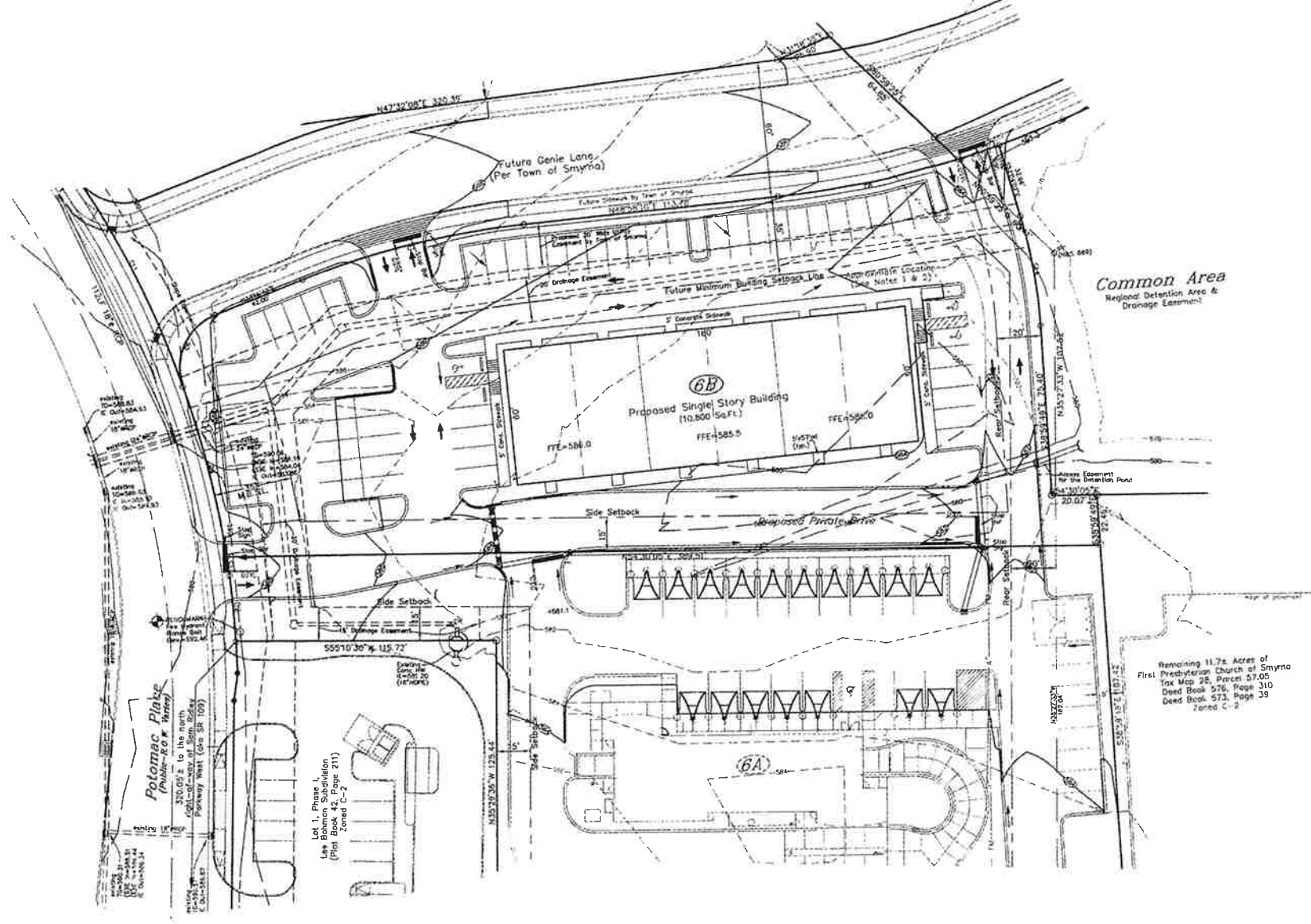
- LEGEND**
- Power Pole
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Reducer
 - Proposed Gate Valve & Box
 - Concrete Street Box
 - Existing Water Line
 - Proposed Water Line
 - Existing Sanitary Sewer Line
 - Proposed Sanitary Sewer Line
 - Existing Manhole
 - Proposed Manhole
 - Sewer Line Check Dam
 - Existing Contour
 - Proposed Contour
 - Existing Spot Elevations
 - Proposed Spot Elevations
 - MEF - Minimum Building Foot Elevation
 - SSWL - Single Solid White Line
 - SSYL - Single Solid Yellow Line



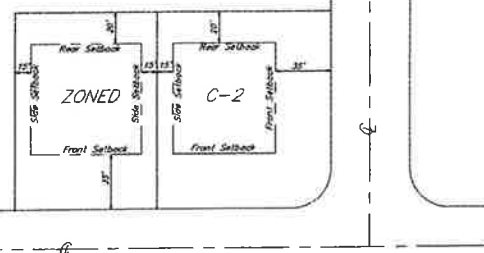
LOCATION MAP

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 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 drainage ways; including, but not limited to, sanitary sewers, stormwater, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not show 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 street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. 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.
- Any signs will require a separate permit from the Town of Smyrna (T.O.S.).
- Utilities shown are as planned and not necessarily installed.
- Per the Town of Smyrna, a Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
- Per the Town of Smyrna, all street and stop signs must meet Town of Smyrna requirements.
- Boundary information taken from Final Plat - Phase II, Lee Bohman Subdivision as recorded in Plat Book 43, Page 203, R.O.C.
- Per the Town of Smyrna, an NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NDC (Notice of Coverage) prior to issuance of any grading or building permits. A grading permit fee of \$1,000 will be required to be submitted prior to issuance of a grading permit.
- 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.
- Per the Town of Smyrna (T.O.S.), a storm water fee will be required.
- Per the Town of Smyrna, the force main and grinder pump are private and not the responsibility of the Town of Smyrna.



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



TYPICAL BUILDING SETBACK DETAIL

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	27°06'11"	429.00	202.93	201.05	N58°44'59"W
C2	37°01'54"	498.43	29.27	29.27	N44°42'48"W
C3	107°14'43"	411.74	73.62	73.62	N75°05'05"W
C4	77°47'15"	49.50	67.20	82.16	S41°12'49"E
C5	90°56'30"	37.50	59.55	53.49	S54°23'42"W
C6	88°03'27"	25.00	38.42	34.75	S10°45'02"E
C7	12°41'29"	370.00	101.33	101.01	S41°07'26"W
C8	125°55'54"	430.00	92.05	81.93	N43°20'11"E
C9	103°31'15"	428.09	78.24	78.13	N49°32'11"W
C10	15°45'19"	421.84	116.00	115.63	N62°35'27"W
C11	2°36'24"	430.00	119.56	15.56	N36°44'01"E
C12	41°07'11"	430.00	30.92	30.91	N33°22'13"E
C13	152°06'49"	213.55	50.13	50.01	N45°35'02"W



- LEGEND FOR MONUMENTS**
- IRON PIN SET
 - 1/2" IRON PIN W/ HSENGER CAP
 - 1/2" IRON PIN FID
 - RAILROAD SPIKE
 - PEDESTAL
 - SURVEY POINT
 - CONC. MARKER FID
 - CONTROLLED ACCESS FENCE

DEVELOPER: Scott Findlay
ADDRESS: 6885 Williams Road
Christiana, TN 37037

OWNER: John Lee LLC
ADDRESS: 3115 Maryland Way, Suite 130
Brentwood TN 37027

Tax Map 28, Part of Parcel 67.16
Record Book 2027, Page 1695
Plat Book 43, Page 203

THIS TRACT IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD" ON
THE NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY MAP 470169, PANEL NO. 0105 H,
ZONE: X, DATED JANUARY 05, 2007.



GRADING & DRAINAGE PLAN

Lot 6B, Phase II,
Lee Bohman Subdivision
Potomac Place, Smyrna, TN

3rd Civil District of Rutherford County, Tennessee

Date: July, 2021 Scale: 1"=30' Sheet 3 of 6

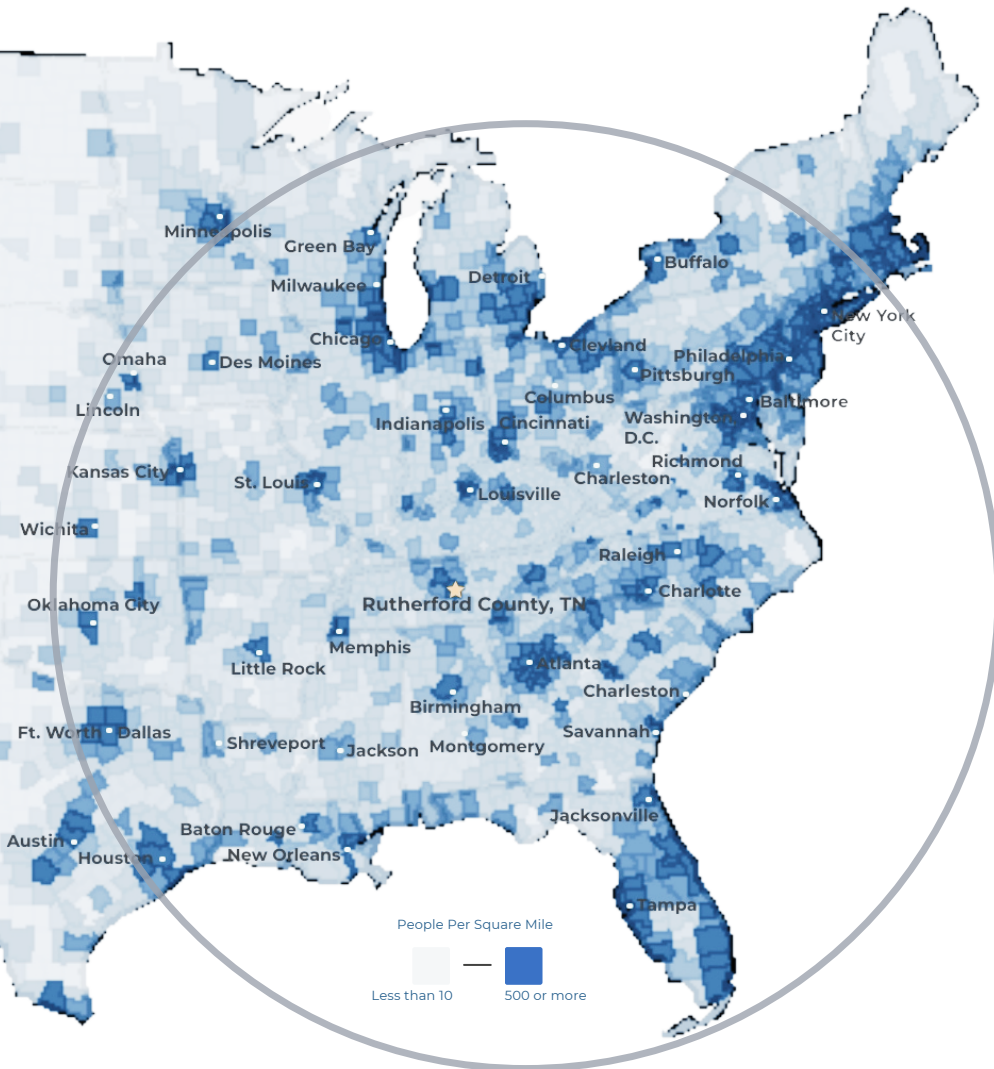
COMMUNITY SNAPSHOT

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 369,868	Median Home Price \$415,000	3 Colleges 25,000 students
Median Age 34	Median HH Income \$81,505	College Degrees 43% hold Associate or above

LABOR FORCE DATA	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.4%	3.5%	3.7%
Labor Force Participation Rate	68.0%	59.2%	62.2%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of January 2024

RECENT ANNOUNCEMENTS



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



BJ's Wholesale Club, a leading operator of membership warehouse clubs, opened a 100,000-square-foot building in LaVergne, TN in June of 2023.



Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos



