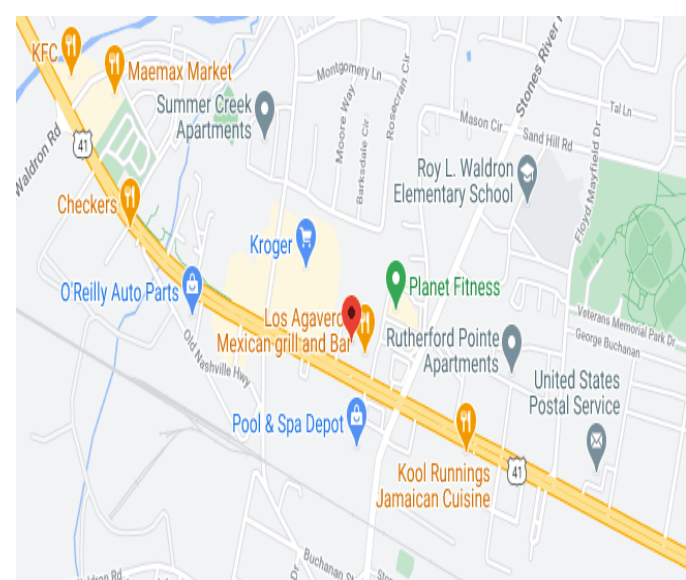




**7.25 AC Commercial Site for \$1,450,000**

**Murfreesboro Rd. @ Jackson Square Blvd. – LaVergne, TN**



### DETAILS:

- **7.25 Acres – Zoned C-4 Commercial**
- **Price: \$1,450,000**
- **Approx. Daily Traffic Count: 29,562 Vehicles**
- **Minutes from I-24/ Exit 64 at Waldron Rd.**
- **All utilities available**

The statements, figures, area calculations and conclusions contained herein and attached as exhibits were obtained from sources considered to be reliable. The Parks Group assumes no responsibility for their accuracy. Property is subject to availability and price is subject to change. Either or both without notice.

**John Harney**  
AFFILIATE BROKER

**615.542.0715**  
john@parktrust.com  
TNLIC# 221569

**ParkTrust**  
COMMERCIAL

1225 Garrison Drive, Suite 202  
Murfreesboro, TN 37129

**615.234.5020**  
www.parktrustcommercial.com





Montgomery Ln

Gibson Cove

Moore Way

Barksdale Cir

Rosecran Cir

Mason Cir

Stones River Rd

Murfreesboro Rd

George Chaney St

Brewer Dr

Madison Square Blvd

La Vergne City Hall

Car Wash



7.25 Acres



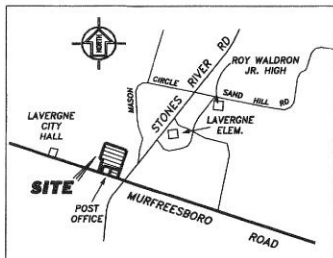
# MASON PROPERTY CURRENT STATUS

July 2002

LaVERGNE, TN

Scale: 1" = 100'





# OWNERS/DEVELOPERS:

TRACT 10B:  
MAIR PIRTE  
3018 THOMPSON LANE  
MURFREESBORO, TN. 37129  
(615) 742-8099

TRACT 11:  
TONY NI & WEI XIAN ZHENG  
C/O KERRY TANG  
847 BUSINESS SERVICES  
118 18TH AVE. STE. 240A  
NASHVILLE, TN 37203  
(615) 742-8894

MADISON SQUARE SUBDIVISION  
SECTION 4  
P.B. 25, PG. 231



GRAPHIC SCALE: 1" = 100'

## NOTES:

- THE PURPOSE OF THIS RESUBDIVISION IS TO MOVE THE LOT LINE BETWEEN TRACT 10B AND TRACT 11.
- NO PORTION OF THIS PARCEL LIES WITHIN THE 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM NO. 47148C0014F, DATED 11-8-99 (ZONE X).
- P.U. & DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE ANY EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS.
- THE SOIL MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- PROPERTY ZONING: TRACT 10B ZONED C-4  
TRACT 11 ZONED C-2  
SETRBACK REQUIREMENTS: FRONT: 40'  
SIDE: 15'  
REAR: 15'  
TRACT 11 ZONED C-2  
SETRBACK REQUIREMENTS: FRONT: 30'  
SIDE: 10'  
REAR: 20'
- BASIS OF BEARING IS FROM FINAL PLAT OF MASON PROPERTY SUBDIVISION (P.B. 21, PG. 23).

## PROPERTY INFORMATION:

TRACT 10B - JACKSON SQUARE SUBDIVISION  
MAP 15, PARCEL 2.07  
ZONED C-4  
PLAT BK. 20, PG. 8  
D.B. 614, PG. 497

TRACT 11 - MASON PROPERTY SUBDIVISION  
MAP 15, PARCEL 2.06  
ZONED C-2  
PLAT BK. 21, PG. 23  
R.B. 148, PG. 2357

## LEGEND

- IRON PIN FOUND
- IRON PIN SET
- FIRE HYDRANT
- SANITARY SEWER MAN
- WATER VALVE

Jennifex G. Gochert, Register  
Rutherford County Tennessee  
Map No.: 325844  
Station: 172270  
Record: 15.00  
Date: 6/01  
1/22/2003 at 3:00 pm  
Clerk: 0.00  
in Plot Cases  
DIP: 2.00  
Total: 17.00  
26 Pages 55-55



I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required.  
P. 74-2-22-03  
RUTHERFORD COUNTY REGISTER, PLANNING COMMISSION

TIME OF RECORDING: 3:00 PM  
DATE OF RECORDING: January 22, 2003  
PLAT BOOK 26, PAGE 55

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 614, PAGE 497, RUTHERFORD COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

1/9/03  
DATE  
TONY NI OWNER - TRACT 11  
1/9/03  
DATE  
WEI XIAN ZHENG OWNER - TRACT 11  
TONY NI & WEI XIAN ZHENG REC. BK. 188, PG. 235  
1-11-02  
DATE  
OWNER - TRACT 10B  
MARK A. PIRTE D.B. 614, PG. 497

## CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS SURVEY EXCEEDS THE MINIMUM REQUIREMENTS OF AN "URBAN LAND SURVEY, CATEGORY '1'" AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, REVISED JANUARY 4, 1992, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000

1-7-03  
DATE  
REGISTERED SURVEYOR

## CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

1/14/03  
DATE  
REGISTERED SURVEYOR

## CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

1/14/03  
DATE  
REGISTERED SURVEYOR

## CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN DESIGNED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/14/03  
DATE  
NAME

## CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE 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.

1/14/03  
DATE  
SECRETARY, PLANNING COMMISSION

## FINAL PLAT

2 LOTS ON 8.35 ACRES

THIS RESUBDIVISION VOIDS, VACATES AND SUPERSEDES THE RECORDING OF TRACT 10B, JACKSON SQUARE SUBDIVISION (P.B. 20, PG. 8) AND TRACT 11, MASON PROPERTY SUBDIVISION (P.B. 21, PG. 23), REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

RESUBDIVISION OF  
TRACT 11, MASON PROPERTY SUBDIVISION  
AND TRACT 10B, JACKSON SQUARE SUBDIVISION  
CITY OF LAVERGNE

3rd CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

123 SAMSONITE BOULEVARD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7901 FAX (615) 895-2567

PROJ. # 97004  
DATE: 12-9-2002  
FILE: RESUB-10B-11 PLAT  
DRAWN BY: HASP/TOR  
SCALE: 1" = 100'  
SHEET 1 OF 1



## Demographic Summary Report

### 7.25 Ac on Murfreesboro Rd @ Jackson Square

Murfreesboro Rd, La Vergne, TN 37086

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	8,015		56,105		125,451	
2023 Estimate	7,652		52,882		119,368	
2010 Census	6,736		41,398		95,623	
Growth 2023 - 2028	4.74%		6.09%		5.10%	
Growth 2010 - 2023	13.60%		27.74%		24.83%	
2023 Population by Hispanic Origin	1,366		9,722		19,205	
2023 Population	7,652		52,882		119,368	
White	4,197	54.85%	32,557	61.57%	75,169	62.97%
Black	2,813	36.76%	15,944	30.15%	34,212	28.66%
Am. Indian & Alaskan	42	0.55%	322	0.61%	718	0.60%
Asian	335	4.38%	2,108	3.99%	5,023	4.21%
Hawaiian & Pacific Island	12	0.16%	101	0.19%	203	0.17%
Other	251	3.28%	1,850	3.50%	4,043	3.39%
U.S. Armed Forces	0		66		130	
Households						
2028 Projection	2,977		19,662		45,977	
2023 Estimate	2,840		18,543		43,842	
2010 Census	2,482		14,431		35,356	
Growth 2023 - 2028	4.82%		6.03%		4.87%	
Growth 2010 - 2023	14.42%		28.49%		24.00%	
Owner Occupied	2,017	71.02%	13,689	73.82%	29,733	67.82%
Renter Occupied	824	29.01%	4,854	26.18%	14,109	32.18%
2023 Households by HH Income	2,839		18,543		43,842	
Income: <\$25,000	435	15.32%	2,263	12.20%	5,799	13.23%
Income: \$25,000 - \$50,000	673	23.71%	4,470	24.11%	10,464	23.87%
Income: \$50,000 - \$75,000	585	20.61%	3,876	20.90%	9,659	22.03%
Income: \$75,000 - \$100,000	534	18.81%	3,102	16.73%	6,390	14.58%
Income: \$100,000 - \$125,000	377	13.28%	2,609	14.07%	5,028	11.47%
Income: \$125,000 - \$150,000	74	2.61%	911	4.91%	3,024	6.90%
Income: \$150,000 - \$200,000	64	2.25%	740	3.99%	2,120	4.84%
Income: \$200,000+	97	3.42%	572	3.08%	1,358	3.10%
2023 Avg Household Income	\$74,949		\$78,070		\$78,014	
2023 Med Household Income	\$65,208		\$66,419		\$64,321	



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# COMMUNITY SNAPSHOT

Rutherford County, TN

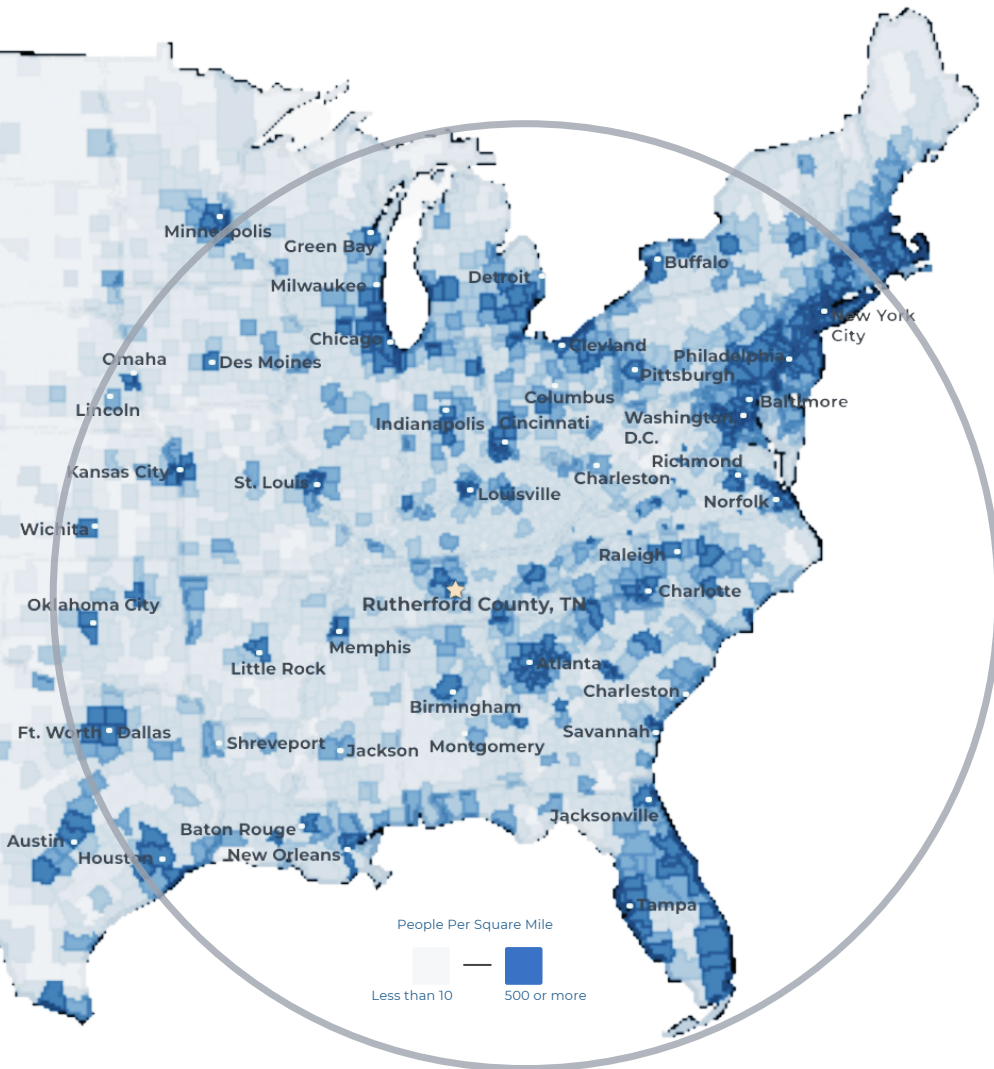
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RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



# 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

<b>Population</b> 369,868	<b>Median Home Price</b> \$415,000	<b>3 Colleges</b> 25,000 students
<b>Median Age</b> 34	<b>Median HH Income</b> \$81,505	<b>College Degrees</b> 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.

  
SEWART'S  
— LANDING —

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



