

Commercial Lot For Sale

I-24 Exit 70 - Seven Oaks Blvd. at Nissan Blvd. in SMYRNA, TN

Demographics	2 Mile	5 Mile	10 Mile
2023 Population	19,540	88,028	292,121
2028 Projected Population	20,994	94,576	315,092
Median Household Income	\$68,874	\$70,335	\$76,606

DETAILS:

- 1.48 Ac Lot: \$875,000
- Zoned C-2 Commercial
- All Utilities
- Adjacent to I-24/Exit 70 Interchange
- Great Visibility to I-24
- Access to Nissan Blvd./Hazelwood Dr. traffic-lighted intersection
- Daily Traffic Count on I-24: Approx. 103,838

John Harney
AFFILIATE BROKER

615.542.0715
john@parktrust.com
TNLIC# 221569

ParkTrust
COMMERCIAL

1225 Garrison Blvd. Suite 202
Murfreesboro, TN 37129

615.234.5020
www.parktrustcommercial.com



1.48 Ac

I-24 Exit 70

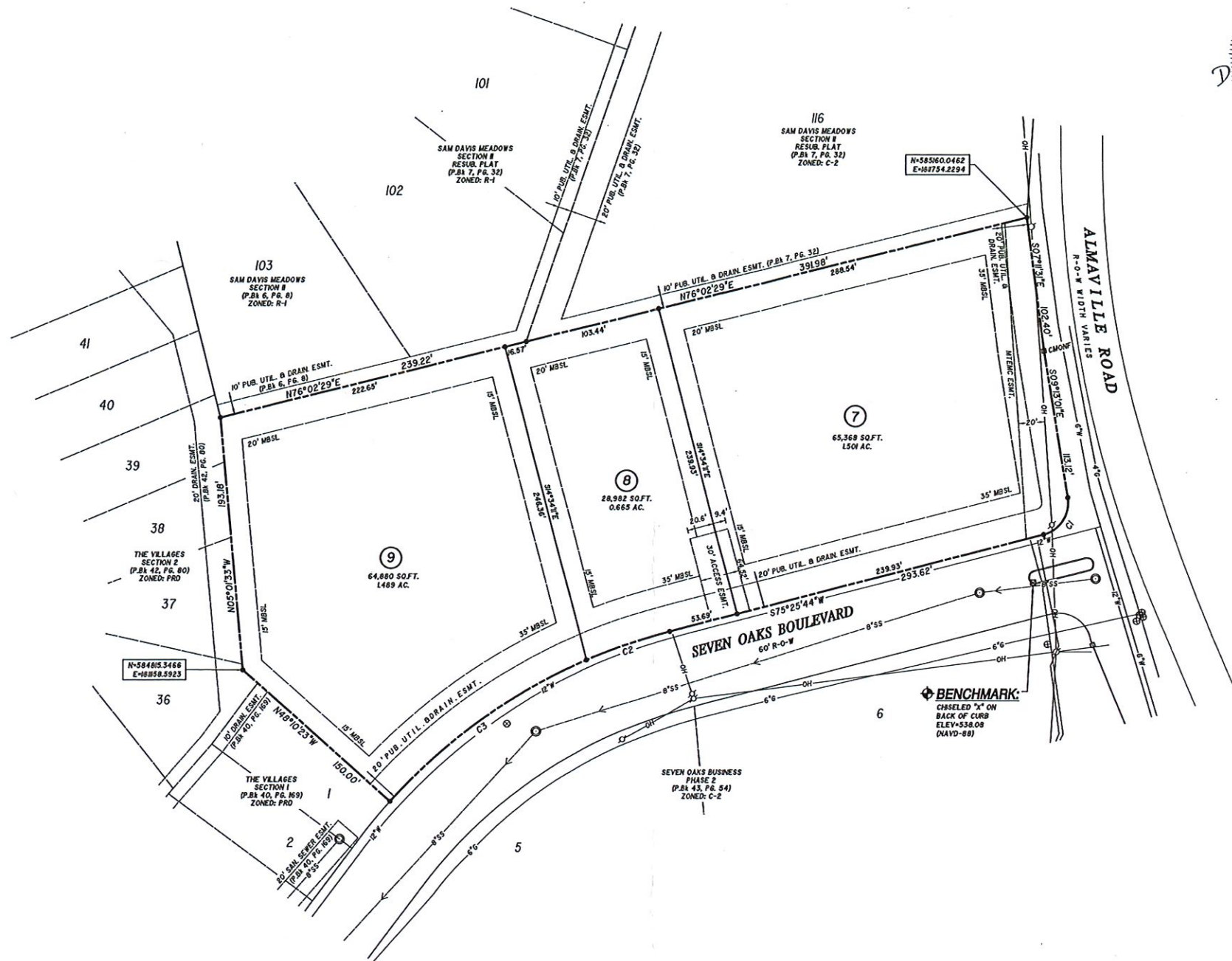


Dental Care of Lee Village



GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 3 COMMERCIAL LOTS OF RECORD AND RECORD EASEMENTS AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO DTD GNSS REFERENCE NETWORK (NAD 83) (NAD-83).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAP 5 FOR RUTHERFORD COUNTY, MAP NO. 4749C0009 J, EFFECTIVE DATE OCTOBER 16, 2009 AND MAP NO. 4749C0009 H, EFFECTIVE DATE JANUARY 5, 2007.
- SUBJECT PROPERTY IS ZONED C-2. MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS: FRONT = 35' / SIDE = 15' / REAR = 20'.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- PROPERTY IS SUBJECT TO ANY OR ALL EASEMENTS AND RESTRICTIONS WHICH MAY BE REVEALED BY THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE WORK HAS BEEN PROVIDED TO THIS SURVEYOR.
- THE SOILS 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 THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- UTILITY INFORMATION HAS BEEN COMPILED FROM SEVERAL SOURCES. A SURVEY IN THE FIELD WAS USED IN LOCATING SEWER MANHOLES, WATER VALVES, GAS VALVES, AND UTILITY FLAGS PLACED BY TENNESSEE ONE CALL. ADDITIONALLY, TOWN OF SMYRNA GIS INFORMATION WAS USED IN DETERMINING THE GENERAL DIRECTION AND PLACEMENT OF UTILITY LINES. FINALLY, ADDITIONAL WATER LINE INFORMATION WAS PROVIDED BY SMYRNA UTILITIES.

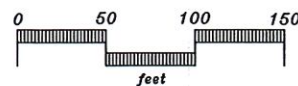


LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- EXIST. WATER LINE w/FIRE HYD.
- EXIST. SEWER LINE w/MANHOLE
- EXIST. GAS LINE



LOCATION MAP
N.T.S.



LOT AREAS			
AREA	SQ. FEET	ACRES	
7	65,368	1.501	
8	28,982	0.665	
9	64,880	1.489	
Total	159,230	3.655	

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	84°38'45"	36.93'	S33°06'27"W	33.67'
C2	430.00'	8°52'35"	65.58'	S70°59'56"W	64.59'
C3	430.00'	24°43'54"	155.60'	S54°49'32"W	184.06'

OWNER:
BOB PARKS
1535 W. NORTHFIELD BLVD #17
MURFREESBORO, TN 37129
MAP 50, PARCEL 7.03
R.B.K. 533, PG. 2252

SITE DATA:
TOTAL AREA = 3.655 ± ACRES
NO. OF LOTS = 3
MINIMUM LOT SIZE = 20,000 SQ.FT.
ZONING = C-2

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.

8-3-21
DATE
RECORD BOOK 533, PAGE 2252
BOB PARKS

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, PLANNING COMMISSION AND THAT THE MONUMENTS WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE CITY ENGINEER, OR HIS AUTHORIZED REPRESENTATIVE.

SEC, INC.
7-22-21
DATE
2381
TENN. R.L.S. NO.
David A. Parker
REGISTERED LAND SURVEYOR

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (i) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE SMYRNA MUNICIPAL SUBDIVISION REGULATIONS, OR (ii) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

8-5-2021
DATE
Charles H. King
DIRECTOR OF PUBLIC WORKS
Engineering

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY: (i) THAT THE UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL PLAT ENTITLED 'LOTS 7, 8, & 9 SEVEN OAKS BUSINESS CENTER SUBDIVISION', HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR (ii) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

8-4-2021
DATE
Mike Swanger
DIRECTOR OF UTILITIES

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.

8/5/2021
DATE
2-2-21
PLANNING COMMISSION DIRECTOR

PLAT BOOK 45, PAGE 197
TIME OF RECORDING: 1:34 PM
DATE OF RECORDING: September 13, 2021

Weather Distributions, Registrar
Rutherford County Tennessee
Book #: 113523
Subst #: 15.00
Instrument #: 2330188
Status: 0.00
Class: 0.00
Other: 2.00
Total: 17.00
9/13/2021 at 1:34 PM
Plat Cabinet 45 Pgs 197-197

FINAL PLAT

Lots 7, 8, & 9
Seven Oaks Business Center
SUBDIVISION

TOWN OF SMYRNA, TENNESSEE
3rd CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

WWW.SEC-CIVIL.COM
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ # 17208
DATE: 2-16-2021
REV: 5-19-2021
FILE: 808CL417-97.mxd
DRAWN BY: JCB
SCALE: 1" = 50'
SHEET 1 OF 1

REVISIONS PER SMYRNA COMMENTS 2-23-2021
REVISIONS FOR 30' ACCESS ESMT 8-19-2021

Demographic Summary Report

2.5A Vacant

Seven Oaks Blvd, Smyrna, TN 37167

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	6,124	44,051	94,576
2023 Estimate	5,645	40,952	88,028
2010 Census	3,771	30,079	65,485
Growth 2023 - 2028	8.49%	7.57%	7.44%
Growth 2010 - 2023	49.70%	36.15%	34.42%
2023 Population by Hispanic Origin	414	3,412	10,510
2023 Population	5,645	40,952	88,028
White	4,165 73.78%	32,056 78.28%	67,638 76.84%
Black	985 17.45%	5,596 13.66%	12,928 14.69%
Am. Indian & Alaskan	15 0.27%	267 0.65%	714 0.81%
Asian	291 5.16%	1,795 4.38%	3,900 4.43%
Hawaiian & Pacific Island	2 0.04%	38 0.09%	145 0.16%
Other	186 3.29%	1,199 2.93%	2,703 3.07%
U.S. Armed Forces	0	27	137
Households			
2028 Projection	2,114	15,610	33,578
2023 Estimate	1,952	14,534	31,300
2010 Census	1,320	10,745	23,398
Growth 2023 - 2028	8.30%	7.40%	7.28%
Growth 2010 - 2023	47.88%	35.26%	33.77%
Owner Occupied	1,732 88.73%	11,950 82.22%	23,521 75.15%
Renter Occupied	220 11.27%	2,585 17.79%	7,779 24.85%
2023 Households by HH Income	1,952	14,536	31,301
Income: <\$25,000	78 4.00%	1,345 9.25%	3,571 11.41%
Income: \$25,000 - \$50,000	520 26.64%	3,265 22.46%	6,935 22.16%
Income: \$50,000 - \$75,000	327 16.75%	3,140 21.60%	6,540 20.89%
Income: \$75,000 - \$100,000	159 8.15%	1,455 10.01%	3,911 12.49%
Income: \$100,000 - \$125,000	453 23.21%	2,321 15.97%	4,302 13.74%
Income: \$125,000 - \$150,000	189 9.68%	1,577 10.85%	2,850 9.11%
Income: \$150,000 - \$200,000	196 10.04%	1,063 7.31%	2,287 7.31%
Income: \$200,000+	30 1.54%	370 2.55%	905 2.89%
2023 Avg Household Income	\$91,765	\$86,363	\$84,180
2023 Med Household Income	\$83,019	\$71,713	\$70,335

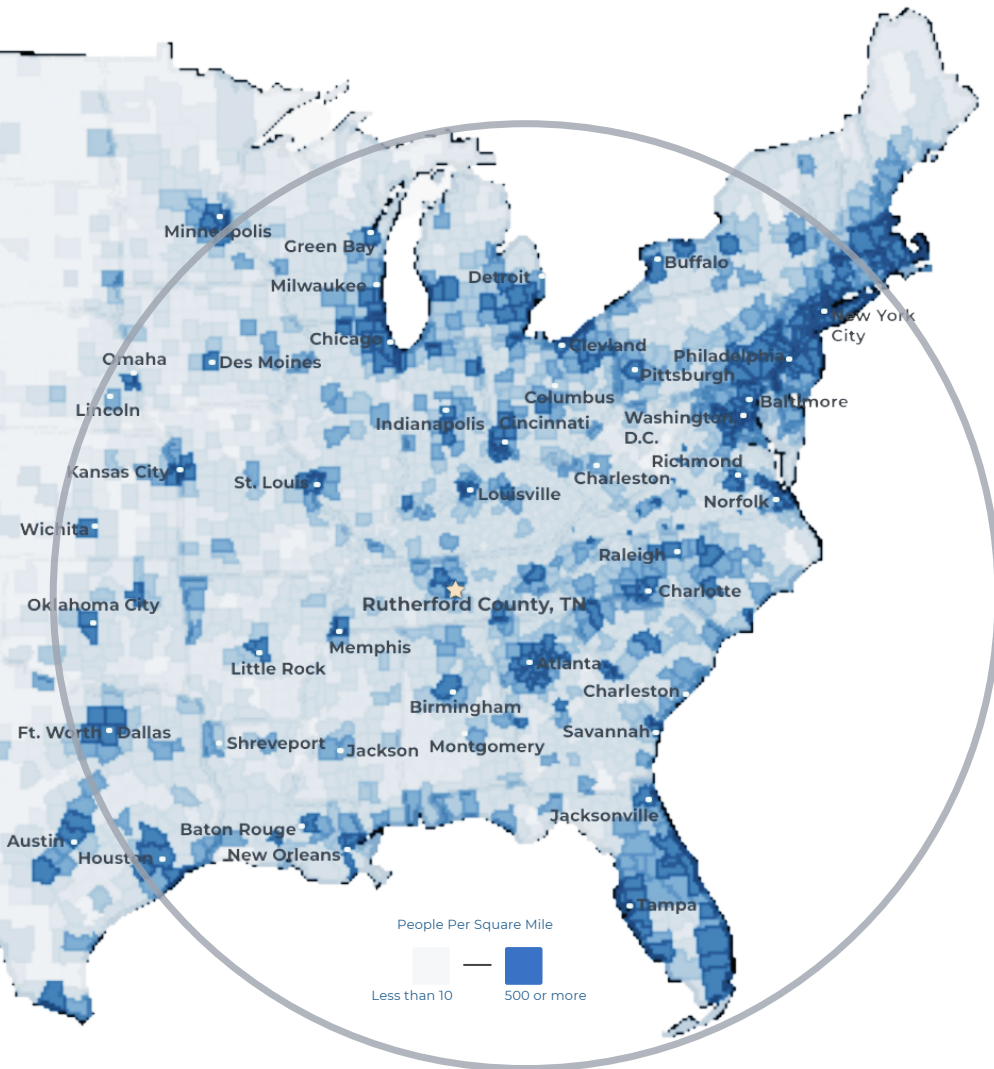
COMMUNITY SNAPSHOT

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
within 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



