



## Commercial Lots For Sale at Smyrna Commons

### Sgt Asbury Hawn Way & Nissan Dr – Smyrna, TN

#### DETAILS:

- Across from Nissan North America Plant & Nissan Drive
- Zoned C-2
- All utilities available, pad ready & common storm water detention area
- Easy cross to Ken Pilkerton Dr & Sgt Asbury Hawn Way w/ traffic lights at each street @ Nissan Drive
- 400 new apartments & TN Tech Center behind parcels
- Traffic Count: Approx. 22,210

| Lot #  | Ac      | Price       |
|--------|---------|-------------|
| Lot 7A | 2.56 Ac | <b>SOLD</b> |
| Lot 8B | 2.58 Ac | \$1,050,000 |
| Lot 10 | 1.9 Ac  | <b>SOLD</b> |
| Lot 11 | 2.47 Ac | \$1,500,000 |

**John Harney**

**BROKER**

**615.542.0715**

john@parktrust.com

TN LIC# 221569

**ParkTrust**  
COMMERCIAL

1225 Garrison Drive, Suite 202

Murfreesboro, TN 37129

615.234.5020

www.parktrustcommercial.com

Copperfield  
Apartments

Tennessee College of  
Applied Technology

Lot 7  
SOLD

Lot 7A  
SOLD

Lot 10  
SOLD

Lot 11  
2.47 AC

PRIMARY CARE & HOPE CLINIC

Lot 8A  
SOLD

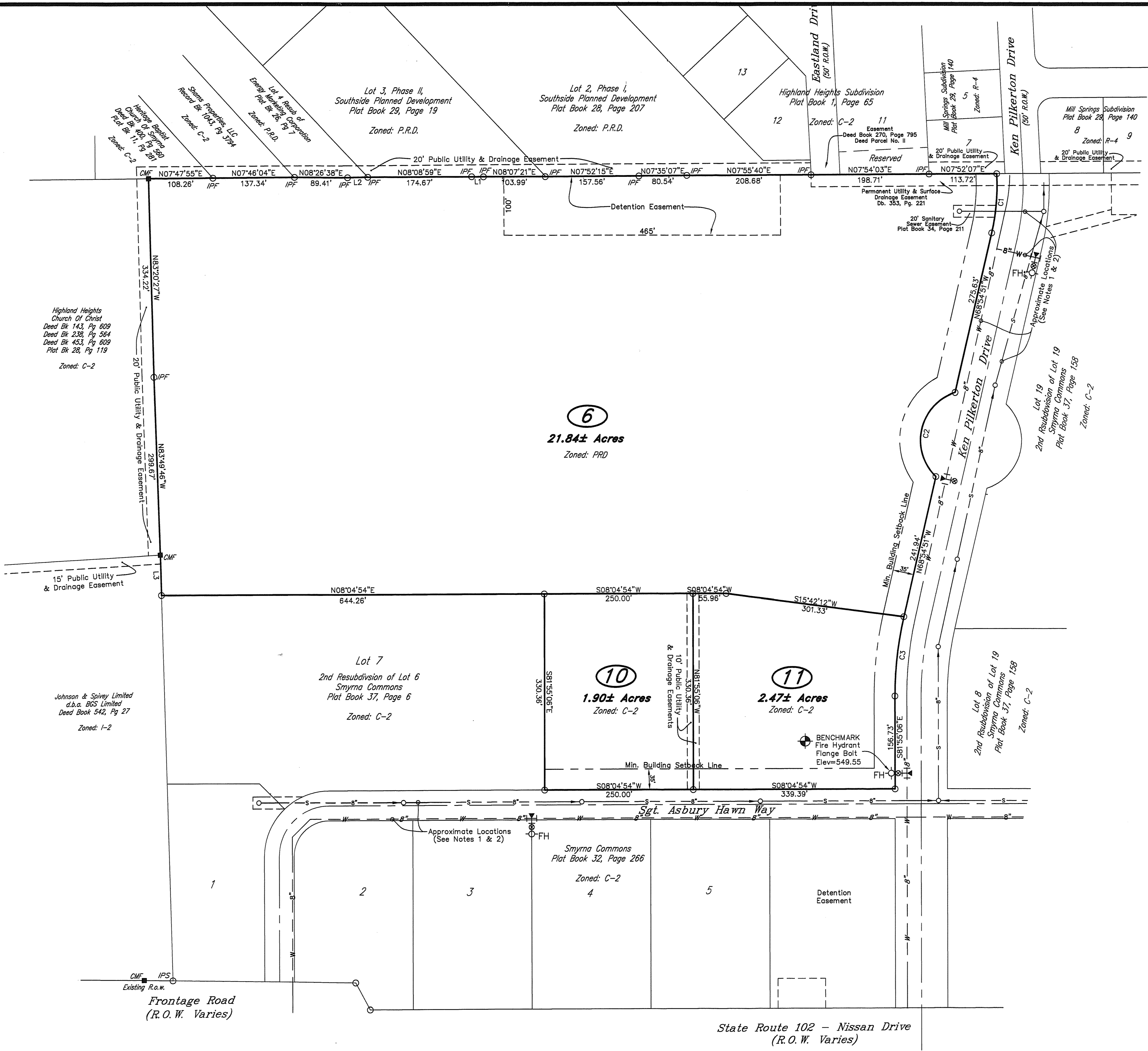
Lot 8B  
2.58 AC



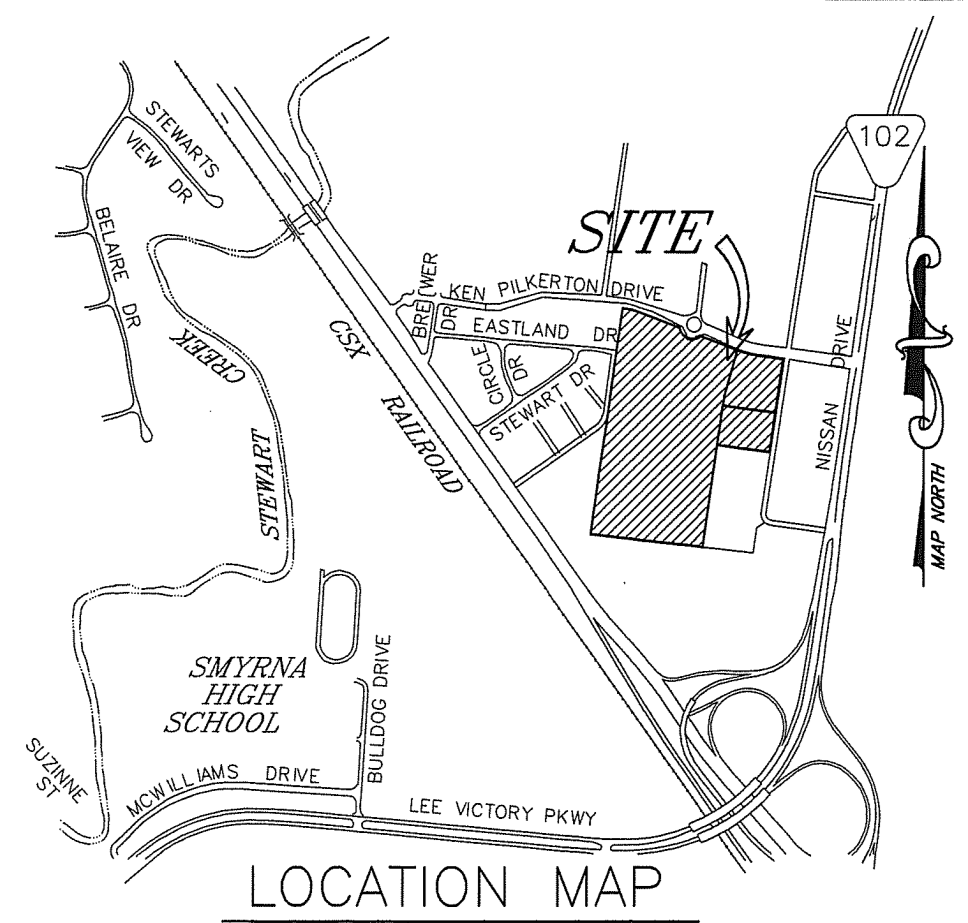
Detention  
Area



Nissan North America  
Manufacturing Plant



- LEGEND**
- P.O.B. Point of Beginning
  - Power Pole
  - Existing Fire Hydrant
  - Water Valve
  - Irrigation Valve
  - Water Meter
  - Texas Eastern Gas Line Marker Post
  - Existing Sanitary Sewer Manhole
  - Electric Breaker Box
  - Light Post w/Concrete Base
  - Existing Overhead Telephone Line
  - Existing Overhead Electric Line
  - Existing Gas Line
  - Existing Water Line
  - Existing Sanitary Sewer Line
  - Proposed Sanitary Sewer Line
  - Proposed Water Line



- 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 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 aboveground 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.
  - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
  - Property owners association will maintain landscaping in median & detention areas & ingress/egress easement and traffic circle.
  - Sidewalks will be installed on Ken Pilkerton Drive.
  - The recording of this plat voids, vacates, and supersedes the previous recording of Lot 6 Smyrna Commons as recorded in Plat Book 34, Page 211 and in Plat Book 37, Page 006.

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.

**10-27-14**

Date

Record Book 1178, Page 3588

**Bill Hunter**

Member

Member

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.

**10-27-2014**

Date

**Richard H. Stem, Jr.**

Richard H. Stem, Jr., RLS No. 637

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.

**11-10-14**

Date

**Richard H. Stem, Jr.**

SECRETARY, PLANNING COMMISSION

| CURVE TABLE |           |        |        |             |
|-------------|-----------|--------|--------|-------------|
| CURVE       | DELTA     | RADIUS | ARC    | CHORD       |
| C1          | 16°08'28" | 356.00 | 100.29 | 99.96       |
| C2          | 85.00     | 174.54 | 145.45 | 568°54'51"E |
| C3          | 13°00'18" | 594.00 | 134.82 | 134.53      |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N08°08'59"E | 19.99  |
| L2         | N08°46'37"E | 33.99  |
| L3         | N83°29'32"W | 67.97  |

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 surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

**11-9-14**

Date

**Richard H. Stem, Jr.**

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 3rd Resubdivision of Lot 6 Smyrna Commons have been installed in accordance with current local and state government requirements, or bonds posted. Water System & Sewer

**11-7-14**

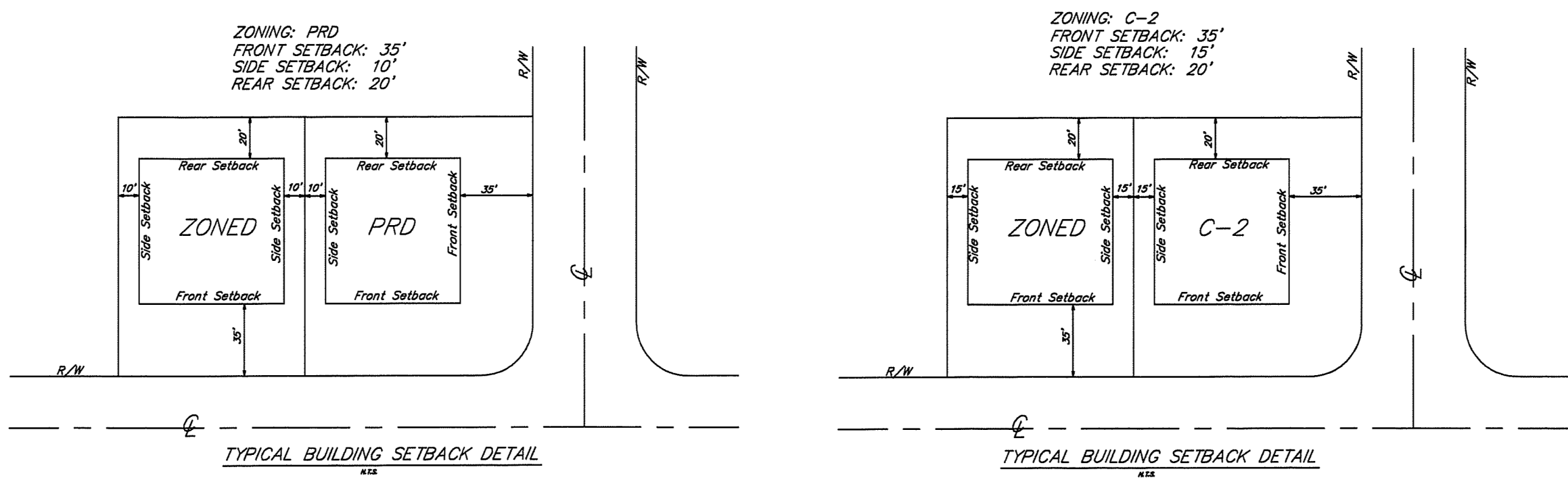
Date

**Richard H. Stem, Jr.**

DIRECTOR OF UTILITIES

Weather Davidson, Registrar  
Rutherford County Tennessee  
Rec #: 802986 Instrument #: 1931809  
Rec'd: 15.00 Recorded  
State: 0.00 11/12/2014 at 10:45 AM  
Clerk: 0.00 in Stat. Cabinet  
Other: 2.00  
Total: 17.00

Page 102

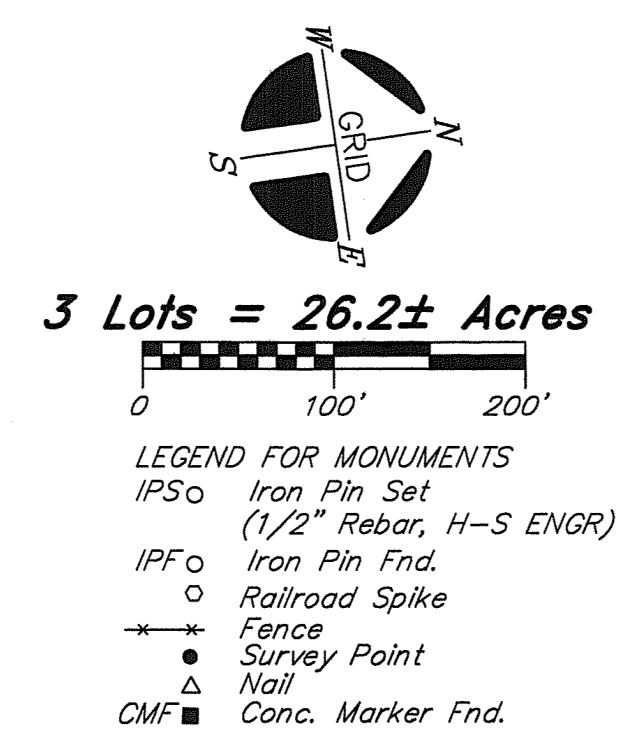


I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required.

**10-11-14**

**Richard H. Stem, Jr.**

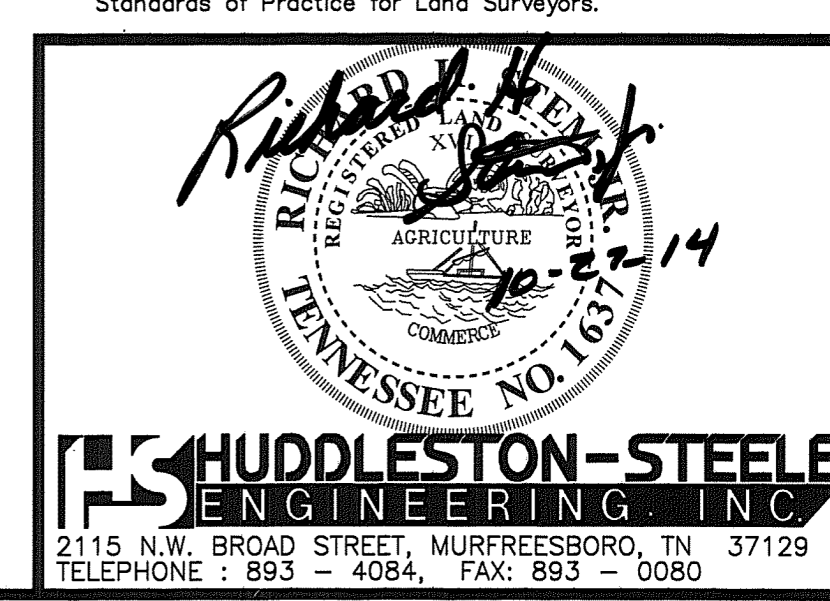
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION



OWNER: Copperfield Lodge Partnership  
c/o Bill Hunter  
ADDRESS: 3291 Burnt Pine Lane  
Miramar Beach, FL 32550

Tax Map 34-G, Group C, Parcel 6.00  
Record Book 1178, Page 3588  
Plat Book 37, Page 006

FEDERAL FLOOD NOTE  
This lot is not in an area designated as a "Special Flood Hazard Area" on the National Flood Insurance Program Flood Map Panel: 47148 C0128 H, Zone: X  
Dated: October 16, 2008  
Flood Map Panel: 47149 C0128 H, Zone: X  
Dated: January 3, 2007

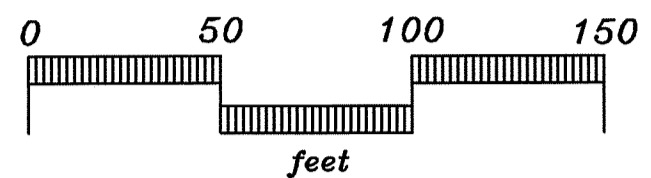
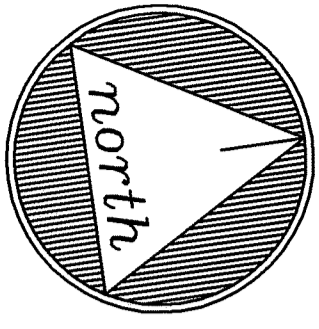


**3rd Resubdivision of Lot 6**

**SMYRNA COMMONS**

TOWN OF SMYRNA, TENNESSEE

Date: October, 2014 Scale: 1"=100' Sheet 1 of 1



#### 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.

DATE: 2-22-17  
RECORD BOOK 589, PAGE 1780  
SMYRNA COMMONS DEVELOPMENT PARTNERS, LLC  
JOHN FLOYD - OWNER

#### 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.  
DATE: 2-22-17  
REGISTERED LAND SURVEYOR  
2381  
TENN. R.L.S. No.

#### CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) 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 (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 3-2-17  
DIRECTOR OF PUBLIC WORKS

#### CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY: (1) THAT THE UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL PLAT ENTITLED "RESUBDIVISION OF LOT 8, SMYRNA COMMONS SUBDIVISION", HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 3-2-17  
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.

DATE: 3-2-17  
PLANNING COMMISSION DIRECTOR

STATE ROUTE 102 - NISSAN DRIVE  
R/W VARIES

#### GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 2 COMMERCIAL LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NUMBER 4749C026, EFFECTIVE DATE OCTOBER 16, 2008 AND MAP NUMBER 4749C028, EFFECTIVE DATE JANUARY 3, 2007.
4. SUBJECT PROPERTY IS ZONED C-2. MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:  
FRONT = 35'  
SIDE = 15'  
REAR = 20'  
IN ADDITION, CORNER LOTS HAVE A 35' SETBACK FROM EACH STREET.
5. 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.
6. 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.
7. 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.
8. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE E GRADING & DRAINAGE PLAN WHICH CONVEY SURFACE WATER WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM HIS BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
9. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 9.02 ON RUTHERFORD COUNTY PROPERTY MAP 346, GROUP C.

THE RECORDING OF THIS PLAT VOID AND VACATES THE RECORDING OF LOT 8 FROM RECORD IN PLAT BOOK 37, PAGE 158, OF REGISTERS OFFICE IN RUTHERFORD COUNTY, TENNESSEE.

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. 3-3-17  
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

OWNER:  
SMYRNA COMMONS DEVELOPMENT PARTNERS, LLC  
262 ROBERT ROSE BLVD  
MURFREESBORO, TENNESSEE, 37129  
MAP 346, GROUP C, PARCEL 9.02  
R.B.K. 589, PG. 1780

SITE DATA:  
TOTAL AREA = 5.92 ACRES  
NO. OF LOTS = 2  
ZONING = C-2

PLAT BOOK \_\_\_\_\_  
TIME OF RECORDING: \_\_\_\_\_  
DATE OF RECORDING: \_\_\_\_\_

Heather Dawbarn, Register  
Rutherford County Tennessee  
Rec'd: 03/09/17  
Scale: 1" = 50'  
Check: 0.00  
Obchec: 2.00  
Total: 17.00  
Instrument #: 2071791  
Recorded: 3/3/2017 at 11:45 AM  
Plat Cabinet: 40 Pgs 124-124

#### FINAL PLAT

RESUBDIVISION OF LOT 8  
SMYRNA COMMONS  
SUBDIVISION

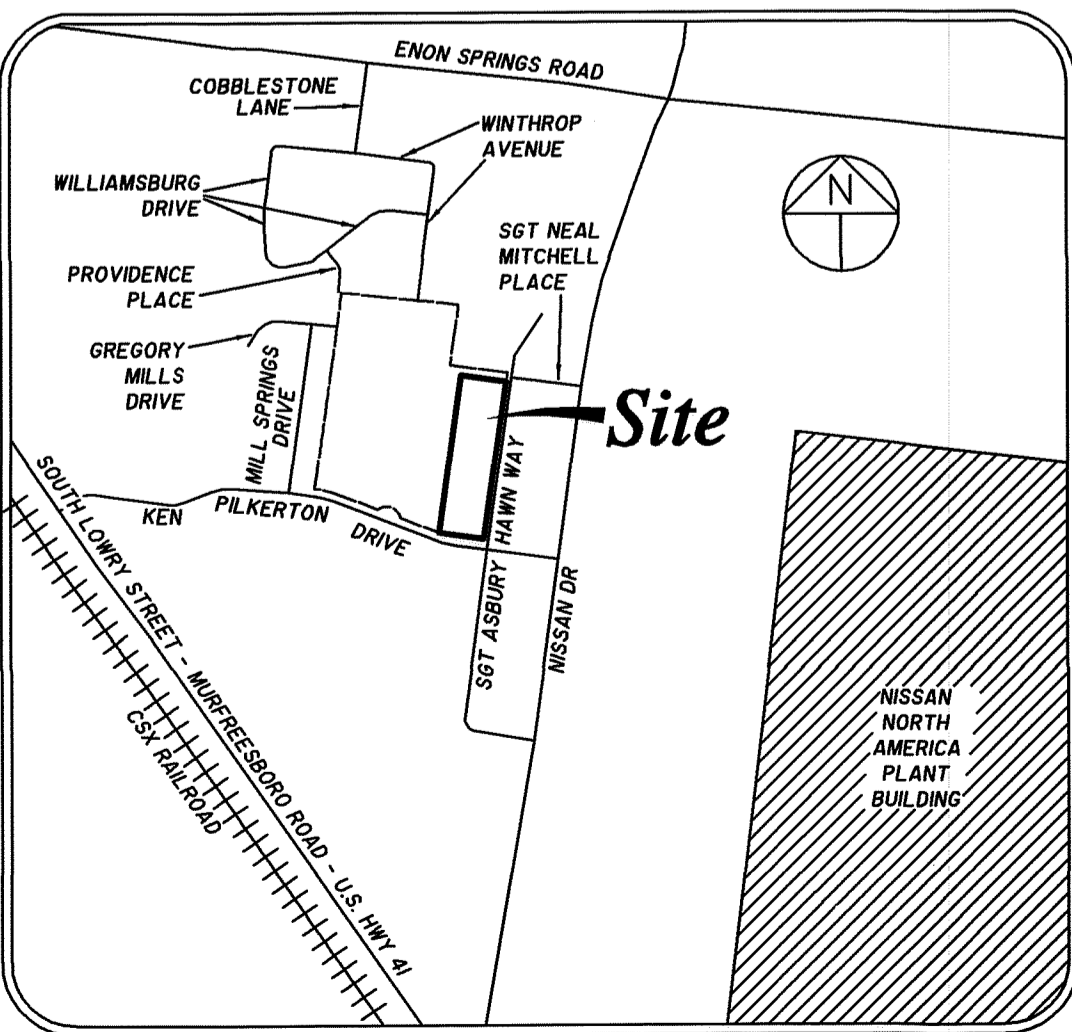
TOWN OF SMYRNA, TENNESSEE  
6th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc.  
WWW.SEC-CIVIL.COM

SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 17005  
DATE: 2-15-17  
REV: 2-16-17  
FILE: SMYRNACOMMONSPLAT  
DRAWN BY: ATS  
SCALE: 1" = 50'  
SHEET 1 OF 1



LOCATION MAP  
NOT TO SCALE

#### LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- 8"W — EXIST. WATER LINE w/FIRE HYD. & VALVE
- 8"SS — EXIST. SEWER LINE w/MANHOLE
- SSRE — EXIST. SEWER REUSE LINE
- G — EXIST. GAS LINE
- UGE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELEPHONE



# Demographic Summary Report

## Sgt Asbury Hawn Way, 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        |
|-------------------------------------------|--------------|---------------|---------------|
| <b>Population</b>                         |              |               |               |
| 2028 Projection                           | 7,003        | 52,955        | 92,991        |
| 2023 Estimate                             | 6,479        | 49,210        | 86,677        |
| 2010 Census                               | 4,520        | 35,993        | 65,427        |
| Growth 2023 - 2028                        | 8.09%        | 7.61%         | 7.28%         |
| Growth 2010 - 2023                        | 43.34%       | 36.72%        | 32.48%        |
| <b>2023 Population by Hispanic Origin</b> | 1,298        | 7,352         | 11,788        |
| <b>2023 Population</b>                    | 6,479        | 49,210        | 86,677        |
| White                                     | 4,914 75.85% | 37,568 76.34% | 66,489 76.71% |
| Black                                     | 931 14.37%   | 7,325 14.89%  | 13,036 15.04% |
| Am. Indian & Alaskan                      | 89 1.37%     | 512 1.04%     | 684 0.79%     |
| Asian                                     | 304 4.69%    | 2,095 4.26%   | 3,591 4.14%   |
| Hawaiian & Pacific Island                 | 14 0.22%     | 98 0.20%      | 156 0.18%     |
| Other                                     | 228 3.52%    | 1,611 3.27%   | 2,721 3.14%   |
| U.S. Armed Forces                         | 1            | 22            | 107           |
| <b>Households</b>                         |              |               |               |
| 2028 Projection                           | 2,403        | 19,048        | 33,253        |
| 2023 Estimate                             | 2,227        | 17,736        | 31,040        |
| 2010 Census                               | 1,570        | 13,120        | 23,540        |
| Growth 2023 - 2028                        | 7.90%        | 7.40%         | 7.13%         |
| Growth 2010 - 2023                        | 41.85%       | 35.18%        | 31.86%        |
| Owner Occupied                            | 1,463 65.69% | 12,593 71.00% | 22,550 72.65% |
| Renter Occupied                           | 764 34.31%   | 5,143 29.00%  | 8,489 27.35%  |
| <b>2023 Households by HH Income</b>       | 2,227        | 17,736        | 31,041        |
| Income: <\$25,000                         | 246 11.05%   | 2,272 12.81%  | 3,695 11.90%  |
| Income: \$25,000 - \$50,000               | 577 25.91%   | 4,482 25.27%  | 7,553 24.33%  |
| Income: \$50,000 - \$75,000               | 613 27.53%   | 4,304 24.27%  | 6,618 21.32%  |
| Income: \$75,000 - \$100,000              | 286 12.84%   | 1,937 10.92%  | 3,827 12.33%  |
| Income: \$100,000 - \$125,000             | 281 12.62%   | 2,165 12.21%  | 4,171 13.44%  |
| Income: \$125,000 - \$150,000             | 116 5.21%    | 1,384 7.80%   | 2,473 7.97%   |
| Income: \$150,000 - \$200,000             | 82 3.68%     | 907 5.11%     | 1,945 6.27%   |
| Income: \$200,000+                        | 26 1.17%     | 285 1.61%     | 759 2.45%     |
| <b>2023 Avg Household Income</b>          | \$71,527     | \$74,881      | \$80,076      |
| <b>2023 Med Household Income</b>          | \$62,784     | \$63,657      | \$67,164      |

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# COMMUNITY SNAPSHOT

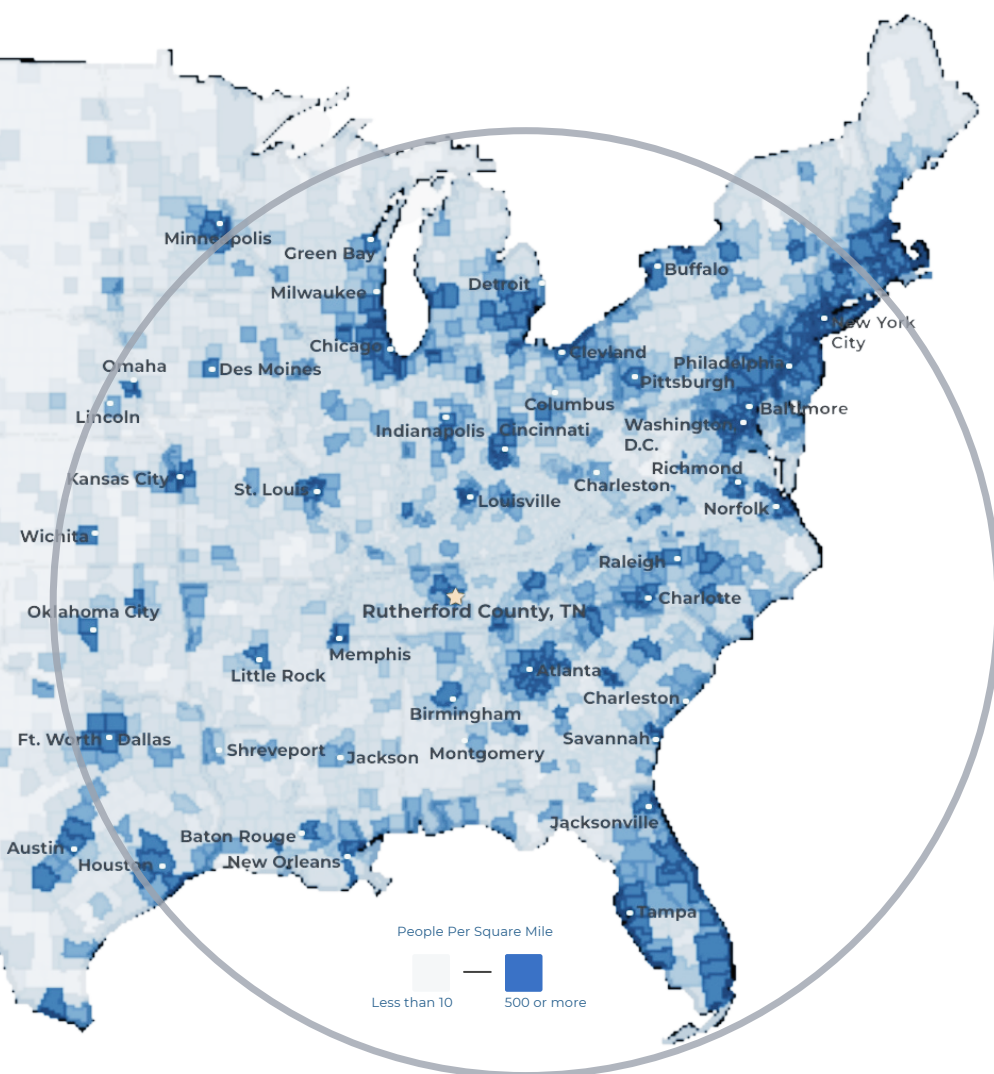
Rutherford County, TN

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



