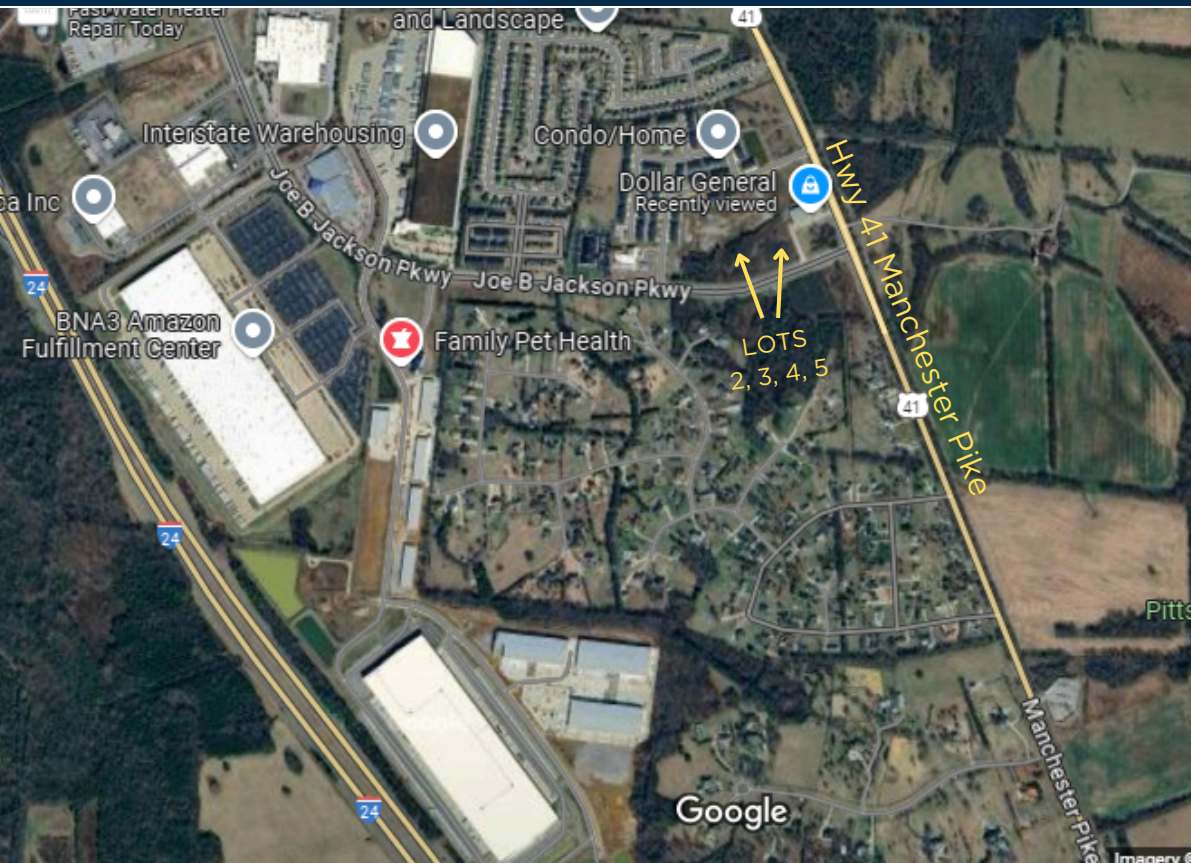


FOR SALE | LOTS 2, 3, 4 & 5



LOT DETAILS:

- Zoned commercial - possible vet office, strip center, bank or general office
- Lot 2 (corner lot) \$21 PSF
- Lots 3-5 \$16 PSF
- All utilities available at the site
- Off site storm water retention
- Site will be delivered at road grade
- North side of Joe B. Jackson Parkway & west of Manchester Pike
- Within 1/2 mile of 1.3 million sq ft -1,200 job Amazon fulfillment center
- Convenient to I-24 & exit 84 at Joe B. Jackson Parkway
- Traffic signal at Joe B. Jackson Parkway & Hwy 41 (Manchester Pike)

NORTH SIDE OF JOE B. JACKSON PARKWAY AT MACHESTER PIKE

- Lot 2 - 61,320 SF | 1.41 Acres +/-
- Lot 3 - 39,940 SF | .91 Acres +/-
- Lot 4 - 37,772 SF | .87 Acres +/-
- Lot 5 - 42,850 SF | .98 Acres +/-

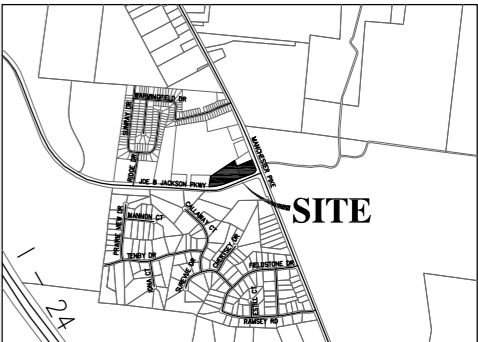
Leslie White, CCIM, MAI
615.542.1996 Mobile
615.234.5020 Office
12Leslie@comast.net
TN LIC# 254870

ParkTrust
COMMERCIAL

Information believed to be accurate but not guaranteed. Buyer and Buyer's agent should independently verify all information prior to submitting any offer to purchase.

1225 Garrison Drive, Suite 202, Murfreesboro, TN 37129 | 615.234.5020

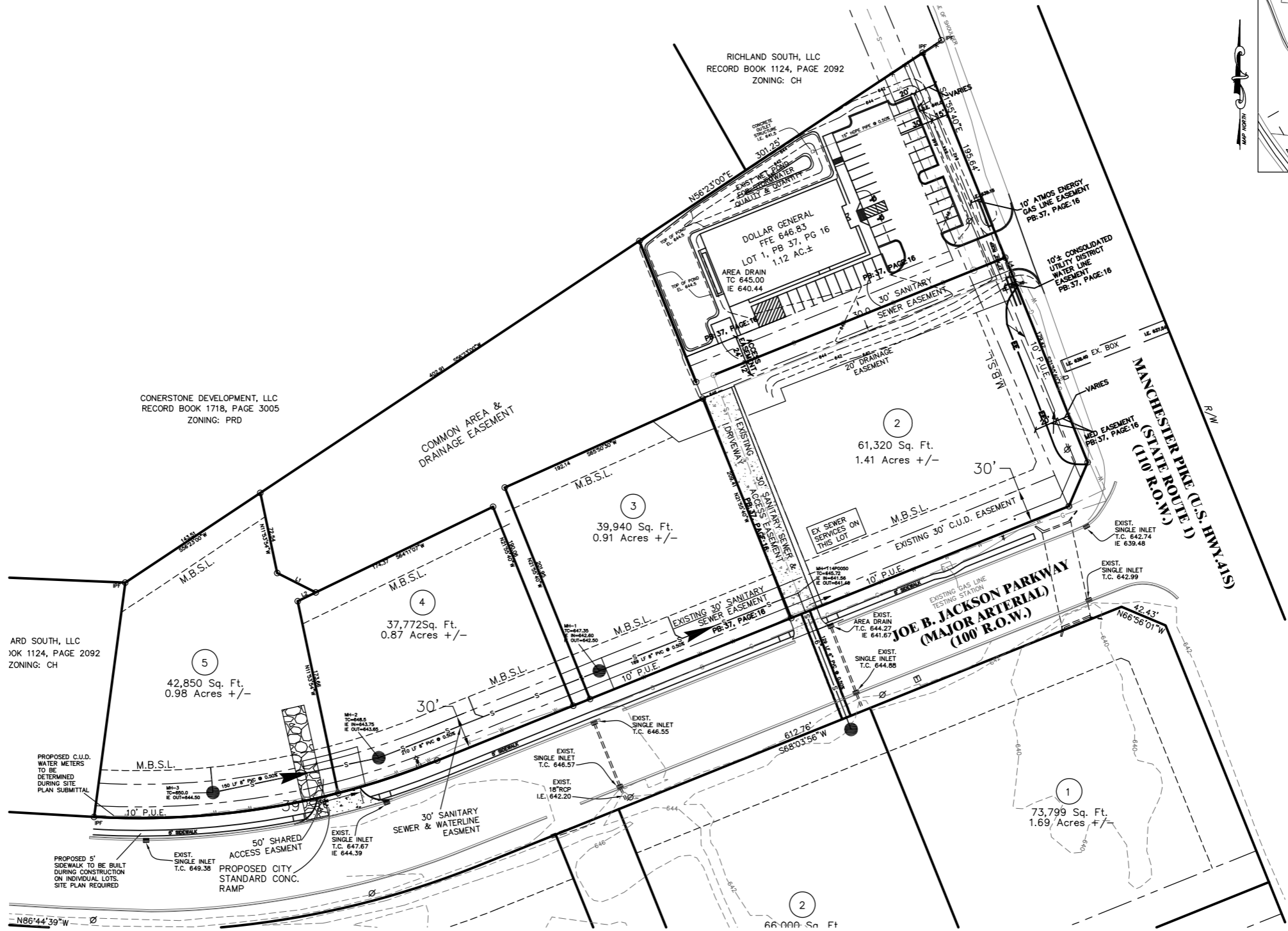




LOCATION MAP
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.18	N63°14'05"W
L2	17.77	S64°11'07"W
L3	11.03	N21°55'40"W
L4	16.00	S21°55'40"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	7°30'20"	705.68	92.44	92.38	N71°49'24"E
C2	17°41'05"	705.68	217.81	216.95	N84°25'06"E



DEVELOPER: DENNY HASTINGS FAMILY LTD. PARTNERSHIP II
ADDRESS: 100 PRINCE STREET
SHELBYVILLE, TN 37160
TAX MAP: 135C, GROUP: B, PARCEL: 26.01
FLOOD MAP PANEL: 47149C0290H ZONE: X
FLOOD MAP DATED: JANUARY, 5 2007

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR
INFORMATION ONLY AND IS NOT A GENERAL
PROPERTY SURVEY AS DEFINED UNDER RULE
0820-3-.07.

NO.	DATE	DESCRIPTION

LEGEND FOR MONUMENTS
IPS O IRON PIN SET
IPF O IRON PIN FND
O RAILROAD SPIKE
FENCE
SURVEY POINT
NAIL
CONC. MARKER FND.



FOR REVIEW ONLY

HUDDLESTON-STEEL
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)893-4084, FAX: (615)893-0080

UTILITY PLAN
HASTINGS PROPERTY
SUBDIVISION, LOTS 2-5

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: MAY, 2023 SCALE 1"=50' SH. 4A OF 6