



THE VERANDAS

Sam Ridley Commercial Lots in SMYRNA, TN

SITES AVAILABLE

Parcel	SIZE	PRICE PSF	TOTAL PRICE
Parcel D-1	2.26 AC	\$16.50	\$1,625,000

PROPERTY FEATURES:

- Parcels are located at I-24, Exit 66 on Sam Ridley Pkwy. and Expo Dr. Easy access off I-24 East
- Close to Smyrna's new retail power center, Stone Crest Medical Center, hotels, restaurants and shopping
- All utilities with extensive site grading completed
- Daily Average Traffic Count: 45,112 vehicles

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



I-24 Exit 266

TriStar Health

Verandas
Apartments

SOLD

2.26
Ac



SALYERS DR

ARBORBEND DR

QUETGROVE RD

INDUSTRIAL BLVD
I-24 066E WB ON RAMP

I-24 FWY

W SAM

LITTLEMEADOW WAY

LAZYLOUOW LN

SILVER GLADE

ARBORBEND DR

BLAIR RD

CASITA DR

PORTIGO PL

BLAIR RD

CORNICE DR

BLAIR RD

W SAM RIDLEY PKWY

BLAIR RD

WYNNADE DR

EXPO DR

W SAM RIDLEY PKWY

HIGHWOOD BLVD

I-24 066C EB ON RAMP

HIGHWAY

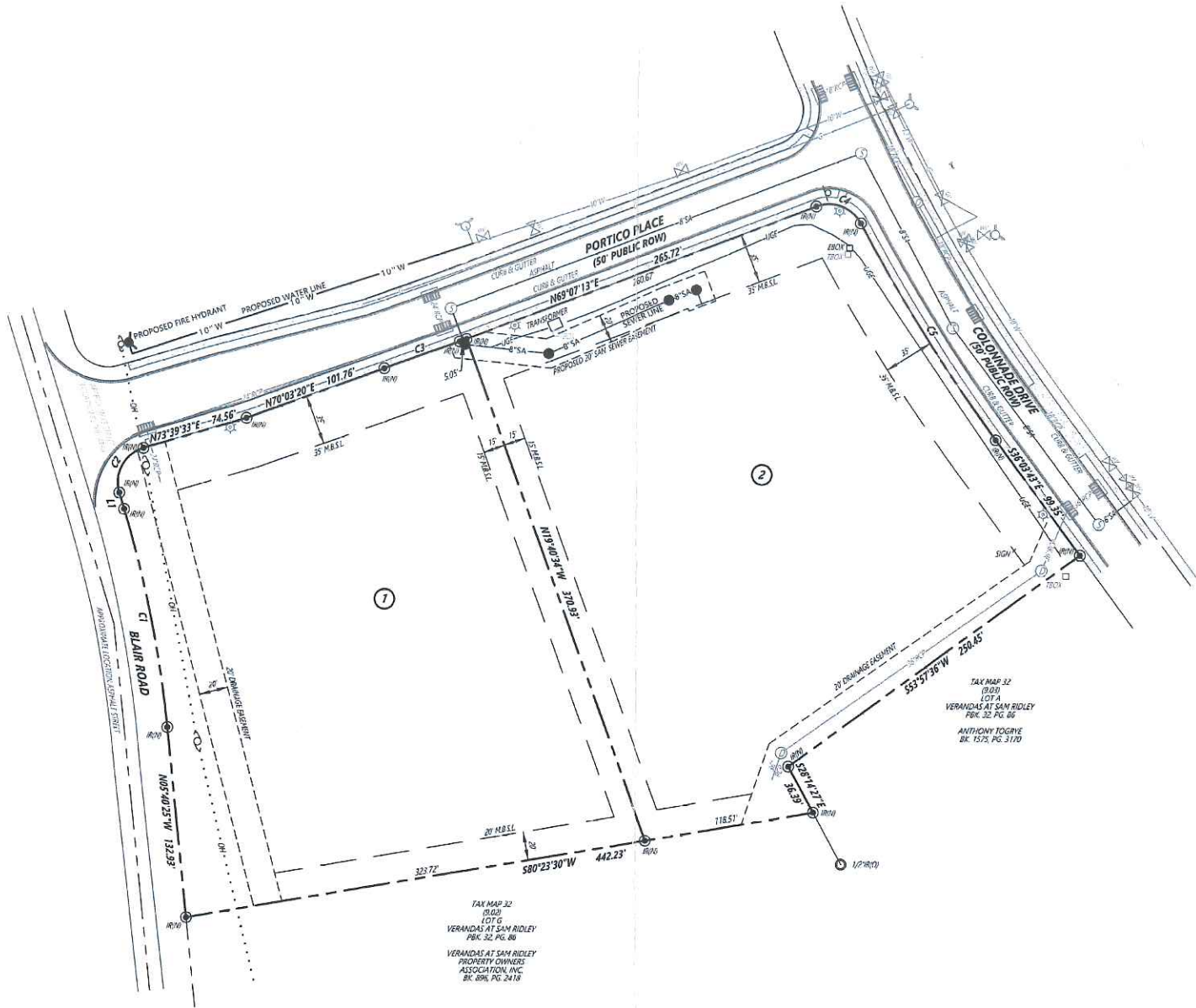
NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
- THE RECORDING OF THIS PLAT VACATES, VOIDS AND SUPERSEDES LOT D OF "FINAL PLAT VERANDAS AT SAM RIDLEY" AS RECORDED IN PLAT CABINET 32, PAGE 86, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.
- THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47149C0105H, DATED JANUARY 5, 2007.
- UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
- ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.
- ZONING CLASSIFICATION: C-2 GENERAL COMMERCIAL
FRONT SETBACK: 35'
SIDE SETBACK: 15'
REAR SETBACK: 20'
- OWNER: ANTHONY TOGRYE (BK. 1575, PG. 3170)
1491 AVELLINO CIR
MURFREESBORO, TN 37130
- DEVELOPER: LIBERTY DEVELOPMENT, LLC
824 HIGHLAND AVE
ORLANDO, FL 32803
PHONE NO.: 321-594-6753
P.O.C.: KICKY WILSON (rwilson@libertyprop.com)
- ENGINEER: S&ME
1935 21ST AVE S
NASHVILLE, TN 37212
PHONE NO.: 615-385-4144
P.O.C.: ERIC MCNEELY (emcneely@smeinc.com)
- SURVEYOR: S&ME
630 BROADMOR BLVD, SUITE 130
MURFREESBORO, TN 37129
PHONE NO.: 615-324-3953
P.O.C.: BRANDON LAMBERT (blambert@smeinc.com)

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	155.31'	800.00'	11°07'23"	77.90'	N11°14'06"W	155.06'
C2	39.47'	25.00'	90°27'21"	25.20'	N28°25'53"E	35.50'
C3	55.56'	1525.00'	2°05'15"	27.78'	N70°09'24"E	55.56'
C4	36.28'	25.00'	83°08'29"	22.17'	S69°18'33"E	33.18'
C5	177.96'	1225.00'	8°19'25"	89.14'	S31°54'01"E	177.80'

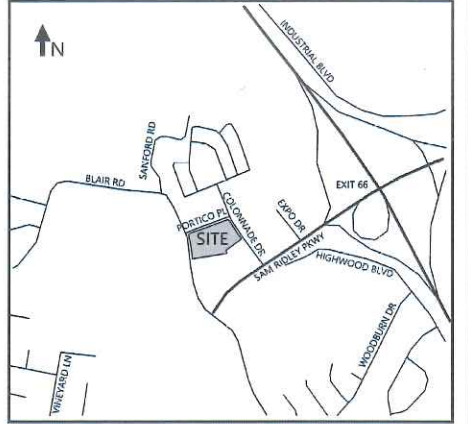
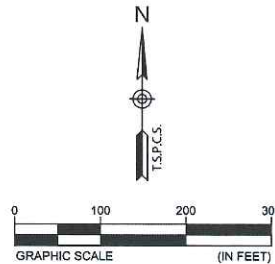
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N16°47'48"W	11.88'

AREA TABLE		
LOT	SQ. FT.	ACRES
1	9,8312	2.26
2	109,265	2.51
TOTAL	207,577	4.77



LEGEND

PARCEL NO.	(XX)
LOT NO.	(XX)
IRON ROD (OLD)	(R/O)
IRON ROD (SET)	(R/N)
PROPERTY LINE	---
OVERHEAD POWER LINE
SAW HAY SWATH LINE	---
STORM SEWER LINE	---
WATER LINE	---
GAS LINE	---
UNDERGROUND ELECTRIC LINE	---
UTILITY POLE	⊕
LAMP POST	⊙
SIGN POST	⊙
SANITARY SEWER MANHOLE	⊙
STORM SEWER MANHOLE	⊙
CURB INLET	⊕
FIRE HYDRANT	⊕
WATER VALVE	⊕
GAS VALVE	⊕
TELEPHONE PEDISTAL	⊕
ELECTRIC BOX	⊕
CONCRETE	□
PROPOSED SANITARY SEWER MANHOLE	●



VICINITY MAP
NOT TO SCALE

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. Book Number 1575, Page 3170

Date _____ Anthony Togyre

CERTIFICATE OF APPROVAL OF PUBLIC WAYS

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Smyrna, Tennessee Subdivision Regulations, 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.

Date _____ 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 _____ have been installed or performance bonds posted in accordance with current local and state government requirements. Sewer and Water System

Date _____ Director of Utilities

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 permanent property markers have been or will be placed, as shown hereon, to the specifications of the Director of Public Works or his authorized representative.

Date _____ Robert M. Searson
Tennessee Registered Land Surveyor No. 1666

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 _____ Secretary, Planning Commission

DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BOOK: _____ PAGE: _____



1935 21st AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM
LICENSE NUMBER: F-0176

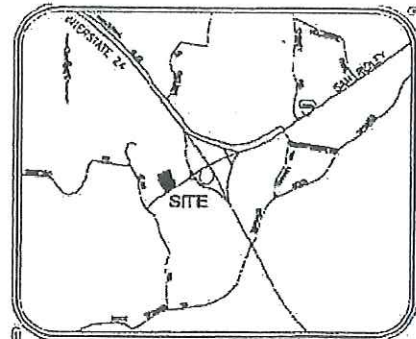
FINAL PLAT
RESUBDIVISION OF LOT D
VERANDAS AT SAM RIDLEY

3RD CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE
TAX MAP 29, PARCEL 19.11

DATE: 8/19/19
REV 1: 8/27/19 REV 2: 10/18/19
S&ME PROJECT NUMBER: 514719018

SHEET 1 OF 1

SAM RIDLEY COMMERCIAL PLAT SHOWING ALL PARCELS AS OF 9/02/14



LOCATION MAP
N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT C-1 INTO TWO LOTS AND TO MOVE THE INTERIOR LINE OF LOT B.
2. THE RECORDING OF THIS PLAT VACATES, AND SUPERCEDES THE RECORDING OF LOT C-1 AS SHOWN ON THE FINAL PLAT ENTITLED "VERANDAS AT SAM RIDLEY" RE-SUBDIVISION OF LOT C OF RECORD IN PLAT BOOK 34, PAGE 208, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE AND LOT B AS SHOWN ON THE FINAL PLAT ENTITLED "VERANDAS AT SAM RIDLEY" ON RECORD IN PLAT BOOK 32, PAGE 66, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47149C0105H, WITH AN EFFECTIVE DATE OF JANUARY 05, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT: COMMUNITY NO. 470169, PAGE NO. 1105, SUFFIX A, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED, SAID MAP BEING ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THIS PROPERTY IS CURRENTLY ZONED: C-2 (HIGHWAY SERVICE), MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS: FRONT 35'; REAR 20'; SIDE 15'.
6. ALL PARCELS TO BE SERVED BY PUBLIC WATER AND SEWERY SEWER.
7. BEING PARCELS 19.07 AND 19.08 AS SHOWN ON RUTHERFORD COUNTY PROPERTY MAP NO. 28.
8. BEING THE SAME PROPERTY CONVEYED TO VERANDAS AT SAM RIDLEY COMMERCIAL, LLC BY QUITCLAIM DEED OF RECORD IN RECORD BOOK 896, PAGE 2415, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.
9. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED 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 CORRESPOND TO ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED, DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. 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 (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE, AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-815-1987 OR 1-800-351-1111.

LEGEND

- IRON ROD (OLD)
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- SEWER MANHOLE
- SEWER VALVE
- CATCH BASIN
- R.O.R.C.T. REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE
- IRON ROD (NEW)
- GAS LINE
- WATER LINE
- REINFORCED CONCRETE PIPE
- MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- OVERHEAD POWER AND TELEPHONE LINES
- UTILITY POLE W/ ANCHOR

Weather Database, Register
Rutherford County Tennessee
Map # 201413
Date: 12-09
State: 0.00
Client: 0.00
Order: 2.00
Total: 27.00
Exemption #: 1050461
Recorded
3/1/2013 at 3:10 PM
Plat Chapter 37 Page 37-37

Plat Book 37, Page 37

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required.
3-1-13
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

GRAPHIC SCALE
0 50' 100' 200' 300'



CERTIFICATE OF OWNERSHIP & DEDICATION
(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 RESTRICTIONS, 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, RECORD BOOK 866, PAGE 2415, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

DATE: 2-26, 2013 OWNER: [Signature]
* PRESIDENT
TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF SURVEY 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. THIS PLAT CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

RAGAN-SMITH ASSOCIATES, INC.
DATE: 3-24, 2013 R.L.S. 2136
[Signature]
TED J. STEVENSON, RLS

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
I HEREBY CERTIFY THAT THE UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "VERANDAS AT SAM RIDLEY" HAVE BEEN INSTALLED OR PERFORMANCE BONDS POSTED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS.

SEWER AND WATER SYSTEM
DATE: 2/28, 2013 [Signature]
DIRECTOR OF UTILITIES

CERTIFICATE OF APPROVAL OF PUBLIC WAYS
I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE SMYRNA, TENNESSEE SUBDIVISION REGULATIONS, 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.

DATE: 2/28, 2013 BY: [Signature]
DIRECTOR OF PUBLIC WORKS

CERTIFICATION OF APPROVAL
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: 3/1, 2013 [Signature]
SECRETARY, PLANNING COMMISSION

FINAL PLAT

VERANDAS AT SAM RIDLEY RE-SUBDIVISION OF LOTS B & C-1

THIRD CIVIL DISTRICT
COLONNADE DRIVE @ SAM RIDLEY PARKWAY
TOWN OF SMYRNA
RUTHERFORD COUNTY, TENNESSEE

SCALE: 1"=100'
DATE: FEBRUARY 24, 2013
JOB NO. 07170 W.O. 9804


OWNER/ DEVELOPER
VERANDAS AT SAM RIDLEY, LLC
* C/O TOM FLOURNOY
900 BROOKSTONE CENTRE PKWY.
P.O. BOX 6508
COLUMBUS, GA 31917
(706) 324-4000

RAGAN-SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

RAGAN-SMITH ASSOCIATES, INC.
315 WOODLAND ST. P.O. BOX 00070 NASHVILLE, TN 37206
(615) 244-8591 btavaneon@ragansmith.com
CONTACT: TED J. STEVENSON II
SHEET 1 OF 1

Demographic Summary Report

Parcel E									
Sam Ridley Pky, Smyrna, TN 37167									
Building Type: Land		Total Available: 0 SF							
Class: -		% Leased: 0%							
RBA: -		Rent/SF/Yr: -							
Typical Floor: -									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2027 Projection		6,791		41,953		114,510			
2022 Estimate		5,874		36,642		100,452			
2010 Census		4,258		29,095		76,801			
Growth 2022 - 2027		15.61%		14.49%		13.99%			
Growth 2010 - 2022		37.95%		25.94%		30.80%			
2022 Population by Hispanic Origin		428		3,752		12,468			
2022 Population		5,874		36,642		100,452			
White		4,168	70.96%	26,263	71.67%	71,150	70.83%		
Black		1,137	19.36%	7,124	19.44%	20,647	20.55%		
Am. Indian & Alaskan		22	0.37%	176	0.48%	613	0.61%		
Asian		379	6.45%	1,813	4.95%	4,785	4.76%		
Hawaiian & Pacific Island		7	0.12%	53	0.14%	129	0.13%		
Other		160	2.72%	1,213	3.31%	3,128	3.11%		
U.S. Armed Forces		41		111		138			
Households									
2027 Projection		2,637		15,360		40,525			
2022 Estimate		2,290		13,462		35,662			
2010 Census		1,664		10,670		27,294			
Growth 2022 - 2027		15.15%		14.10%		13.64%			
Growth 2010 - 2022		37.62%		26.17%		30.66%			
Owner Occupied		1,344	58.69%	9,543	70.89%	27,109	76.02%		
Renter Occupied		945	41.27%	3,918	29.10%	8,553	23.98%		
2022 Households by HH Income		2,290		13,464		35,662			
Income: <\$25,000		206	9.00%	1,659	12.32%	3,992	11.19%		
Income: \$25,000 - \$50,000		495	21.62%	2,891	21.47%	7,701	21.59%		
Income: \$50,000 - \$75,000		403	17.60%	2,569	19.08%	7,539	21.14%		
Income: \$75,000 - \$100,000		415	18.12%	2,189	16.26%	5,110	14.33%		
Income: \$100,000 - \$125,000		258	11.27%	1,511	11.22%	4,689	13.15%		
Income: \$125,000 - \$150,000		178	7.77%	994	7.38%	2,109	5.91%		
Income: \$150,000 - \$200,000		228	9.96%	1,198	8.90%	2,942	8.25%		
Income: \$200,000+		107	4.67%	453	3.36%	1,580	4.43%		
2022 Avg Household Income		\$91,780		\$85,187		\$87,000			
2022 Med Household Income		\$77,470		\$71,453		\$70,773			

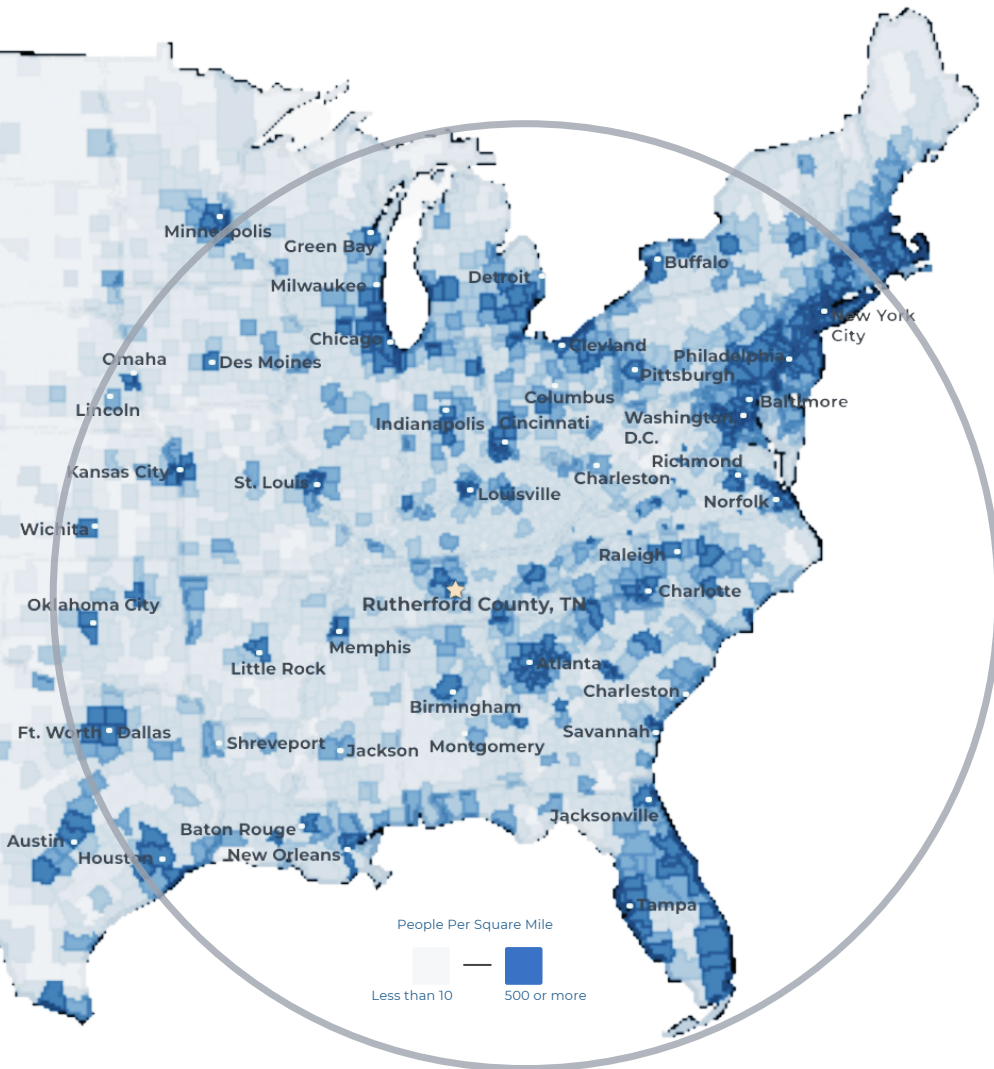
COMMUNITY SNAPSHOT

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



