



GREAT COMMERCIAL OUTPARCELS

FOR SALE

**Lee Victory Pkwy & Harold Lee Drive
Smyrna, TN 37167**

ParkTrust
COMMERCIAL

John Harney
615.542.0715 Cell
615.234.5020 Office
john@parktrust.com
TNLIC# 221569

- **Price: \$745,000**
- 6.52 Acres
- Zoned C-2
- Close to I-24 @ Exit 70
- Across from Publix Shopping Center, Starbucks & Bojangles
- Traffic Count: Approx. 20,644 +/-

1225 Garrison Drive, Suite 202, MURFREESBORO, TN 37129



24

Aberdeen Park

St John the Beloved
Epitaph Orthodox Church



24



The River at Smyrna

24

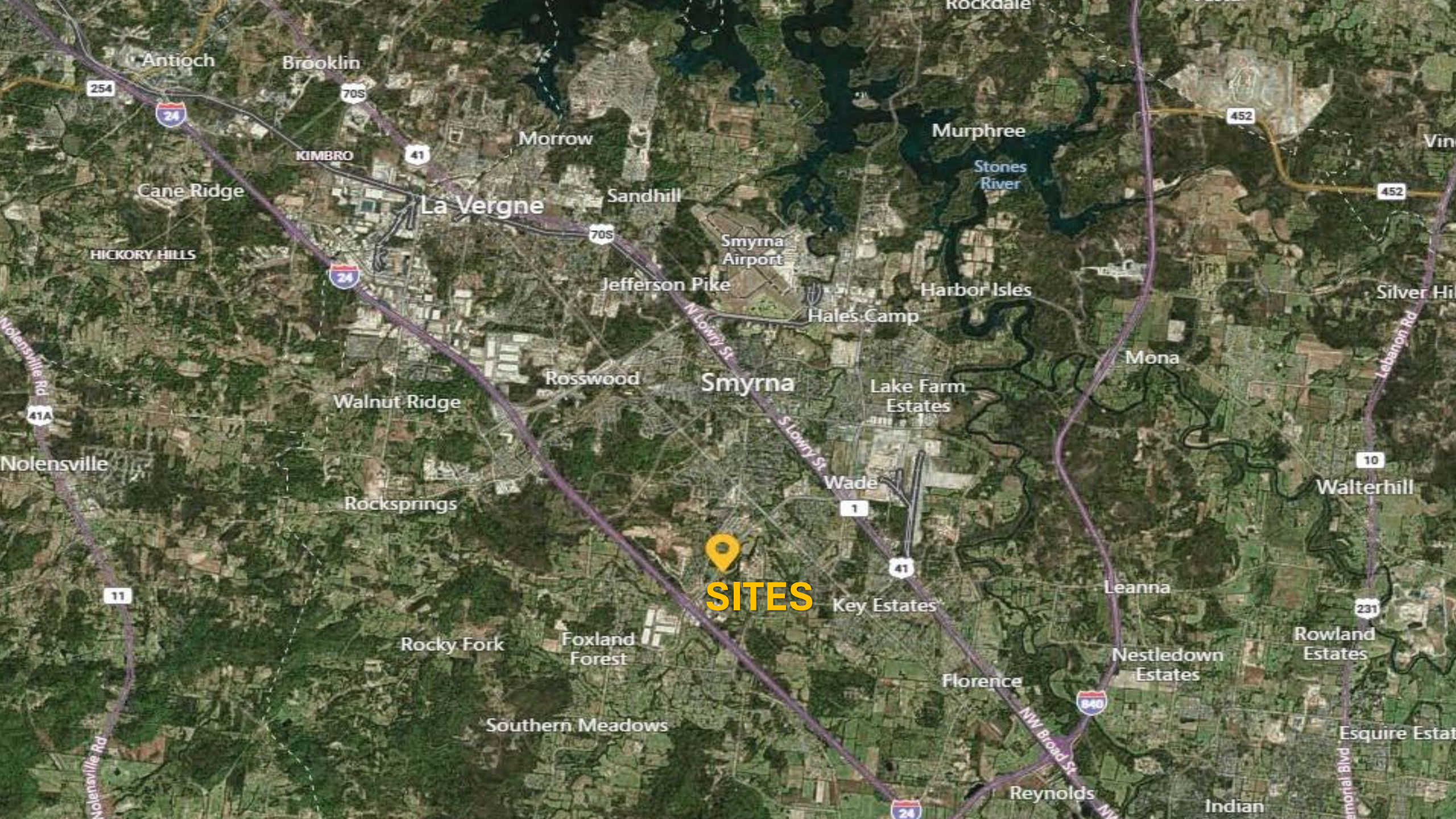


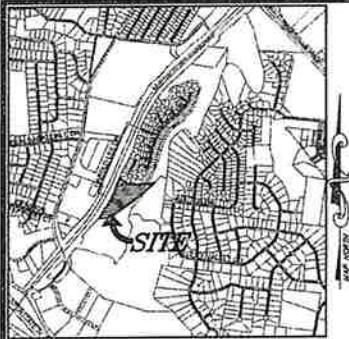
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24



★
SITE



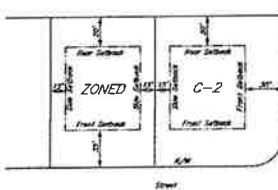


LOCATION MAP
N.T.S.

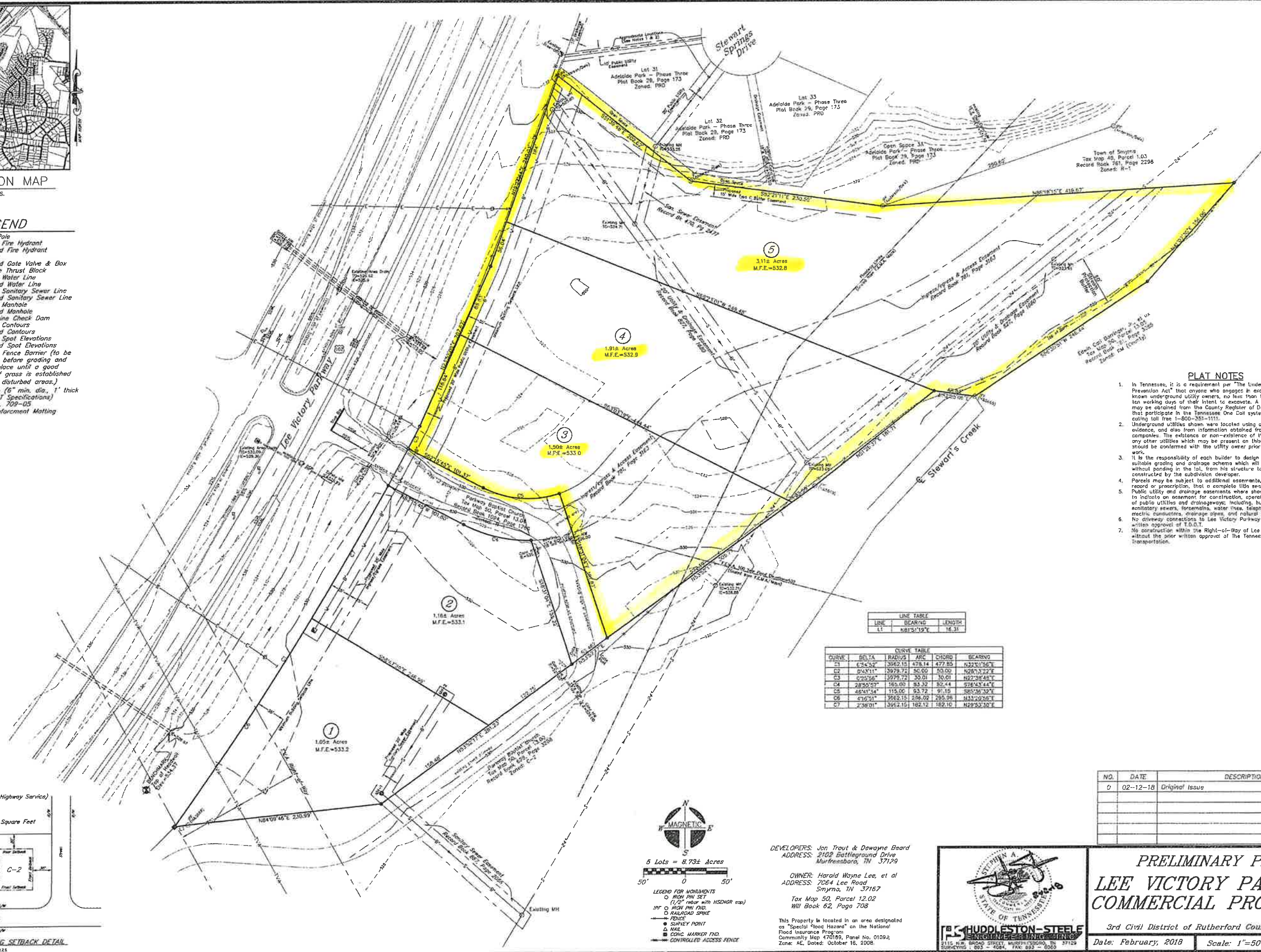
LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 708-05
- Turf Reinforcement Matting

ZONING: C-2 (Commercial Highway Service)
FRONT SETBACK: 35'
SIDE SETBACK: 15'
REAR SETBACK: 20'
MINIMUM LOT SIZE: 20,000 Square Feet



TYPICAL BUILDING SETBACK DETAIL
425

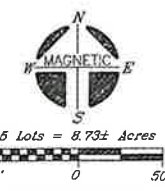


PLAT NOTES

- 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 1-800-333-1111.
- Underground utilities shown were located using available above-ground 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.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete ULS search may reveal.
- Public utility and drainage easements shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- No driveway connections to Lee Victory Parkway without the prior written approval of T.O.D.T.
- No construction within the Right-of-Way of Lee Victory Parkway without the prior written approval of The Tennessee Department of Transportation.

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N81°51'19"E	18.31	

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	6°54'52"	3962.15	478.14	477.85
C2	0°42'11"	3979.72	50.00	50.00
C3	0°25'36"	3979.72	30.01	30.01
C4	2°25'30"	180.00	53.32	52.44
C5	46°41'34"	115.00	93.72	91.15
C6	47°16'23"	3962.15	296.02	295.06
C7	2°38'01"	3962.15	182.12	182.10



- LEGEND FOR MONUMENTS
- IRON PIN SET
 - 0.25" metal with HSDNR cap
 - SPF
 - IRON PIN FND
 - RAILROAD SPIKE
 - PIPE
 - SURVEY POINT
 - NAI
 - CONC. MARKER FND
 - CONTROLLED ACCESS FENCE

DEVELOPERS: Jon Trout & Dewayne Beard
ADDRESS: 2102 Battleground Drive
Murfreesboro, TN 37129

OWNER: Harold Wayne Lee, et al
ADDRESS: 7064 Lee Road
Smyrna, TN 37167
Tax Map 50, Parcel 12.02
Will Book 62, Page 708

This Property is located in an area designated as "Special Flood Hazard" on the National Flood Insurance Program Community Map 470189, Panel No. 01094, Zone: AE, Dated: October 16, 2008.



NO.	DATE	DESCRIPTION
0	02-12-18	Original Issue

PRELIMINARY PLAT
LEE VICTORY PARKWAY
COMMERCIAL PROPERTY

3rd Civil District of Rutherford County, Tennessee
Date: February, 2018 Scale: 1"=50' Sheet 1 of 1

Demographic Summary Report

Lot 2

2 Lee Victory Rd, 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			
2029 Projection	6,786	53,904	106,750
2024 Estimate	5,937	46,790	92,717
2020 Census	5,544	41,360	82,327
Growth 2024 - 2029	14.30%	15.20%	15.14%
Growth 2020 - 2024	7.09%	13.13%	12.62%
2024 Population by Hispanic Origin	462	5,096	12,139
2024 Population	5,937	46,790	92,717
White	3,991 67.22%	31,568 67.47%	61,186 65.99%
Black	981 16.52%	6,334 13.54%	12,346 13.32%
Am. Indian & Alaskan	8 0.13%	78 0.17%	186 0.20%
Asian	344 5.79%	2,526 5.40%	4,799 5.18%
Hawaiian & Pacific Island	3 0.05%	40 0.09%	97 0.10%
Other	611 10.29%	6,244 13.34%	14,103 15.21%
U.S. Armed Forces	0	13	106
Households			
2029 Projection	2,477	19,174	37,634
2024 Estimate	2,174	16,712	32,830
2020 Census	2,018	14,796	29,252
Growth 2024 - 2029	13.94%	14.73%	14.63%
Growth 2020 - 2024	7.73%	12.95%	12.23%
Owner Occupied	1,532 70.47%	11,756 70.34%	22,428 68.32%
Renter Occupied	642 29.53%	4,957 29.66%	10,402 31.68%
2024 Households by HH Income	2,172	16,711	32,829
Income: <\$25,000	176 8.10%	1,735 10.38%	3,337 10.16%
Income: \$25,000 - \$50,000	303 13.95%	2,812 16.83%	5,424 16.52%
Income: \$50,000 - \$75,000	492 22.65%	3,369 20.16%	6,278 19.12%
Income: \$75,000 - \$100,000	363 16.71%	2,982 17.84%	5,910 18.00%
Income: \$100,000 - \$125,000	227 10.45%	2,156 12.90%	4,494 13.69%
Income: \$125,000 - \$150,000	233 10.73%	1,711 10.24%	2,829 8.62%
Income: \$150,000 - \$200,000	184 8.47%	1,227 7.34%	2,883 8.78%
Income: \$200,000+	194 8.93%	719 4.30%	1,674 5.10%
2024 Avg Household Income	\$105,003	\$90,907	\$93,951
2024 Med Household Income	\$82,920	\$78,684	\$80,818

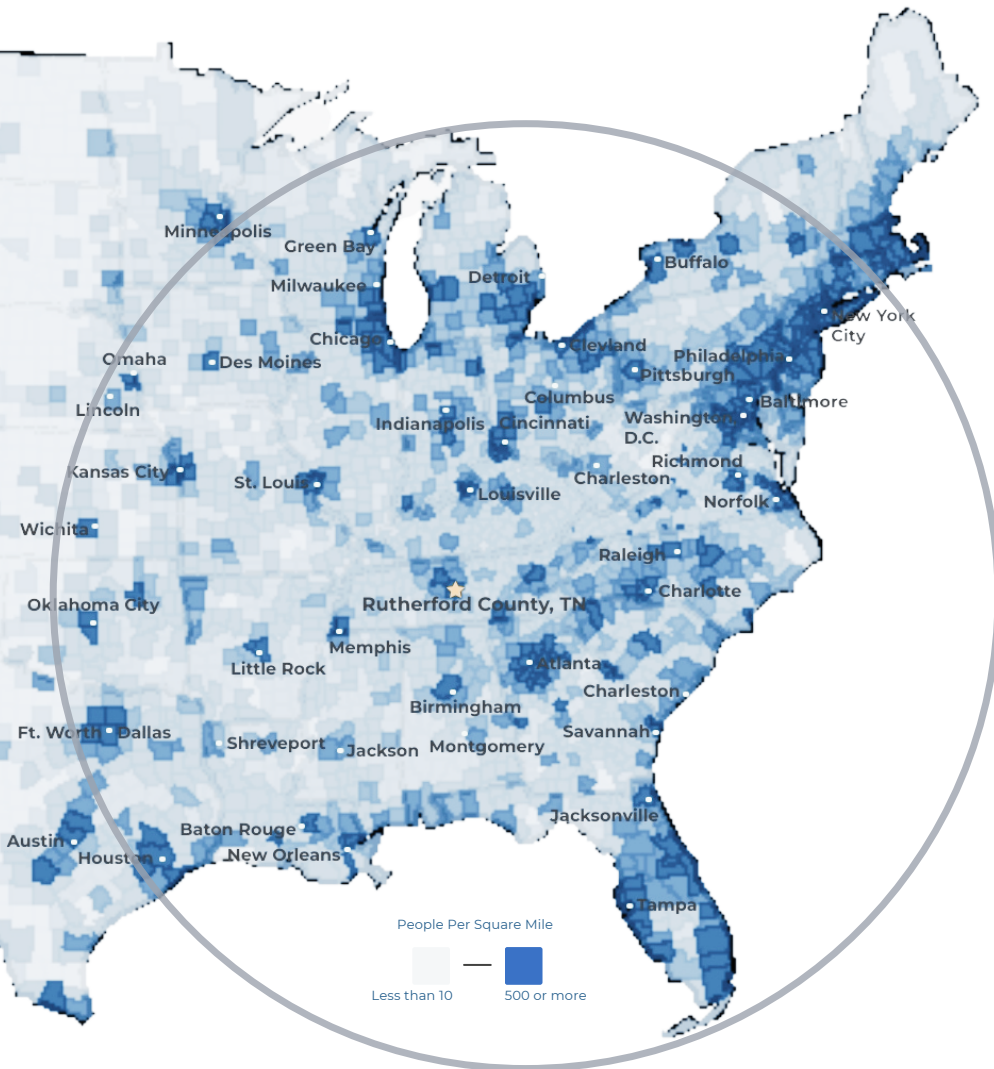
COMMUNITY SNAPSHOT

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



