



Commercial Lots For Sale at Smyrna Commons

Sgt Asbury Hawk 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 Hawk 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	SOLD
Lot 8B	2.58 Ac	\$1,050,000
Lot 10	1.9 Ac	SOLD
Lot 11	2.47 Ac	\$1,675,000

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 7A
SOLD

Lot 10
SOLD

Lot 11
2.47 AC



Detention
Area



Lot 8A
SOLD

Lot 8B
2.58 Ac

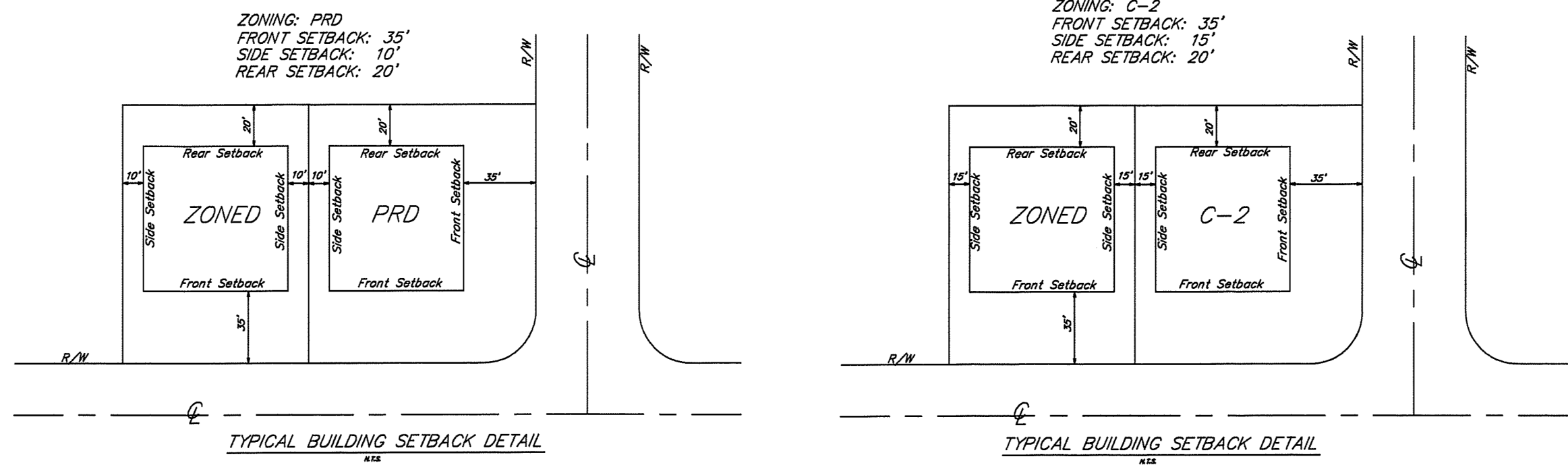
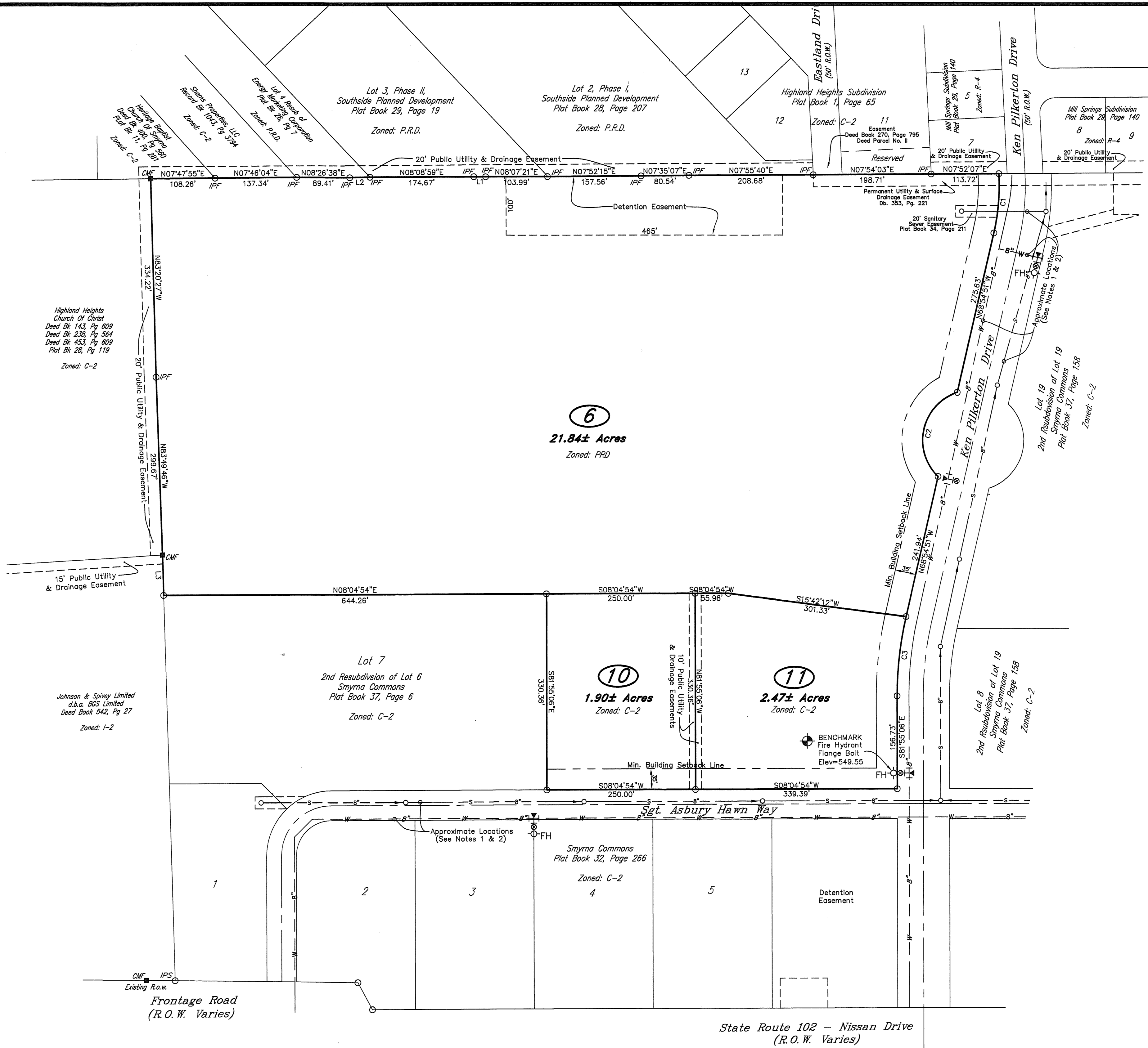


PRIMARY CARE & HOPE CLINIC

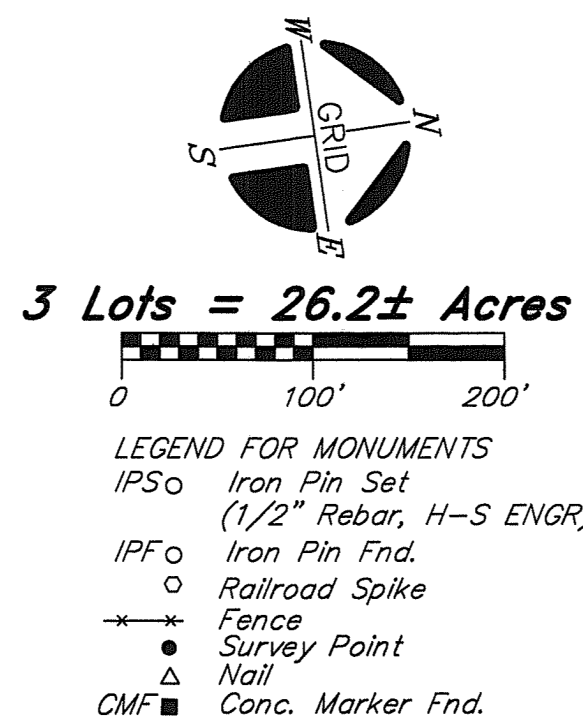
Walmart



Nissan North America
Manufacturing Campus



I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. *10/11/2014*
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

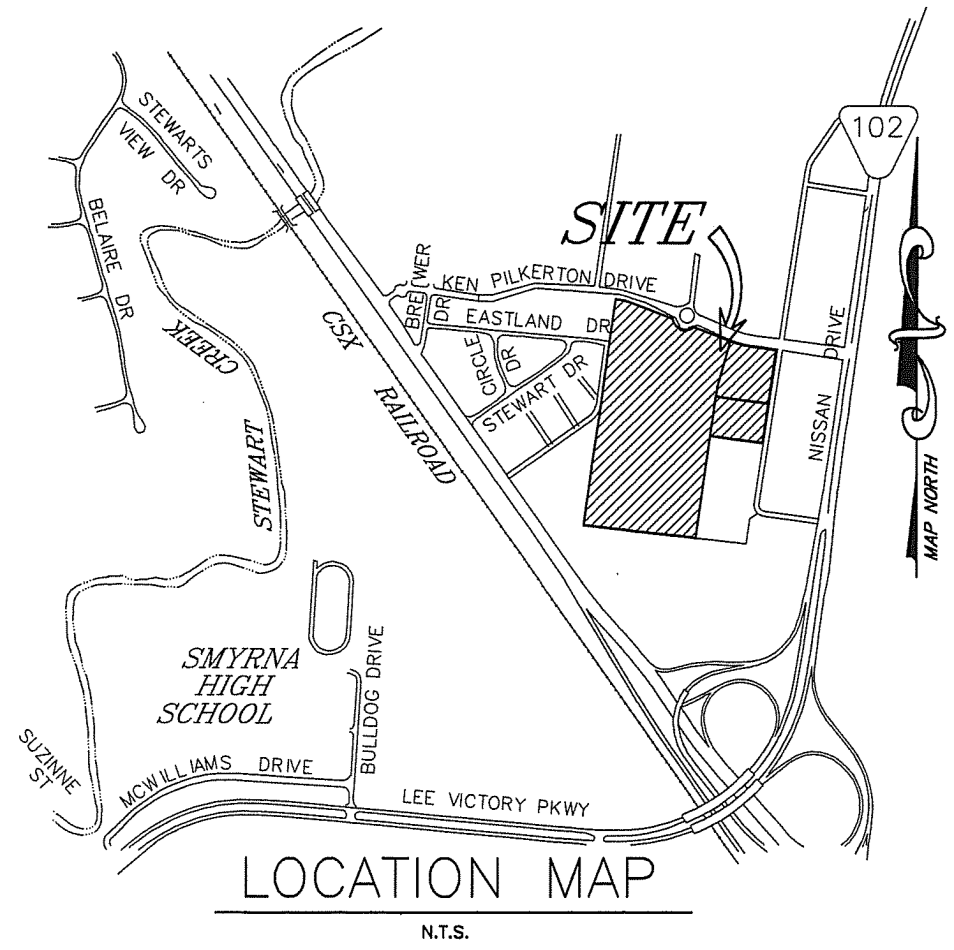


OWNER: Copperfield Lodge Partnership
c/o Bill Hunter
ADDRESS: 3291 Burnt Pine Lane
Miramar Beach, FL 32550
Tax Map 34-G, Group C, Parcel 6.00
Record Book 1178, Page 3588
Plat Book 37, Page 006

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

- LEGEND**
- P.O.B. Point of Beginning
 - Power Pole
 - Existing Fire Hydrant
 - Water Valve
 - Irrigation Valve
 - Water Meter
 - TXG Texas Eastern Gas Line Marker Post
 - SSMH 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
COPPERFIELD LODGE PARTNERSHIP
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

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

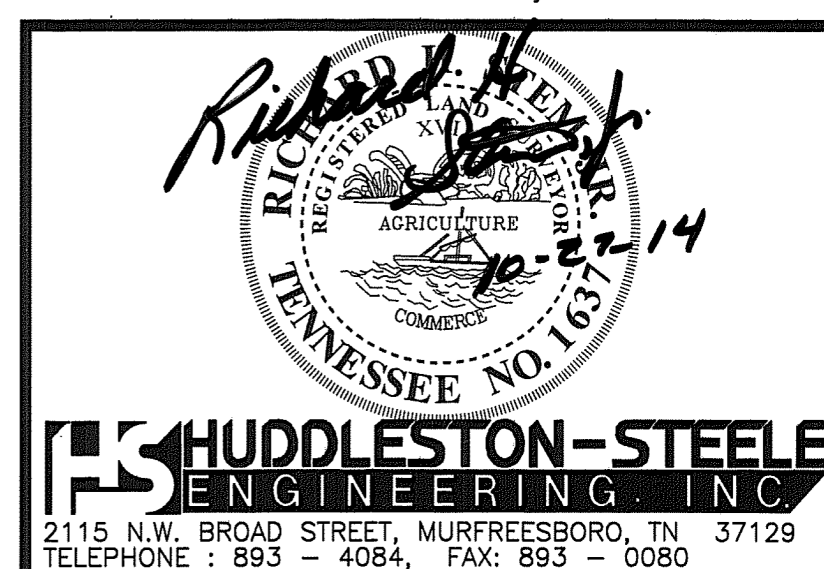
CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled 3rd Resubdivision of Lot 6 SMYRNA COMMONS have been installed in accordance with current local and state government requirements, or bonds posted. Water System & Sewer
11-7-14
Date
Richard H. Stem, Jr.
DIRECTOR OF UTILITIES

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	16°08'28"	356.00	100.29	99.96
C2	85.00	174.84	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

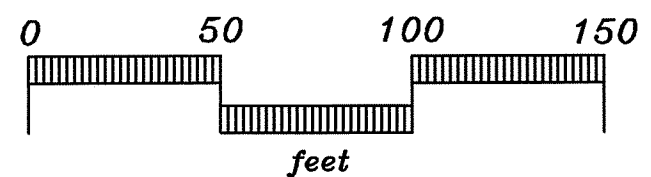
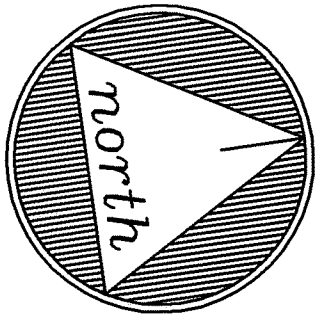
Weather Dabbs, Registrar
Rutherford County Tennessee
Rec #: 802986 Instrument #: 1931809
Rec'd: 15.00 Recorded
State: 0.00 11/12/2014 at 10:45 AM
Clerk: 0.00 in Stat. Cabinet
Other: 2.00
Total: 17.00
Page 102

I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors.



Previously recorded in Plat Book 34, Page 211,
and Plat Book 37, Page 006
DATE OF RECORDING: November 12, 2014
TIME OF RECORDING: 10:45 A.M.
PLAT BOOK: 38, PAGE: 102

**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: 15.00 Instrument #: 2071791
Scale: 0.00
Check: 0.00
Obchc: 2.00 3/3/2017 at 11:45 AM
Total: 17.00
Plat Cabinet: 40 Pgs 124-124

FINAL PLAT

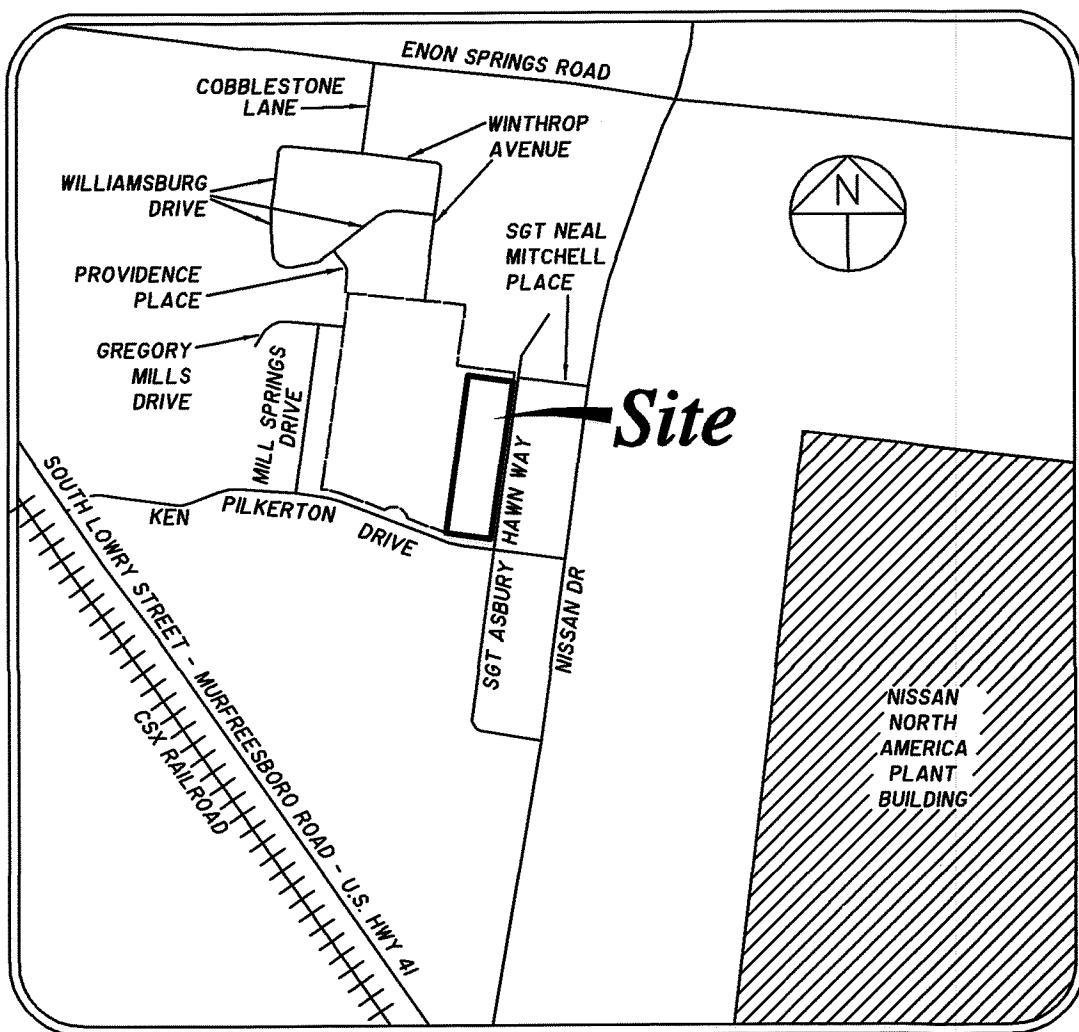
RESUBDIVISION OF LOT 8
SMYRNA COMMONS
SUBDIVISION

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

SEC, Inc. 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	
Population						
2030 Projection	5,516		52,203		97,414	
2025 Estimate	5,130		48,319		89,708	
2020 Census	4,807		44,062		79,418	
Growth 2025 - 2030	7.52%		8.04%		8.59%	
Growth 2020 - 2025	6.72%		9.66%		12.96%	
2025 Population by Hispanic Origin	1,196		8,897		16,242	
2025 Population	5,130		48,319		89,708	
White	2,580	50.29%	28,023	58.00%	52,994	59.07%
Black	852	16.61%	6,345	13.13%	11,436	12.75%
Am. Indian & Alaskan	10	0.19%	95	0.20%	167	0.19%
Asian	317	6.18%	2,551	5.28%	4,330	4.83%
Hawaiian & Pacific Island	35	0.68%	231	0.48%	460	0.51%
Other	1,336	26.04%	11,074	22.92%	20,320	22.65%
U.S. Armed Forces	23		95		175	
Households						
2030 Projection	2,123		19,253		34,873	
2025 Estimate	1,971		17,803		32,093	
2020 Census	1,836		16,194		28,389	
Growth 2025 - 2030	7.71%		8.14%		8.66%	
Growth 2020 - 2025	7.35%		9.94%		13.05%	
Owner Occupied	764	38.76%	10,857	60.98%	21,096	65.73%
Renter Occupied	1,208	61.29%	6,946	39.02%	10,997	34.27%
2025 Households by HH Income	1,973		17,802		32,093	
Income: <\$25,000	257	13.03%	1,953	10.97%	2,958	9.22%
Income: \$25,000 - \$50,000	436	22.10%	3,132	17.59%	5,392	16.80%
Income: \$50,000 - \$75,000	377	19.11%	3,374	18.95%	5,708	17.79%
Income: \$75,000 - \$100,000	391	19.82%	2,866	16.10%	5,452	16.99%
Income: \$100,000 - \$125,000	325	16.47%	2,564	14.40%	4,734	14.75%
Income: \$125,000 - \$150,000	56	2.84%	1,714	9.63%	3,239	10.09%
Income: \$150,000 - \$200,000	99	5.02%	1,348	7.57%	2,713	8.45%
Income: \$200,000+	32	1.62%	851	4.78%	1,897	5.91%
2025 Avg Household Income	\$75,874		\$91,901		\$97,336	
2025 Med Household Income	\$61,953		\$78,855		\$84,118	

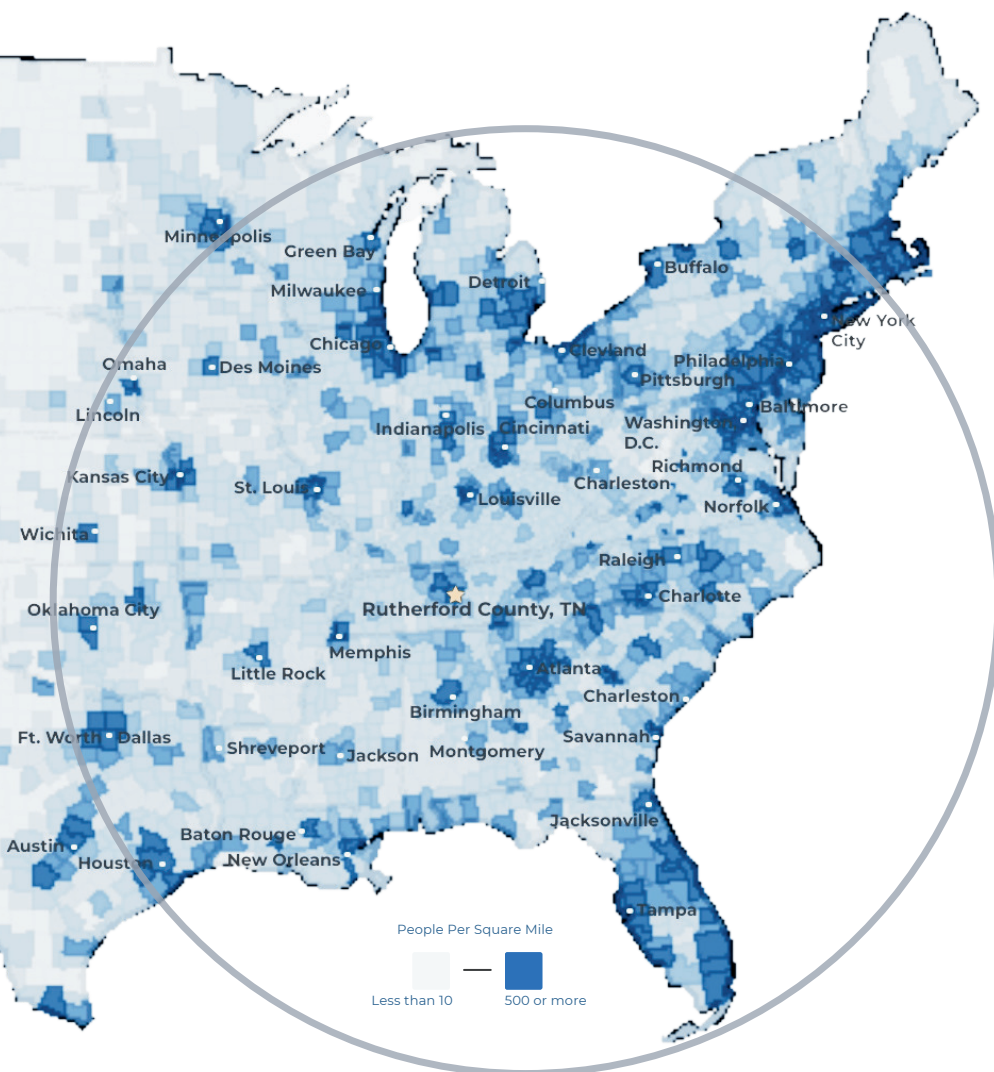
COMMUNITY SNAPSHOT

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	Murfreesboro Medical Clinic	925
Taylor Farms	1,700	Cardinal Health	816
Asurion	1,250	Vijon	730

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	2.2%	3.3%	3.9%
Labor Force Participation Rate	69.5%	59.2%	62.2%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of April 2024

RECENT ANNOUNCEMENTS



Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in a 845K sf building.



Schneider Electric adds 100 new jobs and \$3M of investment at its Smyrna facility to expand its manufacturing capacity of critical electrical infrastructure.



La Vergne announces Uptown, a 26-acre, Class A mixed-use development with Aldi, 250 apartments, and other new-to-market retailers.



