

3.49 ACRES OF INDUSTRIAL LAND



3.49 Acres

CLICK for
drone video



For more information, contact:

James P. Spellman II, CCIM

Managing Director, JPS Realty Partners

615.403.6298

jspellman@jpsrealtypartners.com

JPS REALTY PARTNERS
COMMERCIAL REAL ESTATE



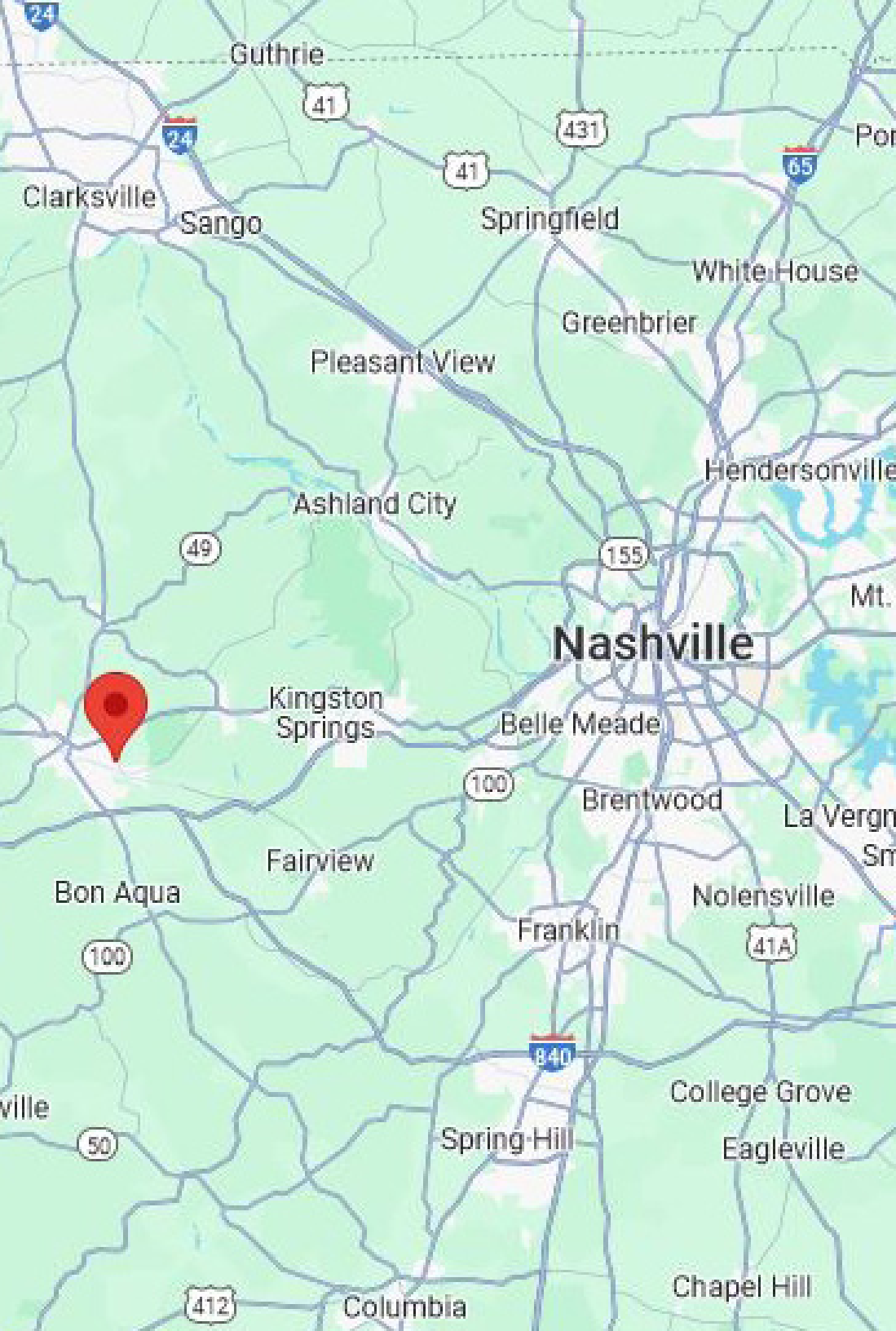
THE OFFERING

JPS Realty Partners is pleased to present for sale, 3.49 acres of rare industrial zoned land located along Highway 96, one of the major traffic arteries in Dickson County.

Located in the growing city of Burns, this site boasts great visibility, making it an attractive opportunity for businesses and developers alike. The site is zoned M-1 Light Industrial District and enjoys "retail" frontage which enhances its exposure to passing motorists.

This location has a right-hand turn out to Interstate 40 and Highway 70 is less than 1.2 miles away. The area surrounding the property is characterized by a mix of residential and commercial developments, contributing to a growing customer base.

The local community of Burns, and really all of Dickson County, is very active and supportive of new businesses by creating an encouraging environment for growth and development. Overall, this location is ideal for businesses and developers looking to capitalize on a rare industrial zoned site with high visibility and while also benefiting from the supportive community that encourages economic development, customer loyalty and community engagement.



PROPERTY DETAILS

3.49
ACREAGE

1444 Highway 96
Burns, Dickson County, TN 37209
ADDRESS

M-1, Light Industrial District
ZONING

[CLICK HERE](#)
ALTA SURVEY

Flex Industrial and Light Industrial
PROPOSED USE

111 021.00
PARCEL ID

Multiple, One-Story Buildings
NUMBER OF BUILDINGS PLANNED

Water, Sewer and Electricity
UTILITIES TO THE SITE

SURROUNDING AREA



For more information, contact:

James P. Spellman II, CCIM
Managing Director, JPS Realty Partners

615.403.6298
jspellman@jpsrealtypartners.com

JPS REALTY PARTNERS
COMMERCIAL REAL ESTATE

SURROUNDING PROPERTIES



For more information, contact:

James P. Spellman II, CCIM
Managing Director, JPS Realty Partners

615.403.6298
jspellman@jpsrealtypartners.com

JPS REALTY PARTNERS
COMMERCIAL REAL ESTATE

POSSIBLE USES

M-1, Light Industrial District zoning allows for a wide range of uses including Animal Care, Building Equipment Sales, Construction Sales, Construction Services, Farm Equipment Sales, Landscape Nursery, Transport Storage, Warehousing, Wholesale Sales, Etc...

Location and access is excellent for possible "down-zoning development" to residential, multifamily, banking, self-storage, general office, medical office, veterinarian, school, government services, daycare, limited retail, Co-Op, etc...



For more information, contact:

James P. Spellman II, CCIM
Managing Director, JPS Realty Partners

615.403.6298
jspellman@jpsrealtypartners.com

JPS REALTY PARTNERS
COMMERCIAL REAL ESTATE

VIEW FROM HIGHWAY 96



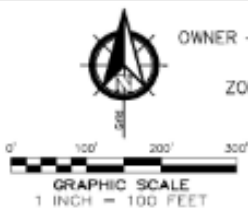
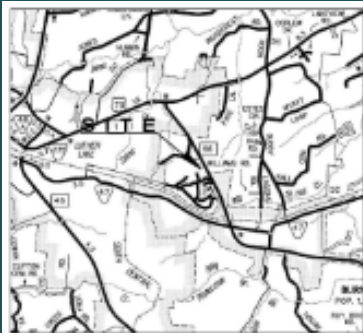
For more information, contact:

James P. Spellman II, CCIM
Managing Director, JPS Realty Partners

615.403.6298
jspellman@jpsrealtypartners.com

JPS REALTY PARTNERS
COMMERCIAL REAL ESTATE

ALTA SURVEY



OWNER - J.B. MILLER, INCORPORATED
c/o DON MILLER
524 Ridgeman Drive
Dickson, TN 37055

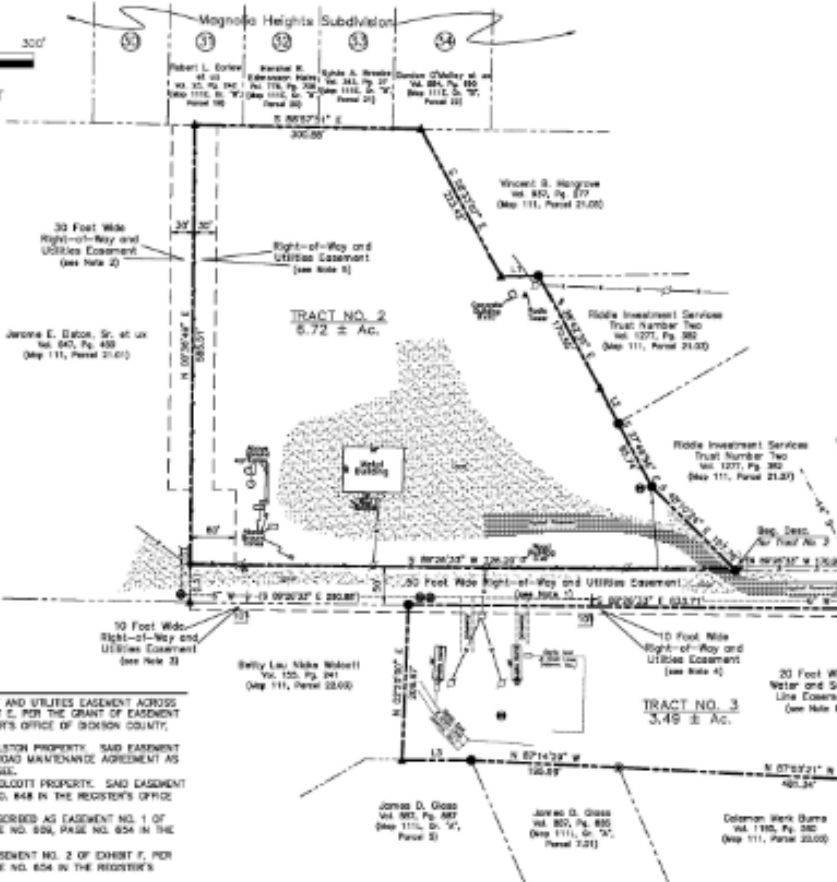
LOCATION - 1442 Hwy. 98
Burns, TN 37029
5th CIVIL DISTRICT
DICKSON COUNTY, TENNESSEE

RECORDS - TAX MAP No. 111, PARCEL No. 21
- VOLUME No. 129, PAGE No. 329
Register's Office of Dickson County, TN

LEGEND

- IRON PIPE, OLD (1/2" diameter)
- IRON ROD, NEW (1/2" rebar)
- ▲ IRON ROD, OLD (3/8" rebar)
- IRON ROD, OLD (1/2" rebar)
- ▼ IRON ROD, OLD (5/8" rebar)
- ⊠ AT&T TELEPHONE POB
- ⊠ FIRE HYDRANT
- ⊠ GAS VALVE
- ⊠ POWER POLE/SERVICE POLE
- ⊠ WATER METER
- ⊠ WELL
- CENTERLINE OF ROAD
- PROPERTY LINE
- CHAIN LINK FENCE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- 6" WATER LINE
- 14" SEWER FORCE MAIN

ZONING - THE PROPERTY IS ZONED M-1, LIGHT INDUSTRIAL DISTRICT.
INSIDE THE CITY LIMITS OF DICKSON, TENNESSEE.



LINE TABLE

LINE	BEGINNING	ENDING	DISTANCE
1	S 89°12'25" E	P	49.80'
2	S 2°20'25" E	P	51.90'
3	N 89°23'21" W	P	46.34'
4	S 2°16'14" E	P	57.06'
5	S 89°23'21" E	P	50.00'

DESCRIPTION OF PROPERTY:

TRACT NO. 2:

Beginning at an existing iron rod (1/2" rebar) in a boundary line of the Jerome E. Eaton, Sr. of a property and at the southwest corner of the Hilde Investment Services Trust Number Two property, said point being referenced North 80 deg 20 min, 33 sec, West, 170.05 feet from an iron rod set (1/2" rebar) in the west margin of State Highway No. 98 at a distance of 70 feet from the center of said highway, thence along boundary line of the Hilde property to a point on Highway No. 98, 24 min, 33 sec, West, 728.23 feet to an existing iron rod (3/8" rebar) North 00 deg 36 min, 40 sec, East, 585.51 feet to an existing iron rod (3/8" rebar) in the south boundary line of Lot 21 of the Magnolia Heights Subdivision, thence along the south boundary line of Lots 20 through 24 of the Magnolia Heights Subdivision South 80 deg, 57 min, 51 sec, East, 336.50 feet to an existing iron rod (1/2" rebar) of the southwest corner of the Vincent S. Hargrove property, thence along boundary line of the Hilde property to a point on Highway No. 98, 24 min, 33 sec, West, 522.42 feet to an existing iron rod (3/8" rebar), North 00 deg, 14 min, 45 sec, East, 48.80 feet to an existing iron rod (1/2" rebar) at the northeast corner of the Hilde Investment Services Trust Number Two property, thence along boundary line of the Hilde property to a point on Highway No. 98, 24 min, 33 sec, East, 170.05 feet to an existing iron rod (3/8" rebar), South 27 deg, 28 min, 20 sec, East, 51.90 feet to an existing iron rod (1/2" rebar), South 27 deg, 49 min, 50 sec, East, 50.14 feet to an existing iron rod (1/2" rebar), South 45 deg, 10 min, 24 sec, East, 157.76 feet to the point of beginning, containing 6.72 acres, more or less.

TRACT NO. 3:

Beginning at an existing iron rod (1/2" rebar) in the east margin of State Highway No. 98 at a distance of 70 feet from the center of said highway, said point being the northeast corner of the Coleman Wark Burns property, thence bearing the east margin of State Highway No. 98 along the east boundary line of the Burns property North 87 deg, 25 min, 21 sec, West, 430.34 feet to an existing iron pipe (3" diameter) at the northeast corner of the Jerome E. Eaton property, thence along northern boundary line of the parcel owned by Glass to a point on Highway No. 98, 24 min, 33 sec, West, 180.98 feet to an existing iron rod (1/2" rebar) North 89 deg, 22 min, 27 sec, West, 22.24 feet to an existing iron rod (3/8" rebar) at a corner of the Betty Lou Noble property, thence along northern boundary line of the Betty Lou Noble property North 00 deg, 20 min, 30 sec, East, 268.67 feet to an existing iron rod (1/2" rebar) in a southern boundary line of the Jerome E. Eaton, Sr. of a property, thence along southern boundary line of the Eaton property South 08 deg, 24 min, 35 sec, East, 533.71 feet to an existing iron rod (3/8" rebar) in the west margin of State Highway No. 98, thence along the west margin of said highway South 28 deg, 18 min, 48 sec, East, 287.76 feet to the point of beginning, containing 3.49 acres, more or less.

SURVEYOR'S NOTES:

- IN FAVOR OF THE TRACTS SHOWN (TRACT NO. 2 AND TRACT NO. 3) IS A 30 FOOT WIDE RIGHT-OF-WAY AND UTILITIES EASEMENT ACROSS THE CLYTON PROPERTY, SAID EASEMENT BEING MORE FULLY DESCRIBED AS EASEMENT NO. 1 OF EXHIBIT C, FOR THE GRANT OF EASEMENT AND ROAD MAINTENANCE AGREEMENT AS RECORDED IN VOLUME NO. 606, PAGE NO. 654 IN THE REGISTER'S OFFICE OF DICKSON COUNTY, TENNESSEE.
- IN FAVOR OF TRACT NO. 3 IS A 30 FOOT WIDE RIGHT-OF-WAY AND UTILITIES EASEMENT ACROSS THE CLYTON PROPERTY, SAID EASEMENT BEING MORE FULLY DESCRIBED AS EASEMENT NO. 2 OF EXHIBIT C, FOR THE GRANT OF EASEMENT AND ROAD MAINTENANCE AGREEMENT AS RECORDED IN VOLUME NO. 606, PAGE NO. 654 IN THE REGISTER'S OFFICE OF DICKSON COUNTY, TENNESSEE.
- IN FAVOR OF TRACT NO. 2 IS A 10 FOOT WIDE RIGHT-OF-WAY AND UTILITIES EASEMENT ACROSS THE WOLCOTT PROPERTY, SAID EASEMENT BEING MORE FULLY DESCRIBED IN THE GRANT OF EASEMENT AS RECORDED IN VOLUME NO. 606, PAGE NO. 648 IN THE REGISTER'S OFFICE OF DICKSON COUNTY, TENNESSEE.
- TRACT NO. 3 IS SUBJECT TO A 10 FOOT WIDE RIGHT-OF-WAY AND UTILITIES EASEMENT MORE FULLY DESCRIBED AS EASEMENT NO. 1 OF EXHIBIT F, FOR THE GRANT OF EASEMENT AND ROAD MAINTENANCE AGREEMENT AS RECORDED IN VOLUME NO. 506, PAGE NO. 654 IN THE REGISTER'S OFFICE OF DICKSON COUNTY, TENNESSEE.
- TRACT NO. 2 IS SUBJECT TO A RIGHT-OF-WAY AND UTILITIES EASEMENT MORE FULLY DESCRIBED AS EASEMENT NO. 2 OF EXHIBIT F, FOR THE GRANT OF EASEMENT AND ROAD MAINTENANCE AGREEMENT AS RECORDED IN VOLUME NO. 506, PAGE NO. 654 IN THE REGISTER'S OFFICE OF DICKSON COUNTY, TENNESSEE.
- TRACT NO. 3 IS SUBJECT TO A 20 FOOT WIDE WATER AND SEWER LINE EASEMENT IN FAVOR OF THE WATER AUTHORITY OF DICKSON COUNTY, TENNESSEE AS RECORDED IN VOLUME NO. 908, PAGE NO. 844 IN THE REGISTER'S OFFICE OF DICKSON COUNTY, TENNESSEE.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES 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. OTHER SERVICES OR APPURTENANCES, 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 DICKSON RELATIVE THERE TO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, FOR THE UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) HOURS MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL (615)366-1887 OR (800)351-1111
- A LOCATE REQUEST (FORM NO. 18962523) WITH TENNESSEE ONE CALL WAS REQUESTED BY CHRISTY SURVEYING, LLC ON JUNE 11, 2018. ALL UTILITY SERVICES REFUSED TO LOCATE THE UNDERGROUND UTILITIES SINCE THE REQUEST WAS FOR SURVEYING PURPOSES ONLY AND NO IMMEDIATE EXCAVATION WAS TO BE PERFORMED ON THE SUBJECT PROPERTY.
- THE PROPERTY SHOWN IS IN ZONE X (NOT IN A DESIGNATED FLOOD AREA) AS SHOWN ON FEDERAL INSURANCE RATE MAP NO. 4754302254C (DATED SEPTEMBER 26, 2009).
- THE BEARING AS SHOWN ARE BASED UPON A DUAL FREQUENCY NETWORK ADJUSTED REAL-TIME KINEMATIC GPS OBSERVATION AT THE TIME OF THE SURVEY IN ORDER TO RECEIVE CMR NORTH.
- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE MAY 9, 2018 AT 8:30 A.M.; POLICY NO. 181329.
- COPIRIGHT © JUNE 2018 BY CHRISTY SURVEYING, LLC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION. ALL ORIGINAL DOCUMENTS AND DRAWINGS ARE THE PROPERTY OF THE LICENSED SURVEYOR AS PER TENNESSEE CODE ANNOTATED (T.C.A.) TITLE 62 CHAPTER 10. NEITHER THE SURVEYOR NOR CHRISTY SURVEYING, LLC IS RESPONSIBLE FOR ANY CHANGES OR REVISIONS TO SAID DRAWING AFTER THE SEALED DATE ON THE ORIGINAL DRAWING UNLESS SAID CHANGE OR REVISION IS SIGNED AND DATED BY THE SURVEYOR.

SURVEYOR'S CERTIFICATE
I, PHILIP S. SMITH, REGISTERED PROFESSIONAL SURVEYOR, TRUST NUMBER TWO, UNDER AGREEMENT DATED MAY 9, 2018, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 SURVEYING STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 7, 8, 11 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 20, 2018.

BY: PHILIP S. SMITH, REGISTERED PROFESSIONAL SURVEYOR, P.L.S. # 1621
DATE: _____

ALTA/NSPS LAND TITLE SURVEY
J.B. MILLER, INC. PROPERTY
CHRISTY SURVEYING, LLC
201 Hwy 75 E, Suite 102 Phone: (615) 235-1029
P.O. Box 918, Burns, TN 37029 Website: christysurveying.com
LAND SURVEYING & PLANNING SERVICES

3.49 ACRES OF INDUSTRIAL LAND



3.49 Acres

For more information, contact:

James P. Spellman II, CCIM

Managing Director, JPS Realty Partners

615.403.6298

jspellman@jpsrealtypartners.com

JPS REALTY PARTNERS
COMMERCIAL REAL ESTATE