



FOR SALE

8.77 Acre Commercial Tract in Central Lavergne

OFFERING MEMORANDUM | 142 STONES RIVER ROAD | LA VERGNE, TN

Exclusively Listed by

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KELLER WILLIAMS REALTY
450 Saint Andrews Dr
Murfreesboro, TN 37128

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Property Summary



Property Summary

Lot Size::	8.77 Acres
Zoning	NCD
Price:	\$1,500,000
Lease Income:	Cell Phone Tower

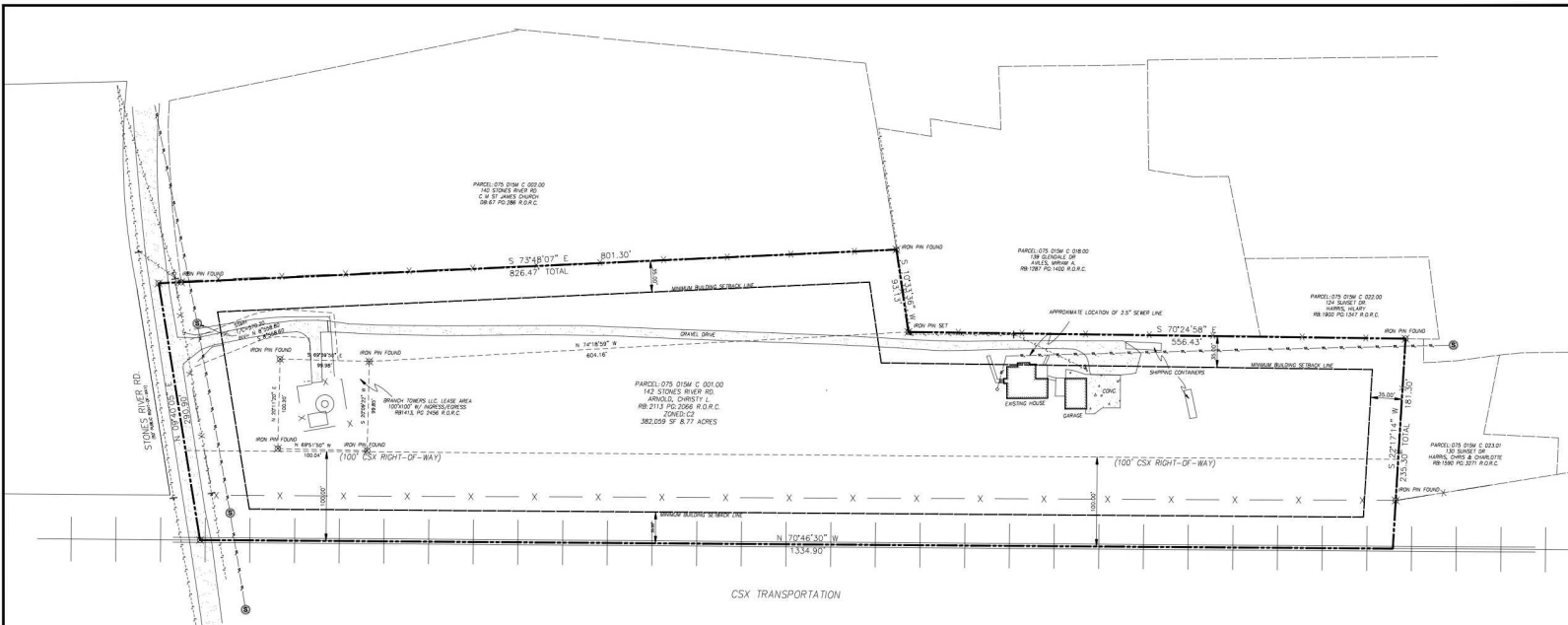
Property Overview

Nice, long site with some gravel and grading work in place.

Location Overview

This centrally located site sits in the heart of Lavergne. It is parallel to Murfreesboro Rd (Highway 41) which is a main thoroughfare that connects Murfreesboro, Smyrna, La Vergne, Antioch and Nashville.

Survey -Available Separately



SCALE: 1" = 50'

LEGEND

	OVERHEAD POWER LINES
	FENCE LINES
	UTILITY POLE
	WATER VALVE
	WATER METER
	MAILBOX
	MINIMUM BUILDING SETBACK LINE
	PROPERTY LINE - SURVEYED
	PROPERTY LINE - UNSURVEYED
	IRON PIN FOUND Q.O.
	LIGHT POLE
	CONCRETE MONUMENT

GENERAL NOTES:

1. BEING THE TRACT AS DESCRIBED AND PREVIOUSLY RECORDED IN RECORD BOOK 2113, PAGE 2066, R.O.R.C.
2. BEARING BASIS IS TENNESSEE STATE GRID REFERENCE SYSTEM.
3. THIS PROPERTY LIES WITHIN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY COMMUNITY PANEL NO. 4714900015H, EFFECTIVE DATE: 01/05/2007.
4. SUBJECT PROPERTY IS IDENTIFIED ON RUTHERFORD COUNTY PROPERTY MAPS AS PARCEL: 075 015M C 001.00
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 THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
7. PROPERTY IS ZONED C2. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: FRONT: 35' - SIDE: 35' - REAR: 35'
8. THIS SURVEY WAS PERFORMED IN THE FIELD ON 08/09/2021

GENERAL UTILITY NOTES:

- 1) EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
- 2) THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFE GUARD UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- 3) THE CONTRACTOR SHALL NOTIFY EACH UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES PRIOR TO CONSTRUCTION.
- 4) IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION, MUST NOTIFY ALL KNOWN UTILITY OWNERS, NO LESS THAN THREE, NOR MORE THAN TEN WORKING DAYS, PRIOR TO CONSTRUCTION.

EROSION CONTROL NOTES:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM THE SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ALL STORM DRAINAGE STRUCTURES, INCLUDING FLUMES, PIPES, ETC. PRIOR TO COMPLETION OF THIS PROJECT.
- 3) EROSION CONTROL SHALL BE PROVIDED FOR ALL CUT AND FILL OPERATIONS WITHIN THE LIMITS OF THE CONSTRUCTION SITE.
- 4) EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY GRADING ON-SITE AND ARE TO BE MAINTAINED IN PLACE FOR THE DURATION OF THE PROJECT.
- 5) THE CONTRACTOR SHALL PROVIDE EROSION CONTROL TO MINIMIZE EROSION IN ALL AREAS BEING DISTURBED.

FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATES OF 08/09/2021 AND 08/09/2021 UTILIZING CARLSON BR7 MULTI-FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN WERE DERIVED USING SOLUTIONS REFERENCED TO TN SPC (ZONE 4100) NAD83 (2011) (EPOCH 2010), GEOID 1988 ELEVATION DATA REFERENCED TO NAVD88.

POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.08" V 0.08" COMBINED SCALE FACTOR USED: 1.00006914

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A CATEGORY 4 SURVEY, AS DEFINED IN TCA 08-20-03-.07(5) AS A GENERAL PROPERTY SURVEY, AND THAT THE ACCURACY IS AS SHOWN HEREON, AND THAT MONUMENTS SHOWN HAVE BEEN, OR WILL BE SET.



PROJECT#21213

	MATTHEW LISTOVITCH SURVEYING
	542 HEARTLAND LN MURFREESBORO, TN 37127 PHONE: 615.427.1112 EMAIL: MLISTOVITCH@GMAIL.COM
PROPERTY SURVEY	
CHRISTY L. ARNOLD	
142 STONES RIVER RD. LAVERGNE RUTHERFORD COUNTY, TENNESSEE 37086	

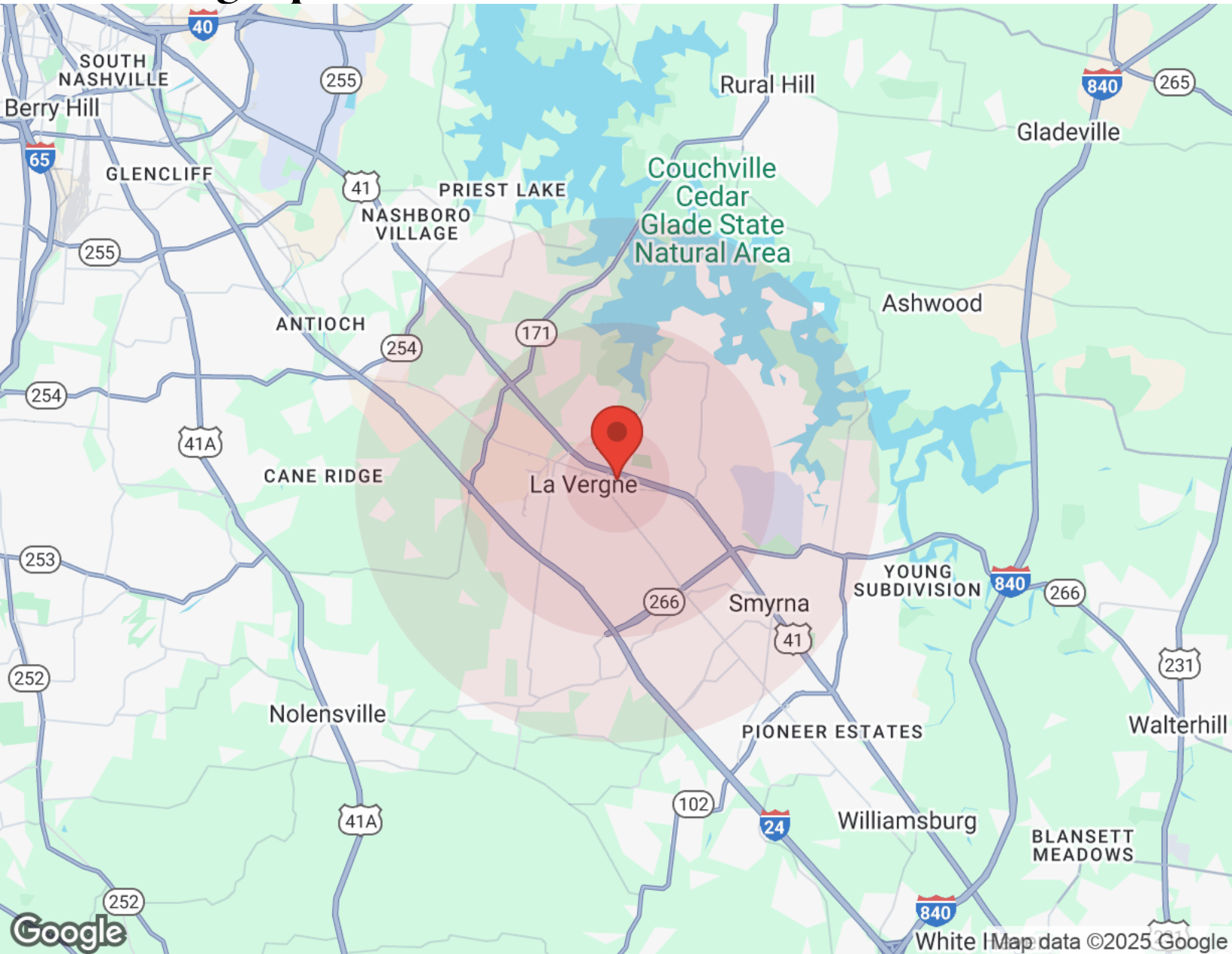
Property Photos



Business Map



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	3,843	26,522	62,615
Female	4,187	27,979	66,493
Total Population	8,030	54,502	129,109

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,741	12,110	28,082
Ages 15-24	1,170	8,297	18,457
Ages 25-54	3,620	24,957	57,940
Ages 55-64	800	5,018	12,531
Ages 65+	700	4,120	12,100

Race	1 Mile	3 Miles	5 Miles
White	3,575	23,545	59,958
Black	2,082	14,121	33,594
Am In/AK Nat	13	65	142
Hawaiian	4	33	65
Hispanic	1,814	13,064	25,602
Asian	344	2,295	6,158
Multi-Racial	188	1,330	3,486
Other	10	49	116

Income	1 Mile	3 Miles	5 Miles
Median	\$65,470	\$81,149	\$81,518
< \$15,000	89	815	2,181
\$15,000-\$24,999	210	1,116	2,347
\$25,000-\$34,999	301	1,184	3,042
\$35,000-\$49,999	384	2,232	5,087
\$50,000-\$74,999	648	3,111	8,305
\$75,000-\$99,999	620	3,388	8,032
\$100,000-\$149,999	508	4,346	10,039
\$150,000-\$199,999	93	1,576	3,854
> \$200,000	62	815	3,227

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,096	20,268	51,861
Occupied	2,914	18,585	46,114
Owner Occupied	1,726	11,215	27,308
Renter Occupied	1,188	7,370	18,806
Vacant	181	1,684	5,747

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Ready for Your Project

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