

SALE OR LEASE

OUTDOOR STORAGE OR TRUCK/TRAILER PARKING ON ± 10 ACRES

CHARLES
HAWKINS CO.
Commercial Real Estate Services

Currently 14.93 acres. Owner will
subdivide and retain approximately 5
acres and sell approximately 10 acres.



151 Jefferson Pike
La Vergne, TN

Robert Stout, SIOR
Shareholder, First Vice President
C: (615) 397 - 3138
rstout@charleshawkinsco.com

Kevin Irwin
Vice President
C: (407) 408-5676
kirwin@charleshawkinsco.com

McNeill Stout
Vice President
C: (615) 403 - 8034
mstout@charleshawkinsco.com

Charles Hawkins Co.
O: (615) 256 - 3189
www.charleshawkinsco.com



FOR LEASE

OUTDOOR STORAGE OR TRUCK/TRAILER PARKING

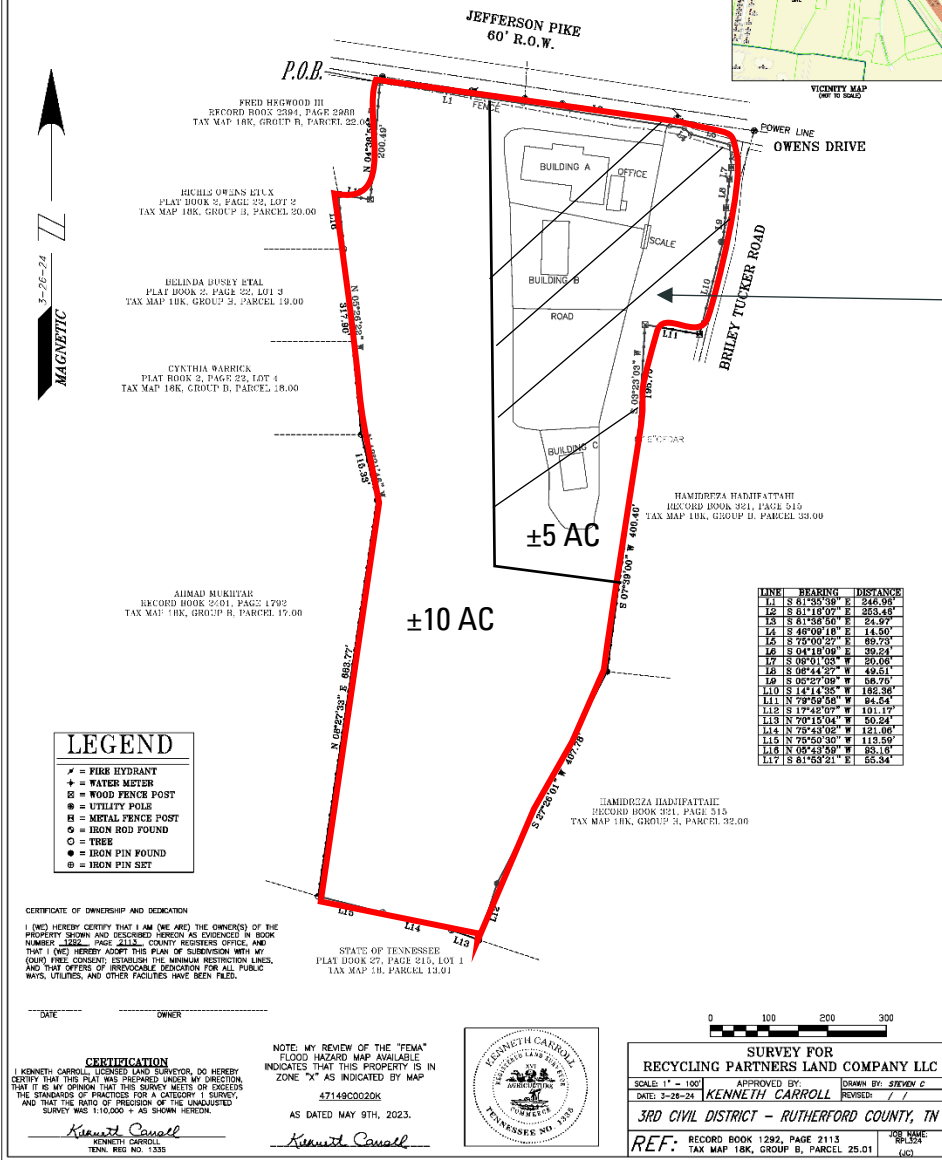
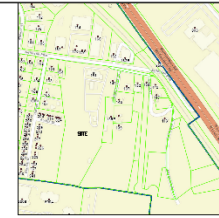
±10 AC

Not Available
±5 Acres

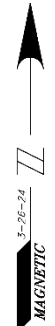
OPPORTUNITY	Outdoor Storage or Truck/Trailer Parking	LOCATION	Active industrial corridor in La Vergne, TN
ZONING	I-3 Industrial District (unique/special zoning)	RATE	Contact Brokers
ACREAGE	±10 Acres Owner will subdivide	SALE PRICE	\$6,985,000
AIRPORT	Adjacent to the Smyrna/Rutherford Co. Airport		



CARROLL LAND SURVEYING
 495 EAST MAIN STREET, SUITE 1
 HOHENWALD, TN 38462
 PHONE: (931)796-1654
 FAX: (931)796-1651
 EMAIL: CSURVEY@BELLSOUTH.NET



Owner will retail this
 5-acre piece



LEGEND

- ⊕ = FIRE HYDRANT
- ⊕ = WATER METER
- ⊕ = WOOD FENCE POST
- ⊕ = UTILITY POLE
- ⊕ = METAL FENCE POST
- ⊕ = IRON ROD FOUND
- = TREE
- ⊕ = IRON PIN FOUND
- ⊕ = IRON PIN SET

LINE	BEARING	DISTANCE
L1	S 81°20'50" W	245.97'
L2	S 81°16'07" W	263.48'
L3	S 81°38'50" W	24.97'
L4	S 48°08'18" W	14.50'
L5	S 75°00'27" W	68.73'
L6	S 04°18'00" W	39.24'
L7	S 08°01'03" W	30.05'
L8	S 08°44'27" W	49.51'
L9	S 05°27'00" W	68.73'
L10	S 14°14'35" W	186.36'
L11	N 79°58'58" W	84.64'
L12	S 17°48'07" W	101.17'
L13	N 79°15'04" W	50.24'
L14	N 78°43'02" W	181.80'
L15	N 79°50'30" W	119.50'
L16	N 05°43'58" W	83.10'
L17	S 81°45'21" W	65.34'

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS INDICATED IN BOOK NUMBER 1292 - PAGE 2113, COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ACCEPT THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT; ESTABLISH THE MINIMUM RESTRICTION LINES, AND THAT EXTENS OF IRREVERSIBLE DECISION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN MADE.

DATE: _____ OWNER: _____

CERTIFICATION
 I, KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:10,000 ± AS SHOWN HEREON.

Kenneth Carroll
 KENNETH CARROLL
 TENN. REG. NO. 1335

NOTE: MY REVIEW OF THE "FEMA" FLOOD HAZARD MAP AVAILABLE INDICATES THAT THIS PROPERTY IS IN ZONE "X" AS INDICATED BY MAP # 47149C0020K
 AS DATED MAY 9TH, 2023.

Kenneth Carroll

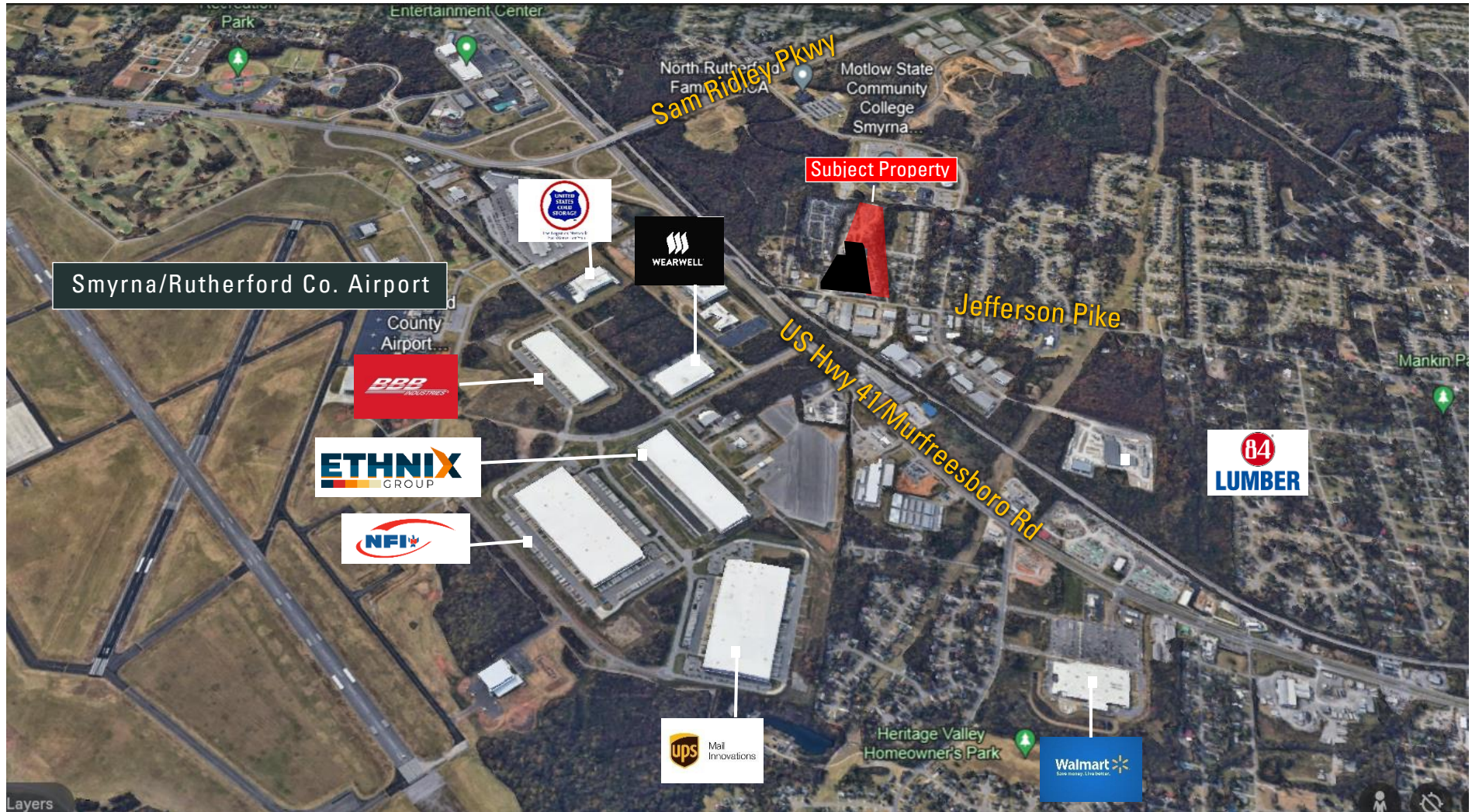


SURVEY FOR
RECYCLING PARTNERS LAND COMPANY LLC

SCALE: 1" = 100'
 DATE: 3-28-24
 APPROVED BY: *Kenneth Carroll*
 REVISION: _____
 3RD CIVIL DISTRICT - RUTHERFORD COUNTY, TN

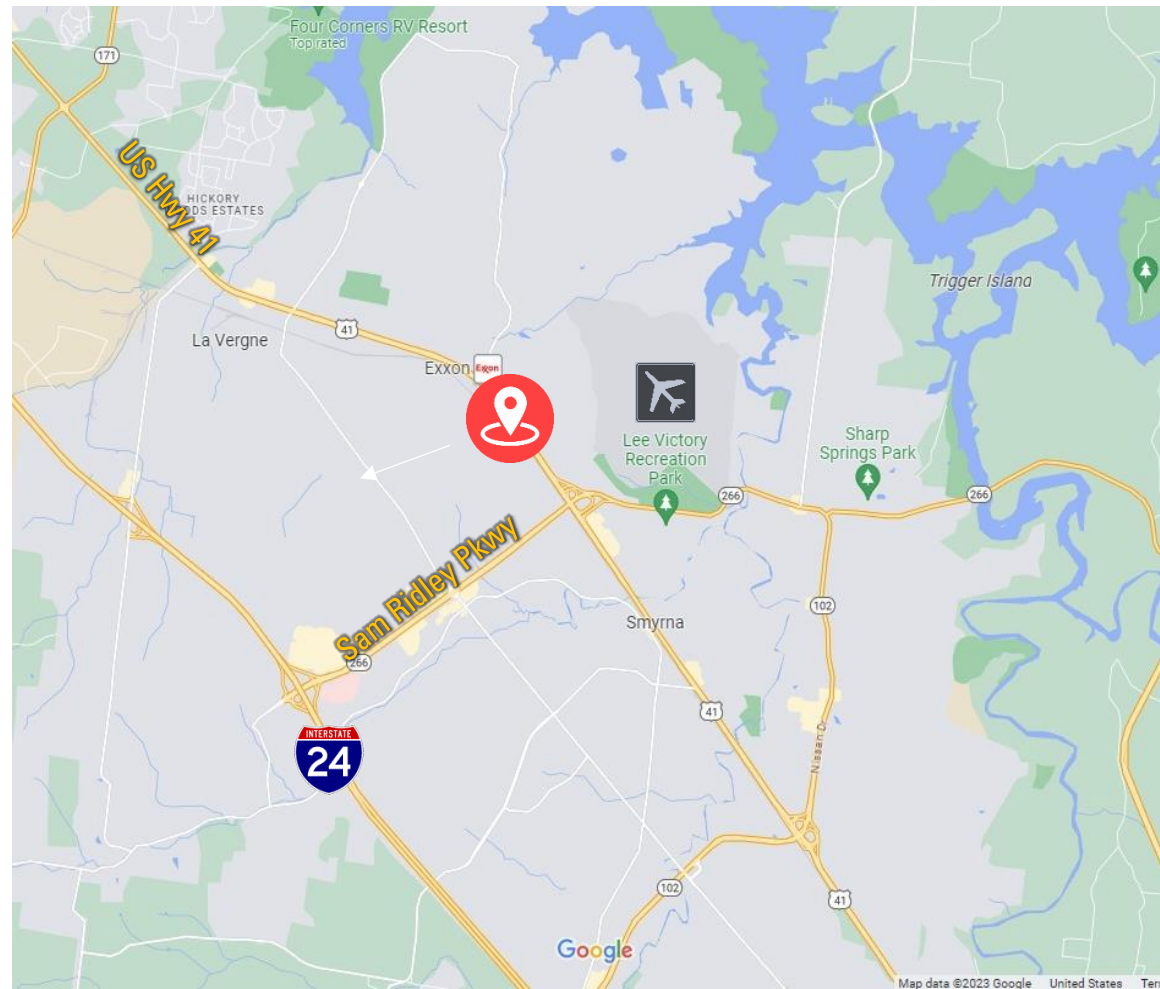
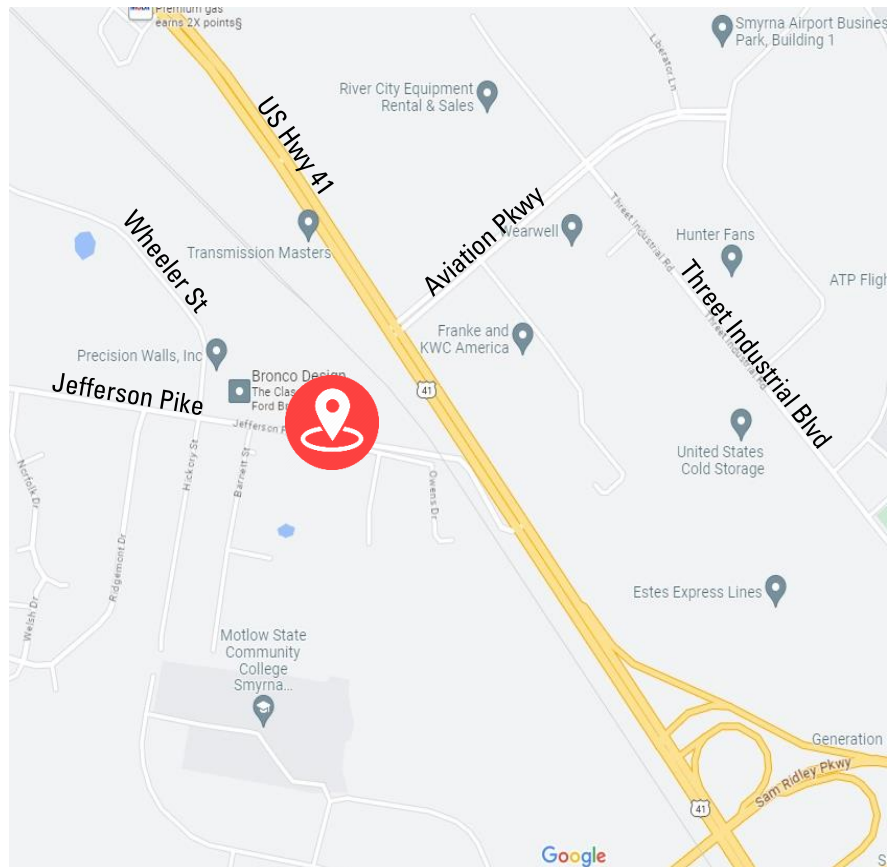
REF: RECORD BOOK 1292, PAGE 2113
 TAX MAP 18K, GROUP B, PARCEL 25.01

JOB NAME: RL153
 (40)



LOCATION MAPS

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