



Commercial Lots Priced \$12 PSF

I-24 Exit 70 - Seven Oaks Blvd. at Nissan Blvd. in SMYRNA, TN

Demographics	2 Mile	5 Mile	10 Mile
2021 Population	19,416	85,338	274,460
2026 Projected Population	21,557	94,420	303,635
Median Household Income	\$68,913	\$68,880	\$79,943

DETAILS:

- Zoned C-2 Commercial
- All Utilities
- Adjacent to I-24/Exit 70 Interchange
- Great Visibility to I-24
- Access to Nissan Blvd./Hazelwood Dr. traffic-lighted intersection
- Daily Traffic Count on I-24 just west of Exit 70: Approx. 123,792

John Harney
AFFILIATE BROKER

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TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE

1535 W Northfield Blvd., Suite 7
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Dental Care of Lee Village



1.48 Ac
\$12 PSF

SOLD

PENDING



I-24 Exit 70



General Forrest Ct

Hawk Cove Hawk Cove

Seven Oaks Blvd

Seven Oaks Blvd

Seven Oaks Blvd

Almaville Rd

102

102

Olive Branch

Olive Branch

Almaville Rd

Triboun Dr

Safari Dr

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 3 COMMERCIAL LOTS OF RECORD AND RECORD EASEMENTS AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO TDOT GNSS REFERENCE NETWORK (NAD 83) (NAYD-88).
- THIS PROPERTY LIES WITHIN ZONE C-2, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0009 J, EFFECTIVE DATE OCTOBER 16, 2009 AND MAP NO. 4749C0008 H, EFFECTIVE DATE JANUARY 5, 2007.
- SUBJECT PROPERTY IS ZONED C-2. MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS: FRONT = 35' / SIDE = 15' / REAR = 20'
- 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.
- 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.
- THE SOIL 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.
- UTILITY INFORMATION HAS BEEN COMPILED FROM SEVERAL SOURCES. A SURVEY IN THE FIELD WAS USED IN LOCATING SEWER MANHOLES, WATER VALVES, GAS VALVES, AND UTILITY FLAGS PLACED BY TENNESSEE ONE CALL. ADDITIONALLY, TOWN OF SMYRNA GIS INFORMATION WAS USED IN DETERMINING THE GENERAL DIRECTION AND PLACEMENT OF UTILITY LINES. FINALLY, ADDITIONAL WATER LINE INFORMATION WAS PROVIDED BY SMYRNA UTILITIES.

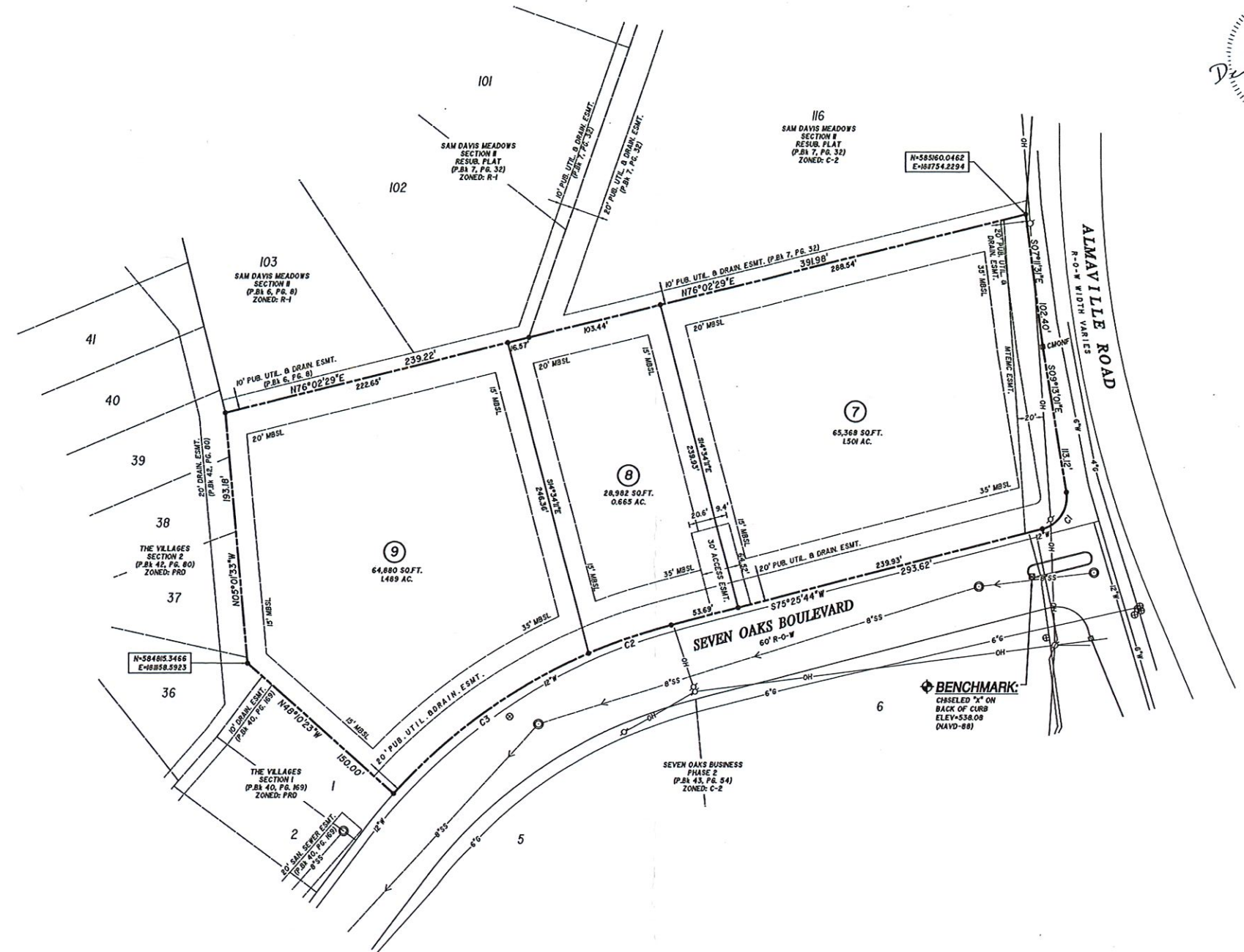
CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF REVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE SMYRNA MUNICIPAL SUBDIVISION REGULATIONS.
 8-3-21
 DATE: 8-3-21
 RECORD BOOK 533, PAGE 2252
 BOB PARKS

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. 7-22-21
 DATE: 7-22-21
 2381
 TENN. R.L.S. No. DAVID A. PARKER
 REGISTERED LAND SURVEYOR

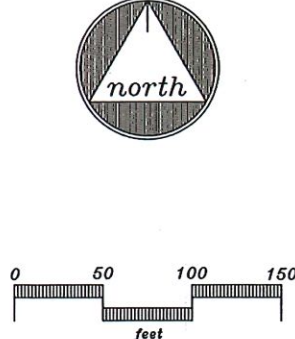
CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS
 I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE SMYRNA MUNICIPAL SUBDIVISION REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 8-5-2021
 DATE: 8-5-2021
 CLARK N. KING
 DIRECTOR OF PUBLIC WORKS
 Engineering

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
 I HEREBY CERTIFY: (1) THAT THE UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL PLAT ENTITLED "LOTS 7, 8, & 9 SEVEN OAKS BUSINESS CENTER 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.
 8-4-2021
 DATE: 8-4-2021
 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.
 8/5/2021
 DATE: 8/5/2021
 PLANNING COMMISSION DIRECTOR



- LEGEND**
- IRON PIN (FOUND)
 - IRON PIN SET (NEW)
 - CONC. MONUMENT (FOUND)
 - FN 8" W EXIST. WATER LINE w/FIRE HYD.
 - 8" SS EXIST. SEWER LINE w/MANHOLE
 - 4" EXIST. GAS LINE



LOT AREAS

LOT	AREA SQ. FEET	ACRES
7	65,368	1.501
8	28,982	0.665
9	64,880	1.489
Total	159,230	3.655

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARINGS	CHORD LENGTH
C1	235.00'	84°38'45"	38.93'	S33°06'27"W	33.67'
C2	430.00'	8°52'35"	65.58'	S70°59'25"W	64.59'
C3	430.00'	24°43'35"	155.60'	S54°49'32"W	154.36'

OWNER:
 BOB PARKS
 1535 W. NORTHFIELD BLVD #17
 MURFREESBORO, TN 37129
 MAP 50, PARCEL 7.03
 R.B.K. 533, PG. 2252

SITE DATA:
 TOTAL AREA = 3.655 ± ACRES
 NO. OF LOTS = 3
 MINIMUM LOT SIZE = 20,000 SQ.FT.
 ZONING = C-2

PLAT BOOK 45, PAGE 197
 TIME OF RECORDING: 1:34 PM
 DATE OF RECORDING: September 13, 2021

Weather Durburn, Registrar
 Rutherford County Tennessee

Book #:	1135293
Sec #:	15.00
Instrument #:	2390188
State:	0.00
Clock:	0.00
Other:	2.00
Total:	17.00

Recorded: 9/13/2021 at 1:34 PM
 Plat Cabinet 43 Pgs 197-197

FINAL PLAT
 Lots 7, 8, & 9
Seven Oaks Business Center
 SUBDIVISION
 TOWN OF SMYRNA, TENNESSEE
 3rd CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 WWW.SEC-CIVIL.COM
 850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
 PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ # 17208 DATE: 2-16-2021 REV: 5-19-2021 FILE: 808CL417-SP1-DP11 DRAWN BY: JDB SCALE: 1" = 50' SHEET 1 OF 1

#REVISIONS PER SMYRNA COMMENTS 2-13-2021
 #REVISIONS FOR 30' ACCESS ESM 5-19-2021

Demographic Summary Report

2.5A Vacant Seven Oaks Blvd, Smyrna, TN 37167

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -

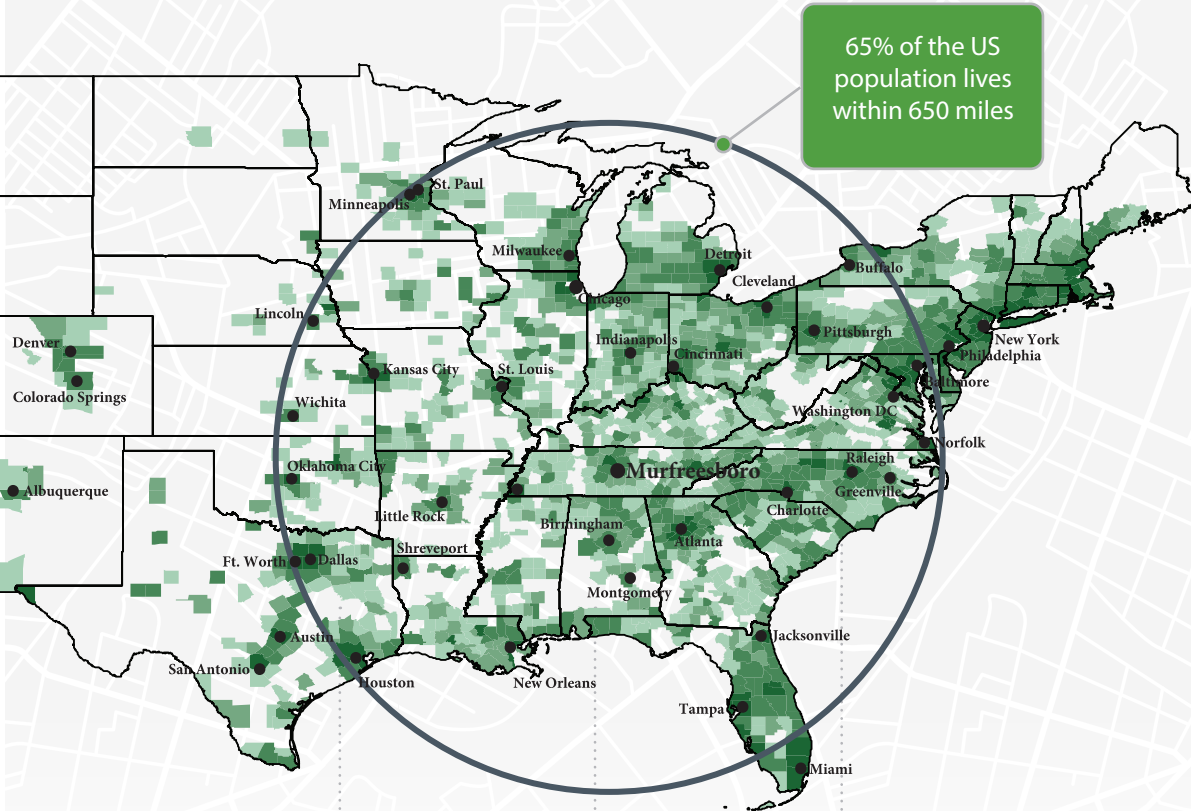


Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	6,420	44,467	94,420
2021 Estimate	5,722	40,033	85,338
2010 Census	3,847	29,967	66,374
Growth 2021 - 2026	12.20%	11.08%	10.64%
Growth 2010 - 2021	48.74%	33.59%	28.57%
2021 Population by Hispanic Origin	392	3,106	9,137
2021 Population	5,722	40,033	85,338
White	4,327 75.62%	31,854 79.57%	66,556 77.99%
Black	927 16.20%	5,131 12.82%	11,936 13.99%
Am. Indian & Alaskan	17 0.30%	257 0.64%	674 0.79%
Asian	278 4.86%	1,679 4.19%	3,629 4.25%
Hawaiian & Pacific Island	2 0.03%	29 0.07%	112 0.13%
Other	171 2.99%	1,082 2.70%	2,430 2.85%
U.S. Armed Forces	7	35	72
Households			
2026 Projection	2,237	15,873	33,822
2021 Estimate	1,996	14,297	30,569
2010 Census	1,347	10,703	23,689
Growth 2021 - 2026	12.07%	11.02%	10.64%
Growth 2010 - 2021	48.18%	33.58%	29.04%
Owner Occupied	1,769 88.63%	11,804 82.56%	22,991 75.21%
Renter Occupied	227 11.37%	2,493 17.44%	7,577 24.79%
2021 Households by HH Income	1,996	14,297	30,569
Income: <\$25,000	195 9.77%	1,362 9.53%	3,437 11.24%
Income: \$25,000 - \$50,000	444 22.24%	3,121 21.83%	6,829 22.34%
Income: \$50,000 - \$75,000	498 24.95%	3,334 23.32%	6,918 22.63%
Income: \$75,000 - \$100,000	244 12.22%	1,890 13.22%	4,395 14.38%
Income: \$100,000 - \$125,000	241 12.07%	1,944 13.60%	3,630 11.87%
Income: \$125,000 - \$150,000	179 8.97%	1,060 7.41%	2,219 7.26%
Income: \$150,000 - \$200,000	156 7.82%	1,266 8.86%	2,360 7.72%
Income: \$200,000+	39 1.95%	320 2.24%	781 2.55%
2021 Avg Household Income	\$82,103	\$84,241	\$82,006
2021 Med Household Income	\$68,812	\$70,590	\$68,880

Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



95.4

Nashville MSA Cost of Living Index vs. National Average of 100
Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day
Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)
Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

NISSAN
8,000 Employees

amazon.com
2,700 Employees

INGRAM
1,918 Employees

Saint Thomas Health
1,741 Employees

asurion
1,250 Employees

verizon
1,068 Employees

General Mills
1,000 Employees

ADIENT
1,000 Employees

BRIDGESTONE
987 Employees

CardinalHealth
816 Employees

rutherford
works

Quick Facts



Rutherford County

2021 Population: 344,329
 2026 Projection: 369,889
 Households: 125,957
 Avg. HH Income: \$83,720
 Med. HH Income: \$67,859

City of Murfreesboro

2021 Population: 149,258
 2026 Projection: 159,756
 Households: 56,774
 Avg. HH Income: \$82,310
 Med. HH Income: \$64,403

Town of Smyrna

2021 Population: 53,268
 2026 Projection: 57,303
 Households: 20,008
 Avg. HH Income: \$74,705
 Med. HH Income: \$63,008

City of La Vergne

2021 Population: 41,444
 2026 Projection: 44,765
 Households: 13,608
 Avg. HH Income: \$78,525
 Med. HH Income: \$64,687

City of Eagleville

2021 Population: 796
 2026 Projection: 860
 Households: 310
 Avg. HH Income: \$88,456
 Med. HH Income: \$64,733

Sources:

2021 Claritas Estimate
 November 2020
 TN Department of Labor

Top Ranked Schools

- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates

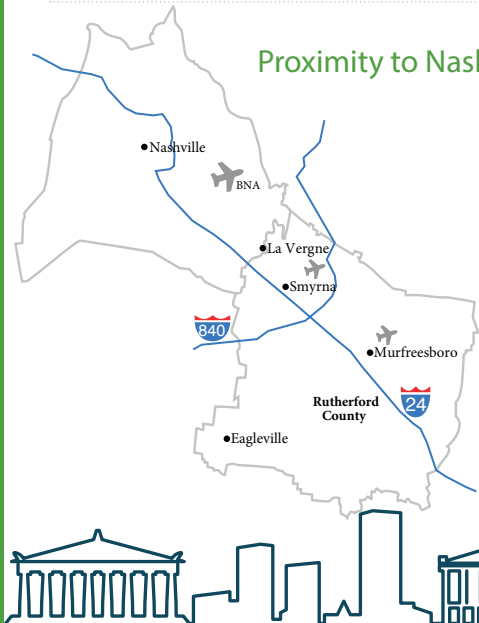


2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

TN ranked #1 for Business Climate in 2019
 -Business Facilities



Proximity to Nashville



30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



Recent Additions

Gutterglove

Manufacturing & Distribution Facility
 Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

Woods AIR MOVEMENT

North American HQ & Manufacturing Facility
 UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.

Hunter

Divisional HQ, R&D & Manufacturing Operation
 Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000