



FOR SALE

3.56 Acres Zoned LI Burnt Knob Rd

OFFERING MEMORANDUM | 1 |

Exclusively Listed by

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KELLER WILLIAMS REALTY
450 Saint Andrews Dr
Murfreesboro, TN 37128

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Executive Summary



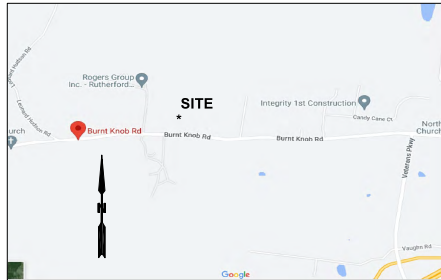
Property Highlights

- Unique Opportunity to own 3.56 Acres that are zoned Light Industrial in Rutherford, County.
- Save time as the property already has an approved site plan with Rutherford County for a 12,000 SF Shed and a 3,600 SF Building
- Great interstate access. The property is about 1.5 miles to I-840. This gives you access to I-24 and I-65.
- The site is adjacent to Roger Group which is located at 5920 Burnt Knob Rd.

Price:	\$500,000
Lot Size:	3.56 Acres
Zoning:	Light Industrial
Nearest Interstate:	I- 840
County:	Rutherford
Survey Available:	Yes
Sewer Available:	No

Great Location





VICINITY MAP
NTS

GENERAL NOTES

1. NORTH ARROW BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) & ELEVATIONS ARE BASED ON NAVD83 VERTICAL DATUM OBTAINED WITH STATIC GPS OBSERVATIONS.
2. UTILITIES SHOWN ON THIS SURVEY HAVE BEEN TAKEN FROM VISIBLE APPURTENANCES ON-SITE AND MAPS AVAILABLE TO THIS SURVEYOR AT THIS TIME. ALL CARE HAS BEEN TAKEN TO ACCURATELY SHOW THE UTILITIES HEREON. HOWEVER, IN TENNESSEE, IT IS A REQUIREMENT OF THE LAW TO LOCATE THE EXISTING UTILITIES BY CONTACTING TENNESSEE ONE-CALL (811) AT LEAST THREE WORKING DAYS BEFORE BEGINNING ANY EXCAVATING OR DIGGING.
3. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL CLIENT(S) AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THIS SURVEYOR.
4. MINIMUM BUILDING SETBACK LINES (M.B.S.L.) ARE SUBJECT TO CHANGE PENDING UNKNOWN OR UNPUBLISHED CHANGES TO THE SURVEYOR AT THIS TIME (e.g., LOT CONSOLIDATION).
5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OR RIGHT OF WAYS RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
6. PROPERTY IS ZONED LIGHT INDUSTRIAL.
7. PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FIRM MAP 47149C0119H DATED 1-5-2007.
8. RIGHT OF WAY OF BURNT KNOB ROAD 40' PER PLANNING DIRECTOR (DOUG DEMORE). A POSSIBILITY OF A 5' RIGHT OF WAY DEDICATION MAY BE REQUIRED.

PROPERTY DESCRIPTION

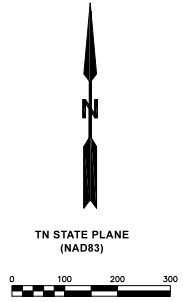
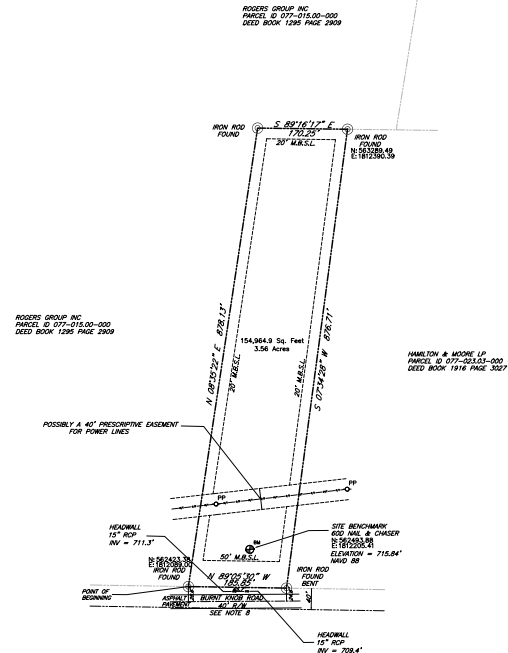
Being a certain portion or tract of land lying in the 7th Civil District of Rutherford County, Tennessee bounded on the North and West by the Rogers Group Inc. property, Parcel ID 077-015-00-000 Deed Book 1295 Page 2909. On the East by the Hamilton & Moore LP property, Parcel ID 077-023-03-000 and on the South by Burnt Knob Road.

Being more particularly described as follows:

Beginning at an iron rod found on the North Right of Way of Burnt Knob Road, said point being 28.6' from the centerline of the road.
 Said point also being the Southwest corner of the herein described property and the Southeast corner of the Rogers Group Inc. property.
 Thence; leaving the North Right of Way of Burnt Knob Road and along the common lines of the Rogers Group Inc. property, the following two (2) calls: N 08° 35' 22" E a total distance of 878.23' to an iron rod found.
 Thence; S 89° 15' 17" E a total distance of 170.95' to an iron rod found.
 Said point being the Northeast corner of said property and the Northwest corner of the Hamilton & Moore LP property.
 Thence; along the West line of the Hamilton & Moore LP property S 07° 34' 08" W a total distance of 876.72' to an iron rod found. (Bent).
 Said point being the Southeast corner of said property, the Southwest corner of the Hamilton & Moore LP property and on the North Right of Way of Burnt Knob Road, being 24.6' from centerline of road.
 Thence; along the North Right of Way of Burnt Knob Road N 89° 05' 30" W a total distance of 185.85' to the point of beginning.

Containing 154,964.9 Square Feet 3.56 Acres more or less.

Being the same property conveyed to Brothers Contractors LLC. Parcel ID 077-023-05-000 Deed Book 2183 Page 1690, as recorded in the Register's office of Rutherford County Tennessee.



TN STATE PLANE
(NAD83)

PROPERTY INFORMATION:
 TOTAL AREA: 3.56 ACRES
 (154,964.9 SQUARE FEET)
 MORE OR LESS
 OWNER: BROTHERS CONTRACTORS, LLC
 LOCATION: BURNT KNOB ROAD
 MURFREESBORO, TN 37129
 7TH CIVIL DISTRICT
 RUTHERFORD COUNTY, TENNESSEE
 RECORDS: DEED BOOK 2183, PAGE 1690
 R.O.D.C., TN

I, THOMAS W. CROW, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 (A) TYPE OF SURVEY: BASE/ROVER RTK
 (B) POSITIONAL ACCURACY: 0.05 FEET
 (C) DATE OF SURVEY: 4/24/2024
 (D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
 (E) PUBLISHED/TIMED CONTROL: CEUS
 (F) GRID MODEL: GEOR02A
 (G) COMBINED GRID FACTOR: N/A - 1.000000

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1" = 10,000' AS SHOWN HEREON.

THOMAS W. CROW DATE
 TENN. LICENSE NO. 2758



BOUNDARY SURVEY OF

THE BROTHERS CONTRACTORS, LLC PROPERTY

BURNT KNOB ROAD

7TH CIVIL DISTRICT
 MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

CROW LAND SURVEYING

210 OLD HICKORY BLVD, UNIT #17
 NASHVILLE, TN 37221
 C - (615) 948-9021 PH - (615) 448-7760
 crowlandsurveying@gmail.com

4-22-24

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