

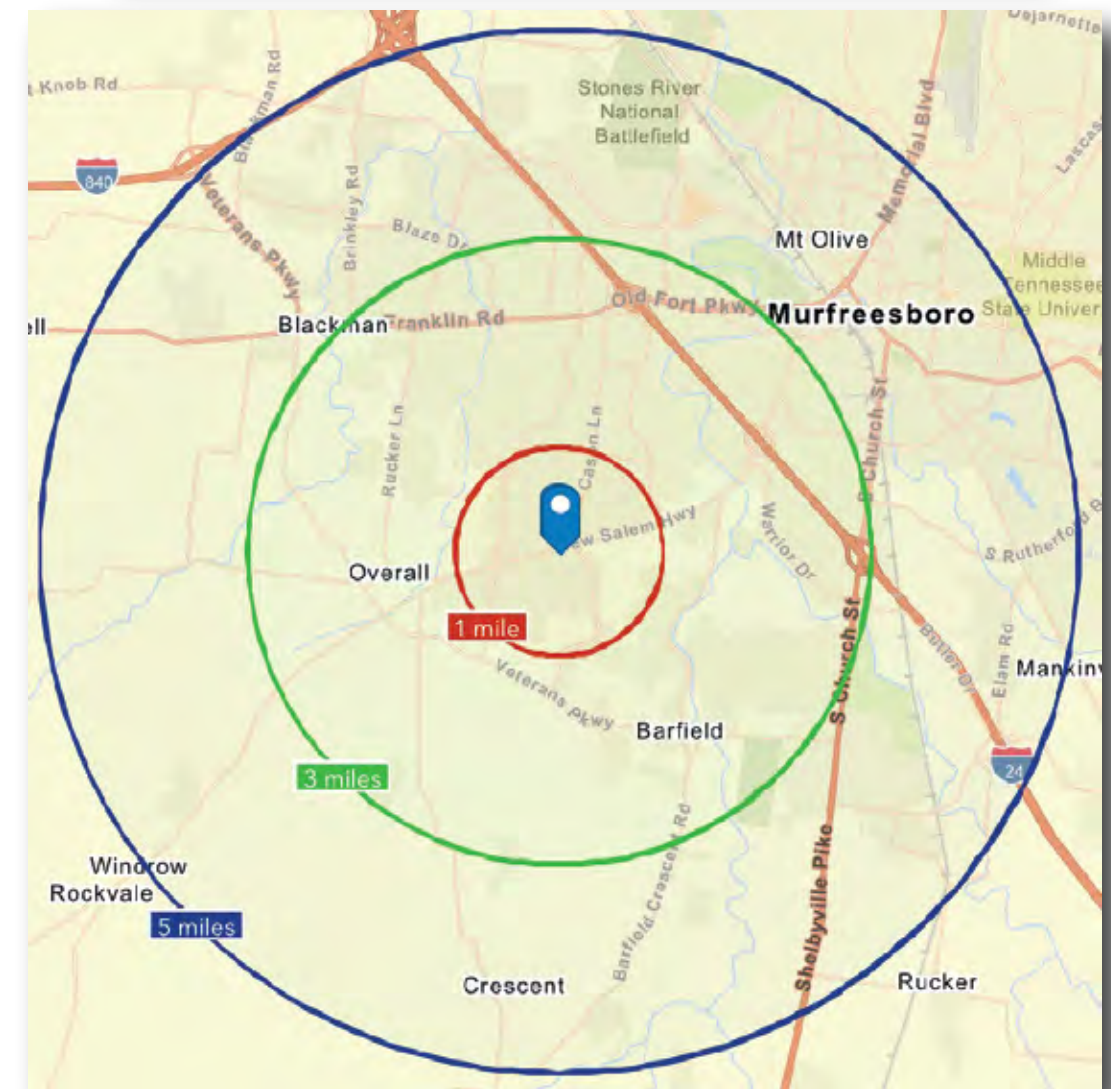
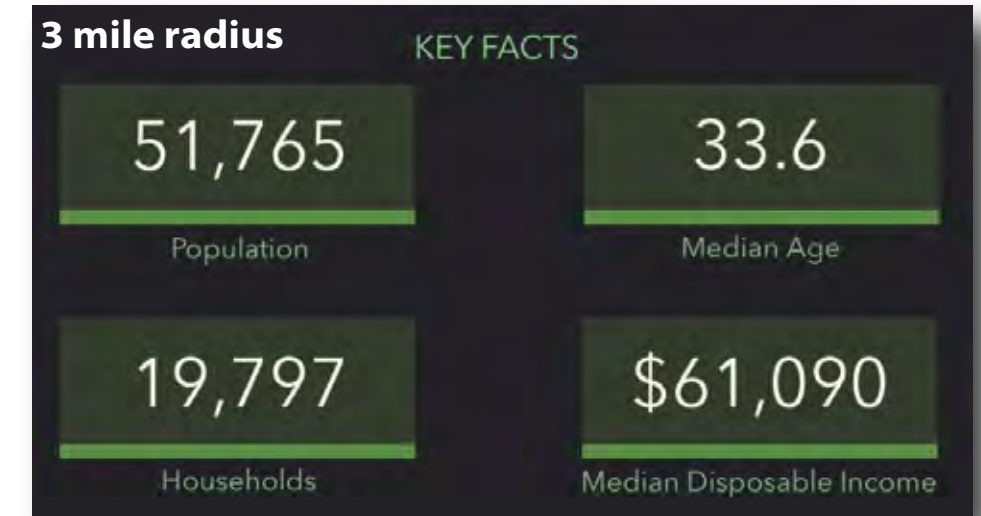
# FOR SALE

1.6 AC • \$28/sf • \$1,951,488  
New Salem Hwy / Salem Creek Drive  
Murfreesboro, TN



# ABOUT THE AREA

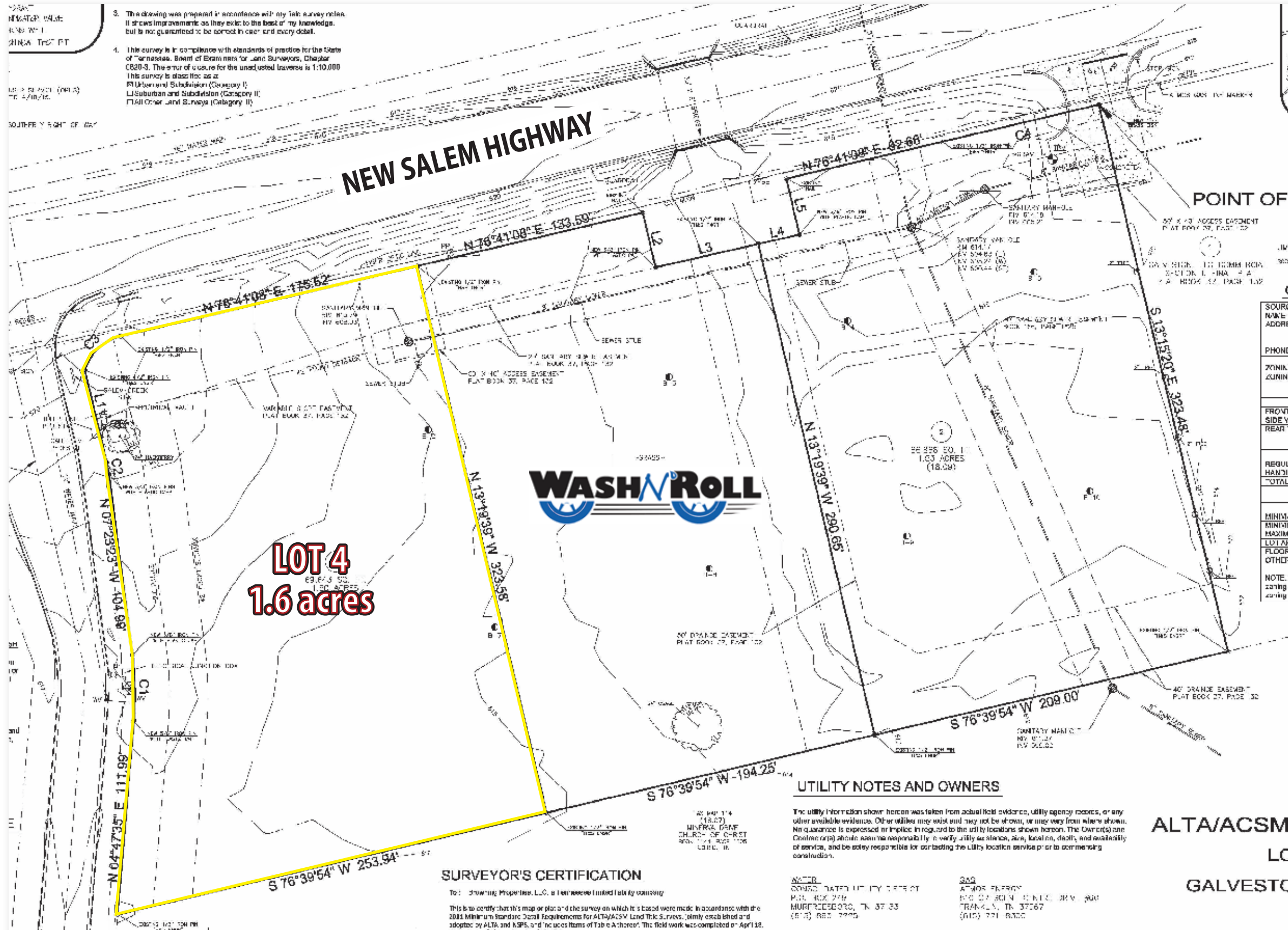
**1.6 AC**  
New Salem Hwy / Salem Creek Drive  
Murfreesboro, TN



- Population: Murfreesboro- 154,340; Rutherford County- 344,468
- Located in the high growth Salem community of Murfreesboro on the rapidly growing Hwy 99 corridor
- Easy access to I-24 at Exit 80 (2.5 miles)
- Tremendous residential growth in the area comprising of multi-family and single family homes

# SURVEY

1.6 AC  
New Salem Hwy / Salem Creek Drive  
Murfreesboro, TN



3. This drawing was prepared in accordance with any applicable survey rules. It shows improvements as they exist to the best of my knowledge, but is not guaranteed to be correct in every detail.

4. This survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter CB20-3. The error of closure for the unadjusted traverse is 1:10,000. This survey is classified as:

- (I) Urban and Suburban (Category I)
- (II) Suburban and Subdivision (Category II)
- (III) Other Land Surveys (Category II)

SOURCE	NAME OF ADDRESS
PHONE	
ZONING	
FRONT YARD	
REAR YARD	
REGULATORY	
HANDICAP	
TOTAL	
MINIMUM	
MINIMUM	
MAXIMUM	
LOT AREA	
FLOOR AREA	
OTHER	
NOTE:	Beating to closing on

**UTILITY NOTES AND OWNERS**

The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. It is understood that utility lines may exist and may not be shown, or may vary from those shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The District's own Contractor shall assume responsibility for verifying utility locations, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

**SURVEYOR'S CERTIFICATION**

To: Showing Properties, L.L.C. a Tennessee limited liability company

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, timely established and adopted by ALTA and NSPS, and the rules of the Board of Examiners for Land Surveyors. This field work was completed on April 18, 2011.

**NOTED:**  
CONSULT DATED UTILITY RECORDS  
P.O. BOX 224  
MURFREESBORO, TN 37133  
(615) 892-7222

**SAO:**  
ARTHUR ENERGY  
P.O. BOX 8000  
FRANKLIN, TN 37067  
(615) 771-8400