

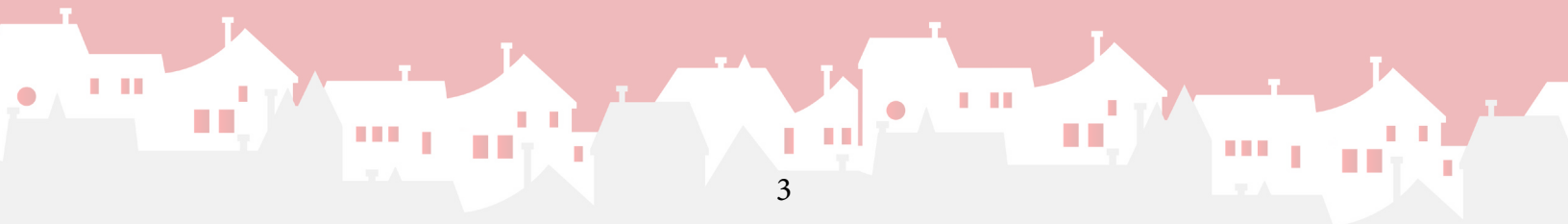
La Vergne

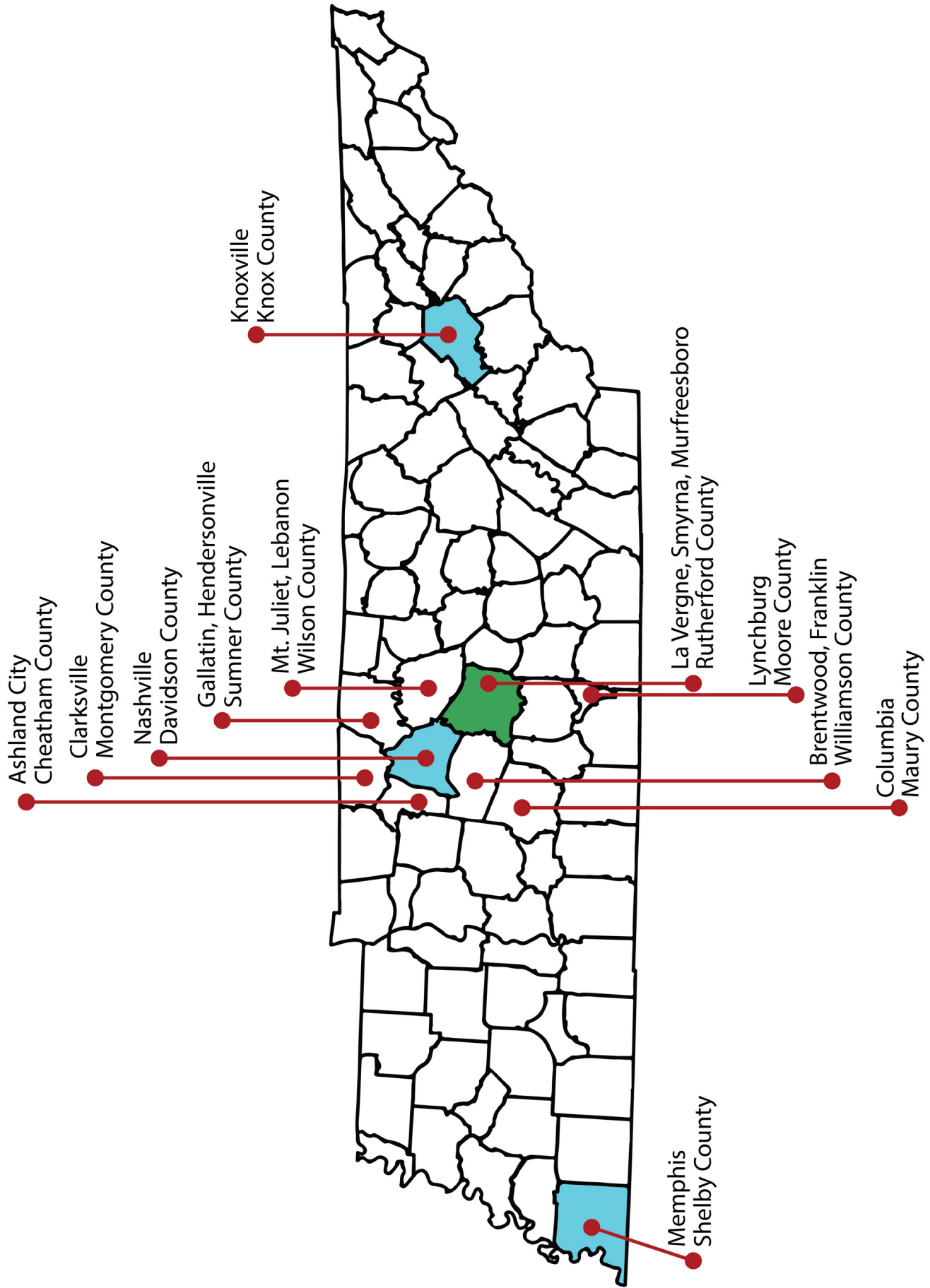
TENNESSEE



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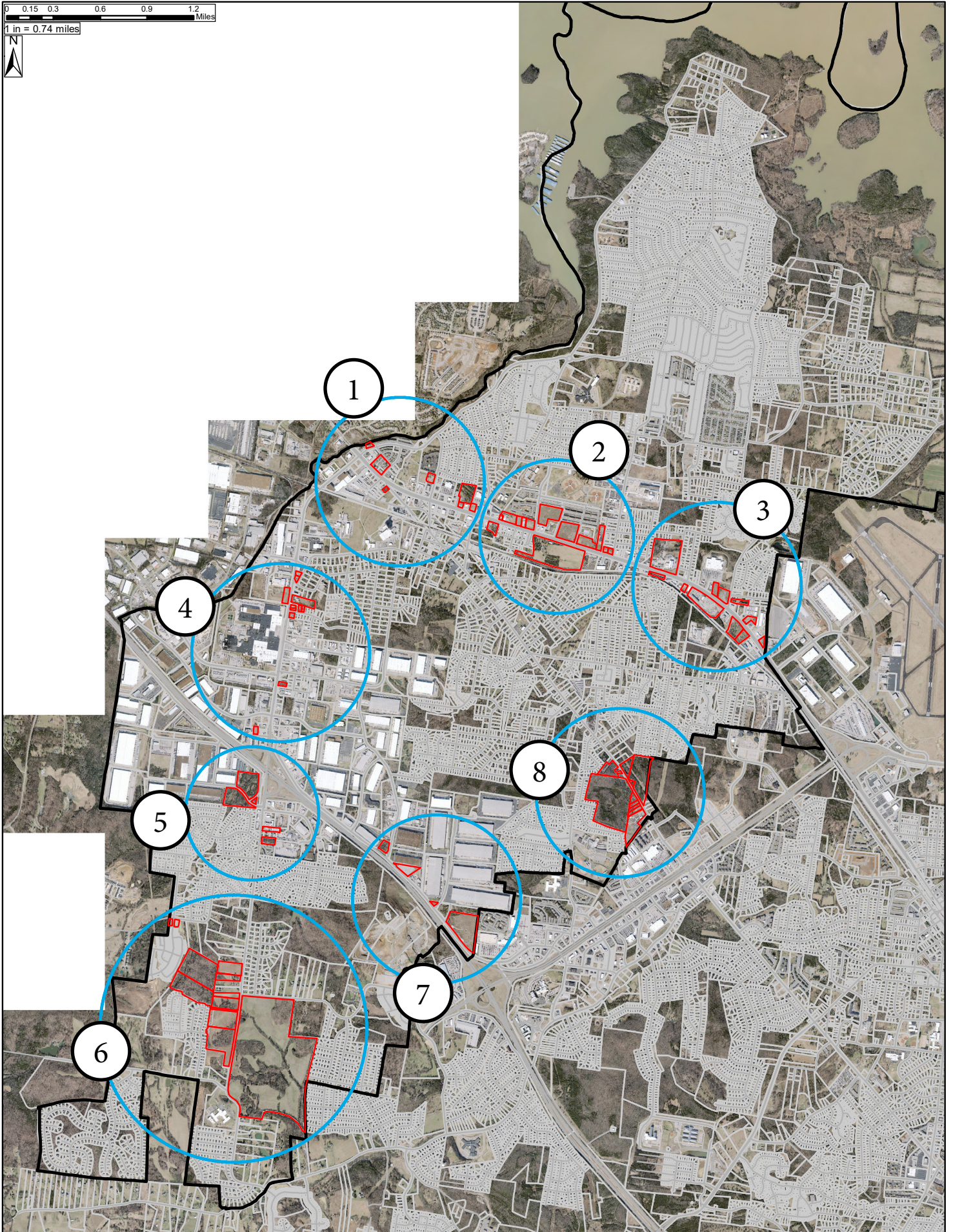
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1 in = 0.92 miles



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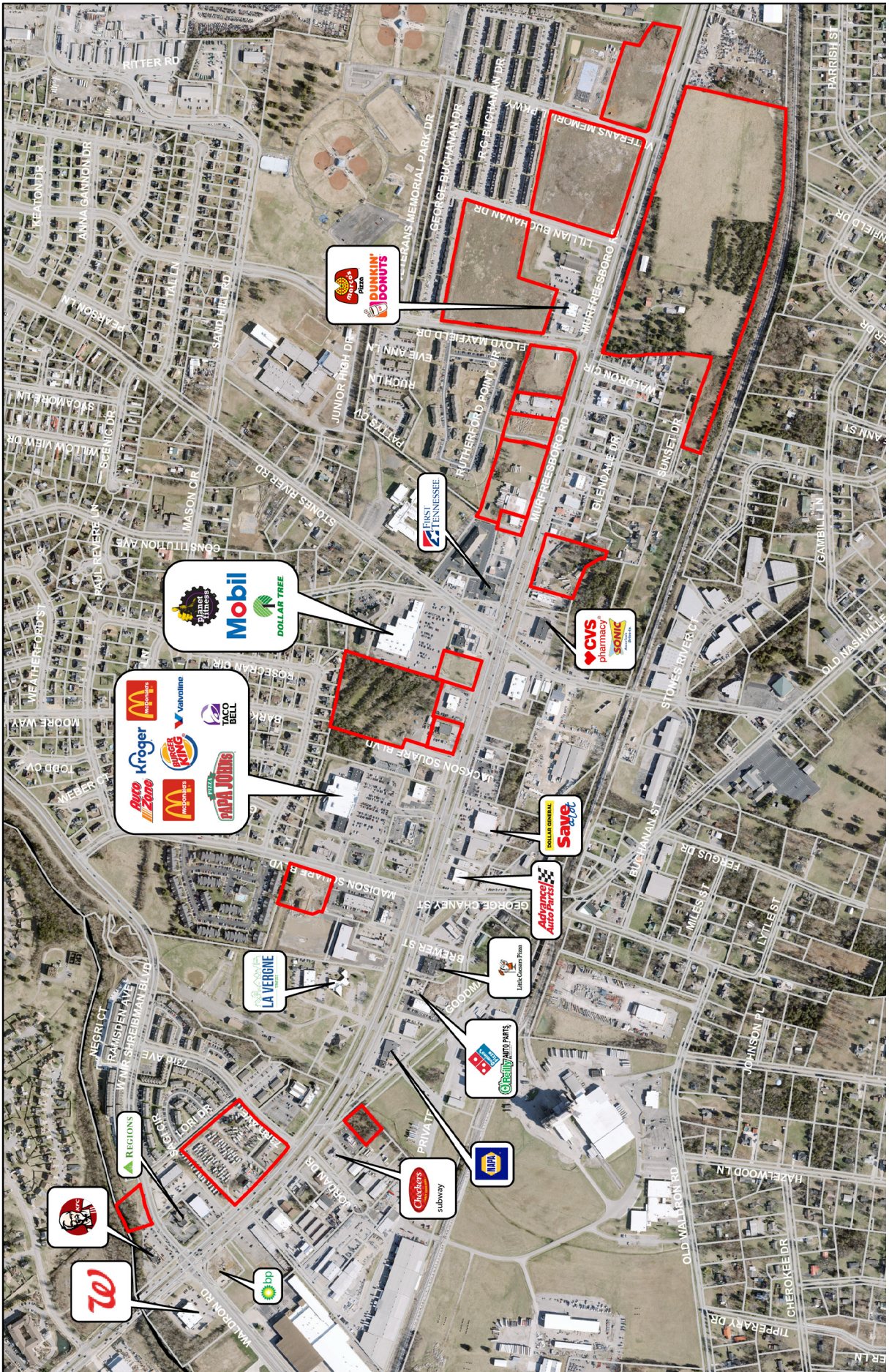
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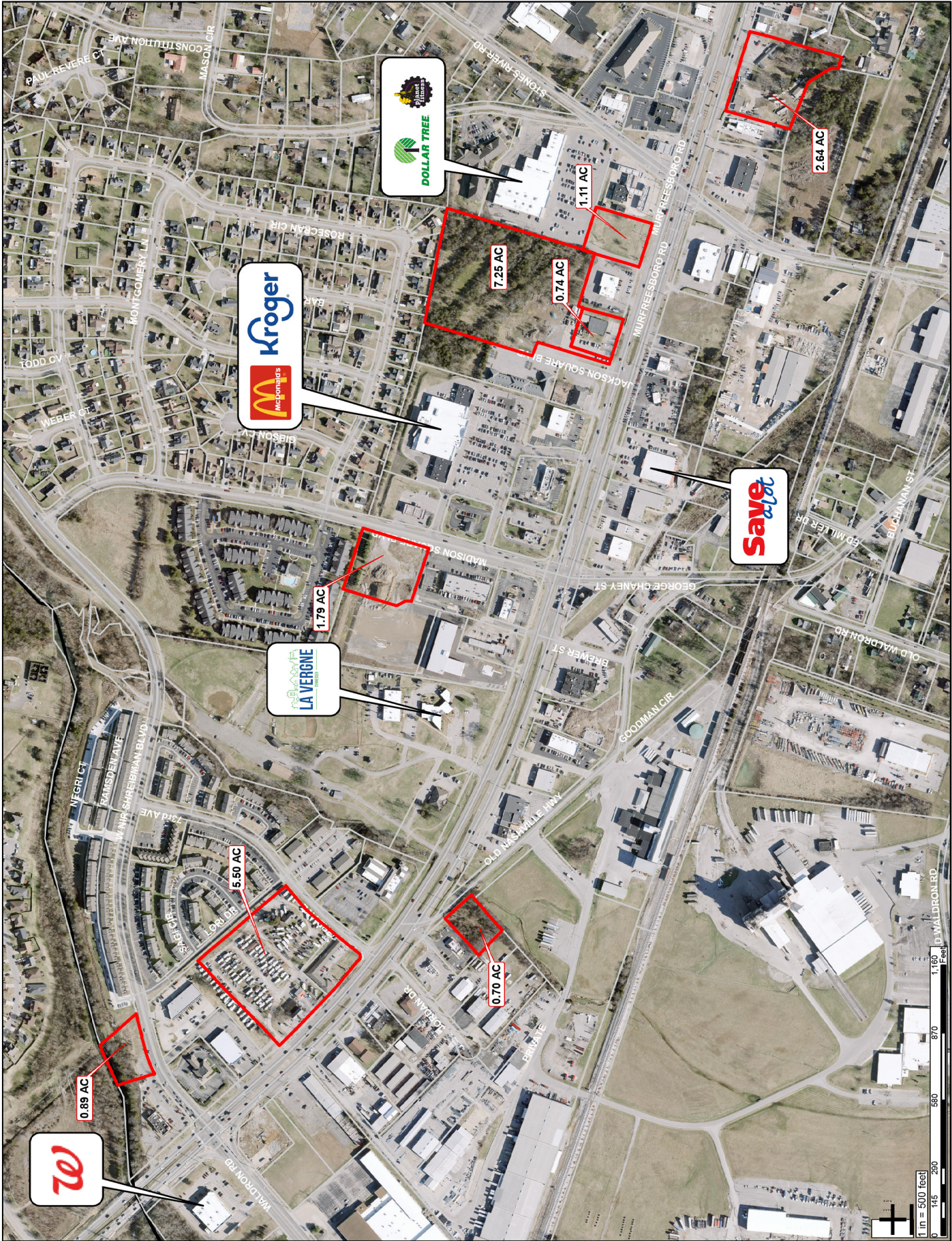


La Vergne
TENNESSEE



Zone 1





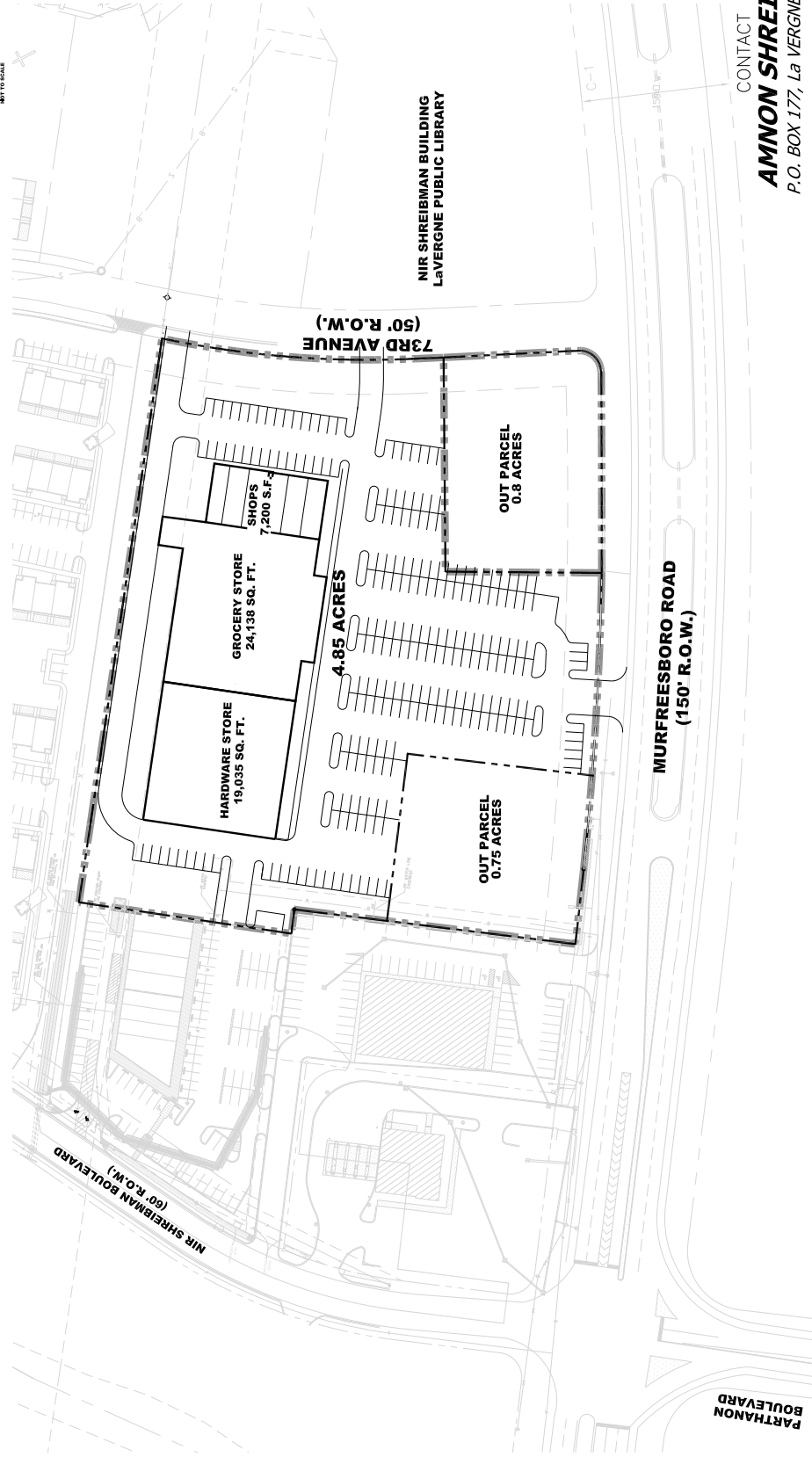
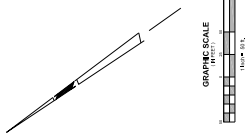
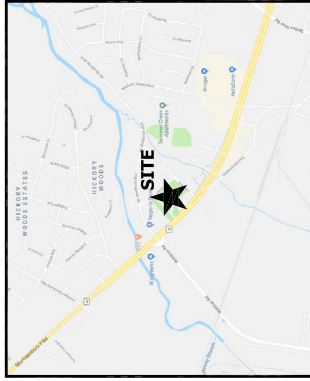










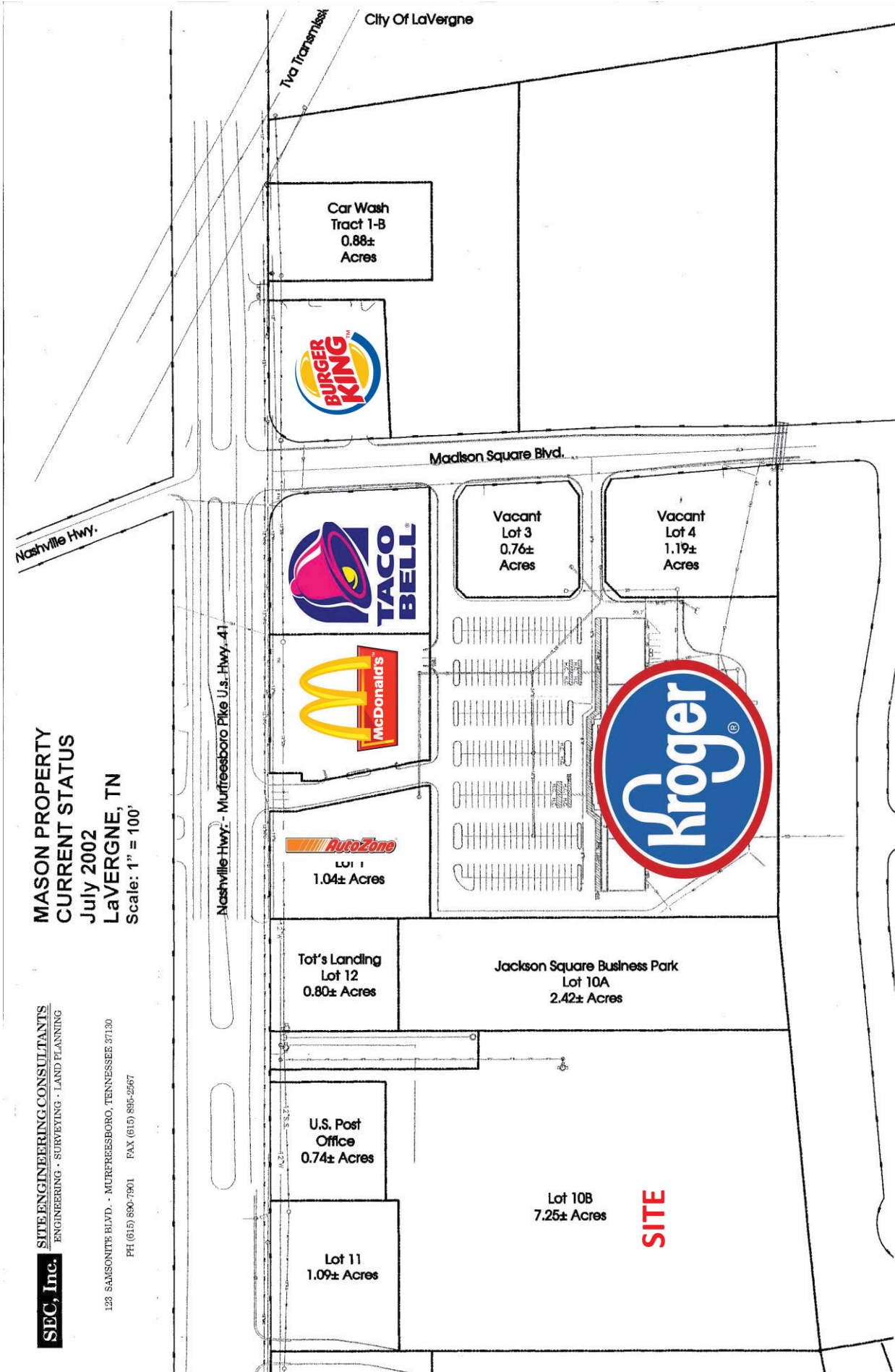


CONTACT
AMNON SHREIBMAN
 P.O. BOX 177, La VERGNE, TN 37086
 Contact: Amnon Shreibman, Ph:(615) 793-9299

**MASON PROPERTY
CURRENT STATUS
July 2002
LaVERGNE, TN
Scale: 1" = 100'**

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

123 SAMSONITE BLVD. • MURFREESBORO, TENNESSEE 37130
PH (615) 890-7901 FAX (615) 895-2567

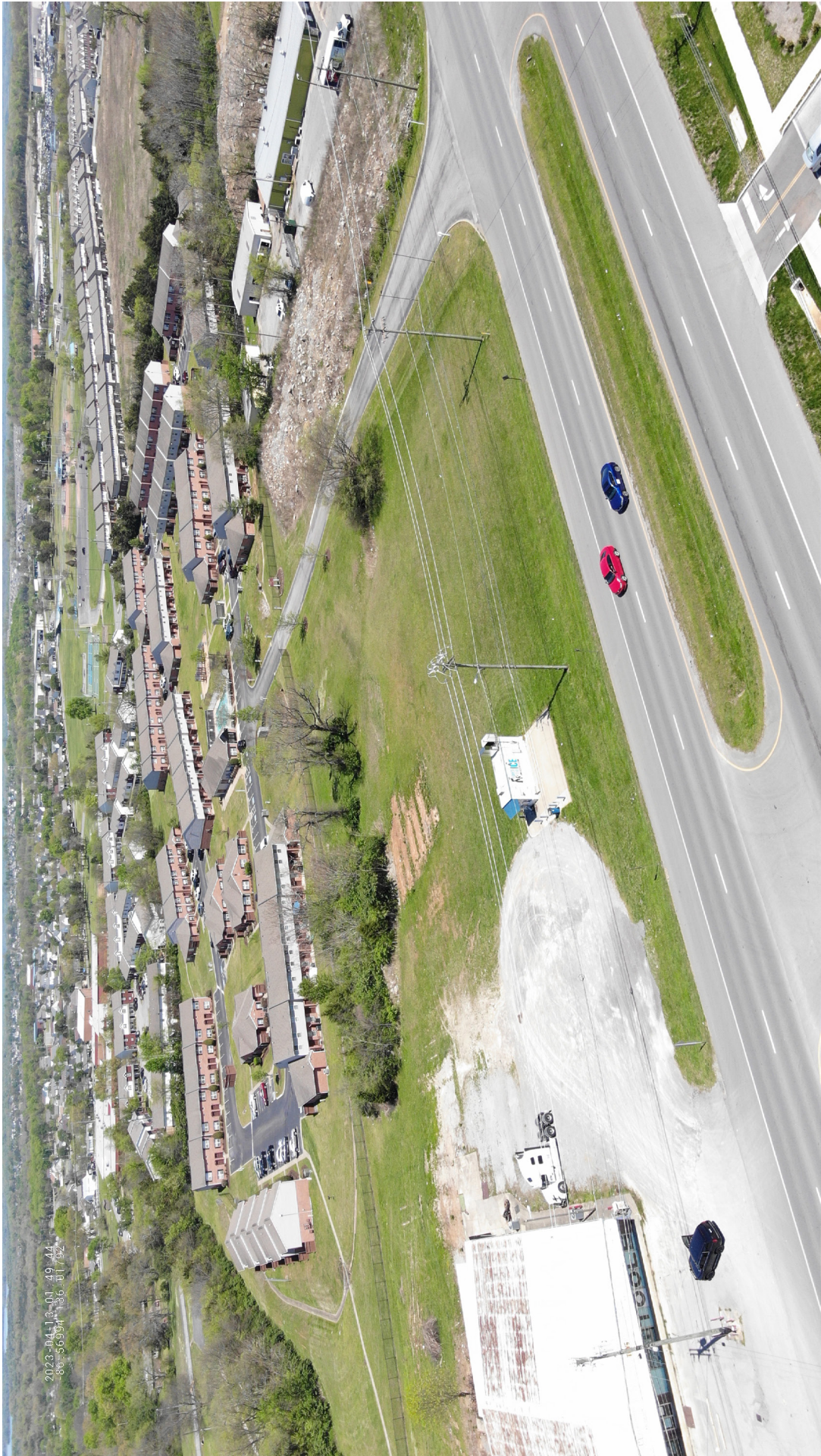


La Vergne
TENNESSEE



Zone 2

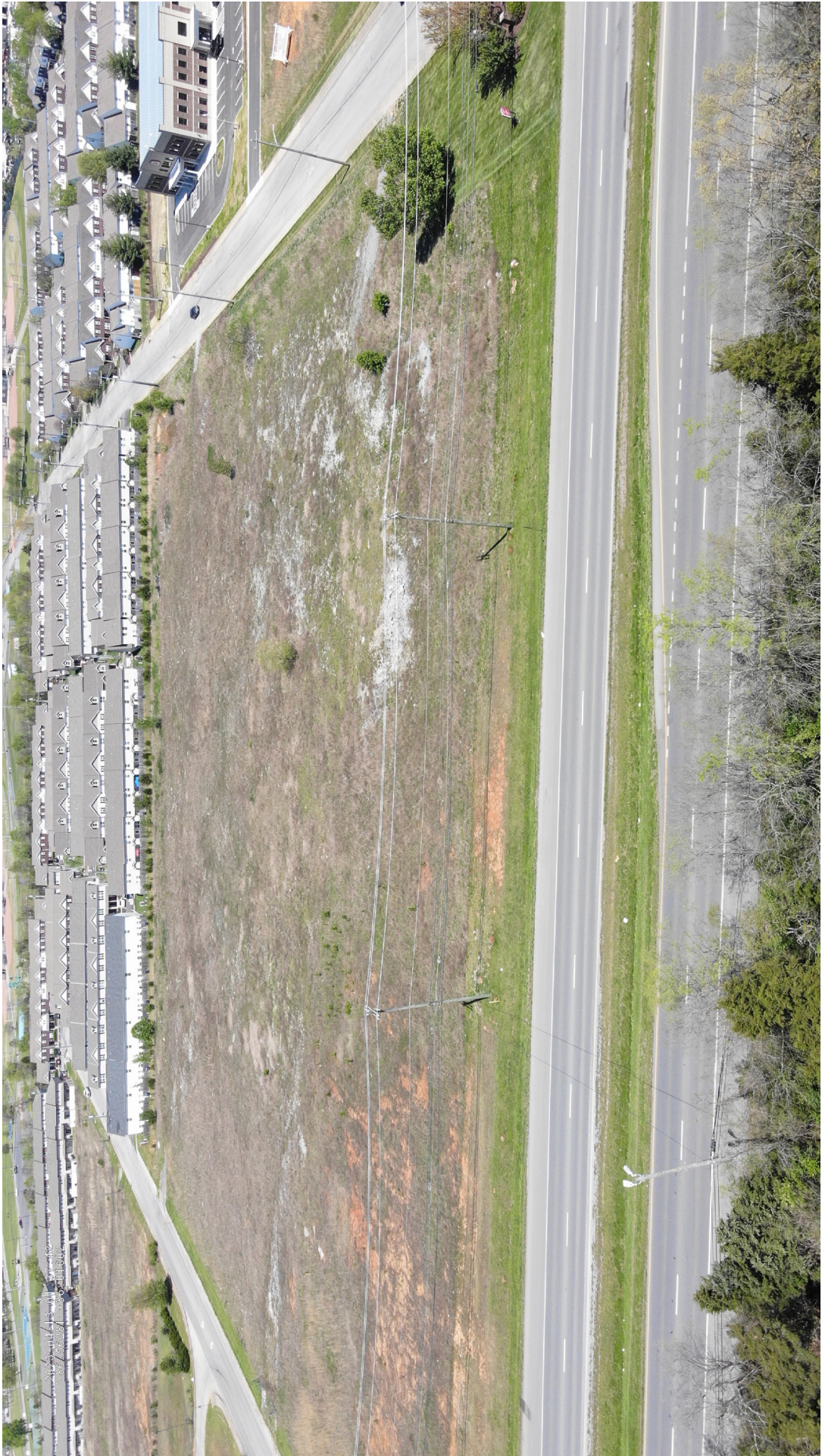




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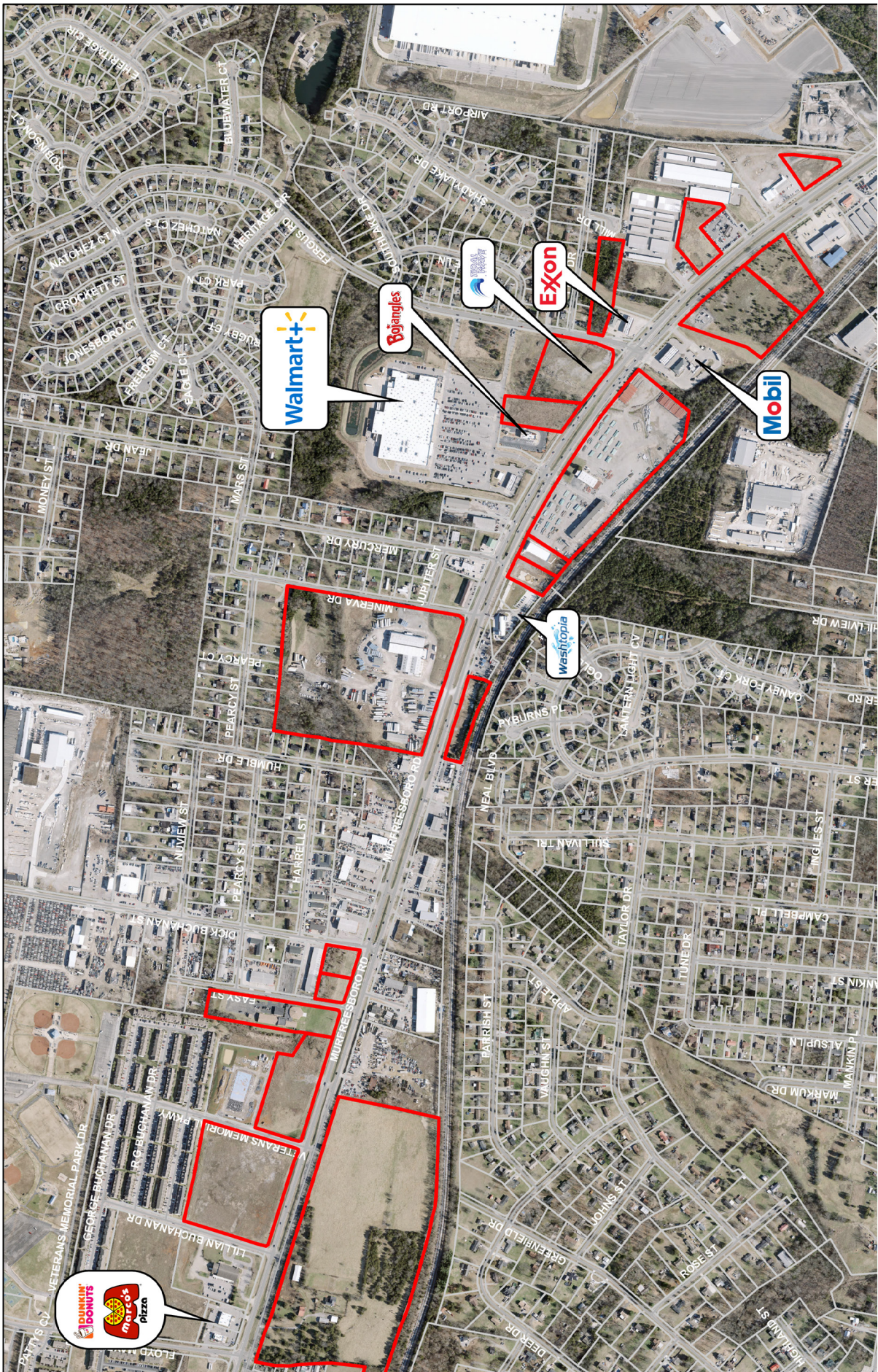


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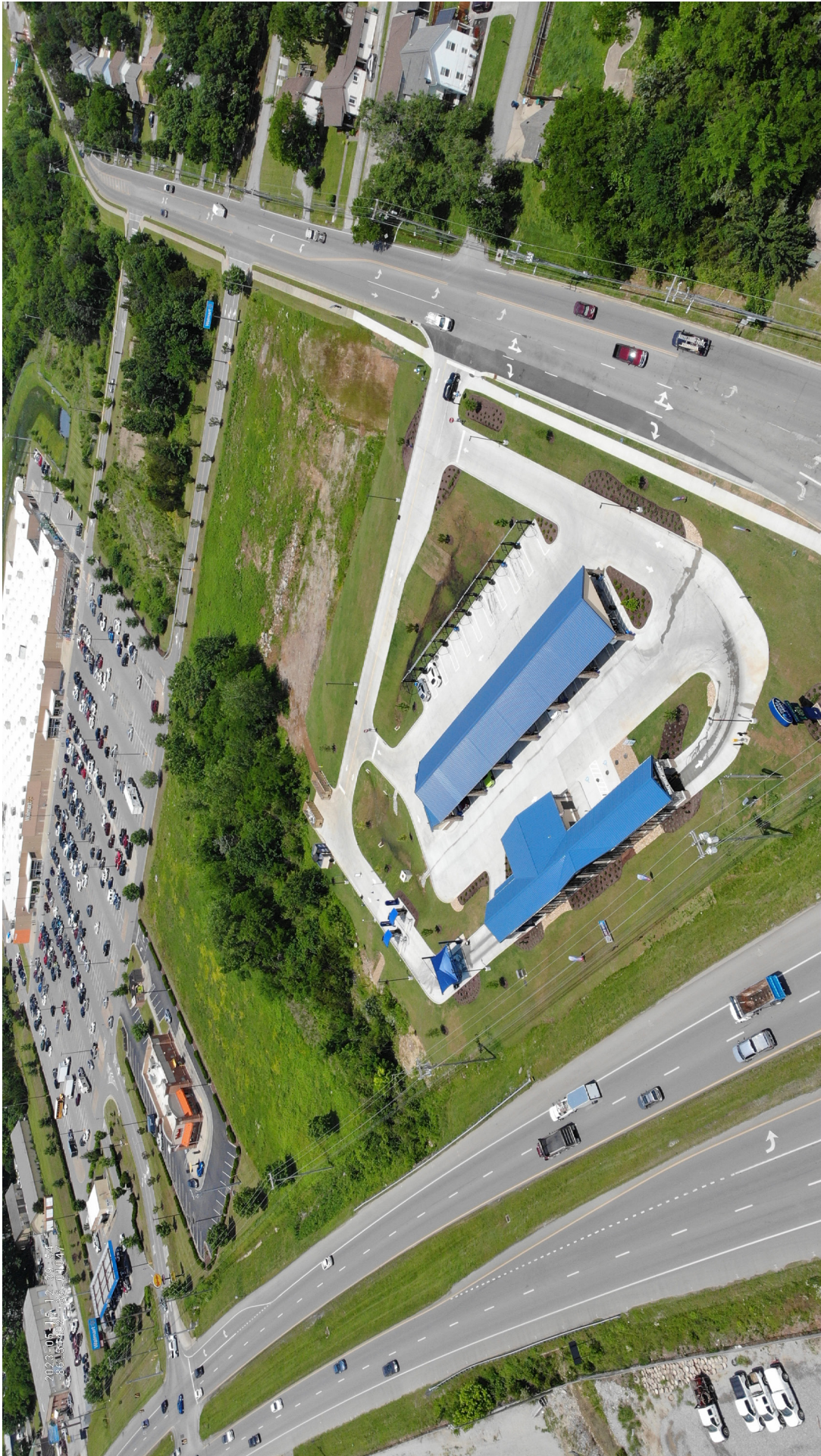
La Vergne
TENNESSEE



Zone 3







SITE ENGINEERING CONSULTANT
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 896-7901 FAX: (615) 896-9897
1000 E. MAIN
850 MIDDLE TENNESSEE BOULEVARD
MEMPHIS, TENNESSEE 38117

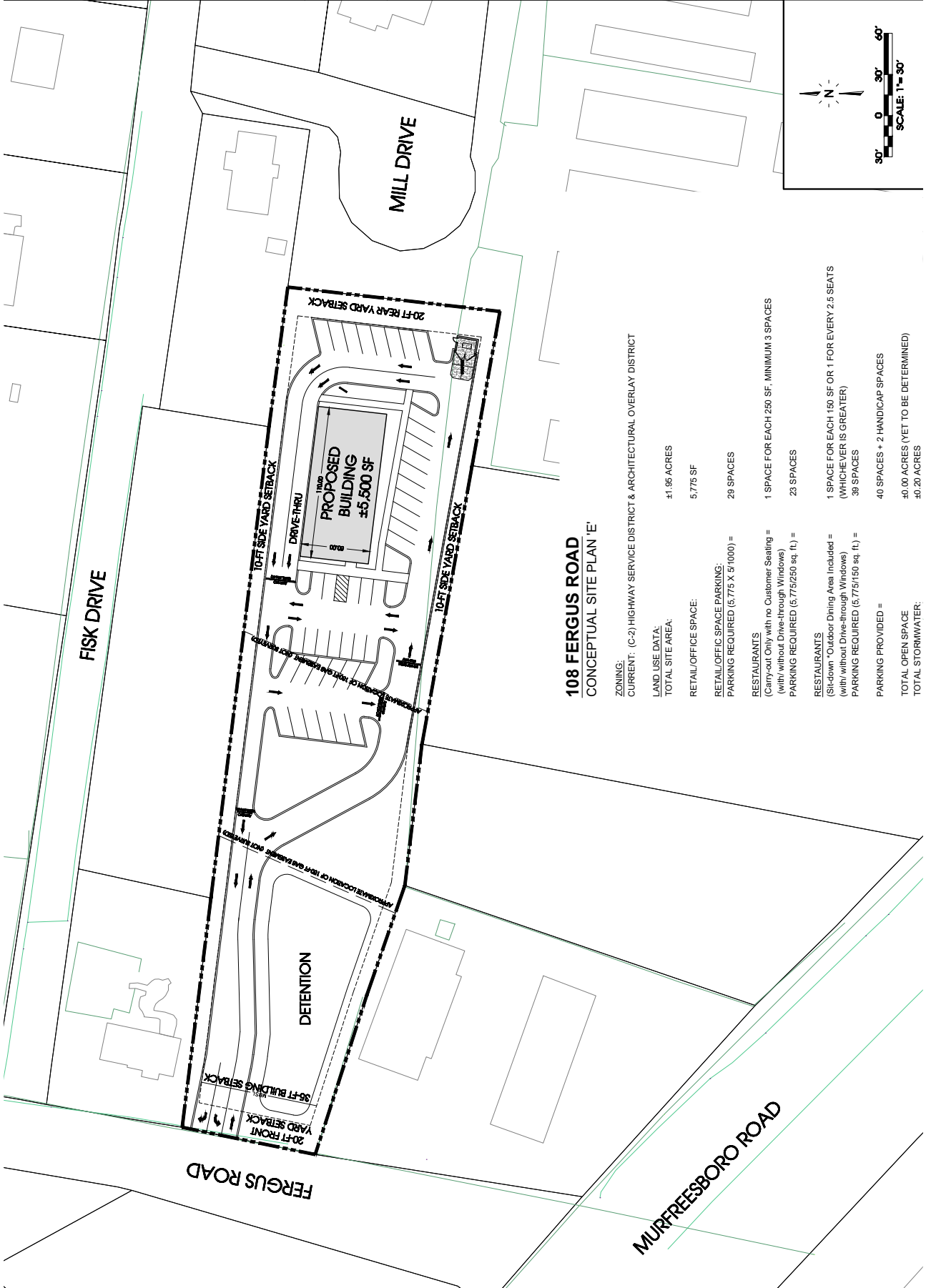
STC LTD.

The use of these drawings is limited to the project and site shown on these drawings. No other use or reproduction of these drawings is permitted without the express written consent of STC, INC. The use of these drawings is limited to the project and site shown on these drawings. No other use or reproduction of these drawings is permitted without the express written consent of STC, INC.

108 Fergus Road
Lavigne, TN

Conceptual Site Plan 'E'

DATE: 08-24-2022
 DRAWN BY: [blank]
 CHECKED: [blank]
 FILE NAME: [blank]
 SCALE: 1" = 30'
 SHEET NO.: 2 OF 3
 SHEET:



108 FERGUS ROAD
CONCEPTUAL SITE PLAN 'E'

ZONING: CURRENT: (C-2) HIGHWAY SERVICE DISTRICT & ARCHITECTURAL OVERLAY DISTRICT

LAND USE DATA: 41.96 ACRES
 TOTAL SITE AREA: 5,775 SF

RETAIL/OFFICE SPACE: 29 SPACES

RETAIL/OFFICE SPACE PARKING: PARKING REQUIRED (5,775 X 57/1000) = 29 SPACES

RESTAURANTS (Carry-out Only with no Customer Seating = (with/ without Drive-through Windows) PARKING REQUIRED (5,775/250 sq. ft.) = 23 SPACES

RESTAURANTS (Sit-down: Outdoor Dining Area included = (with/ without Drive-through Windows) PARKING REQUIRED (5,775/150 sq. ft.) = 38 SPACES

PARKING PROVIDED = 40 SPACES + 2 HANDICAP SPACES

TOTAL OPEN SPACE: ±0.00 ACRES (YET TO BE DETERMINED)
 TOTAL STORMWATER: ±0.20 ACRES



Zone 4 and 5

0 0.05 0.1 0.2 0.3 0.4 Miles

1 in = 0.24 miles







0 87.5 175 350 525 700 Feet
1 in = 400 feet







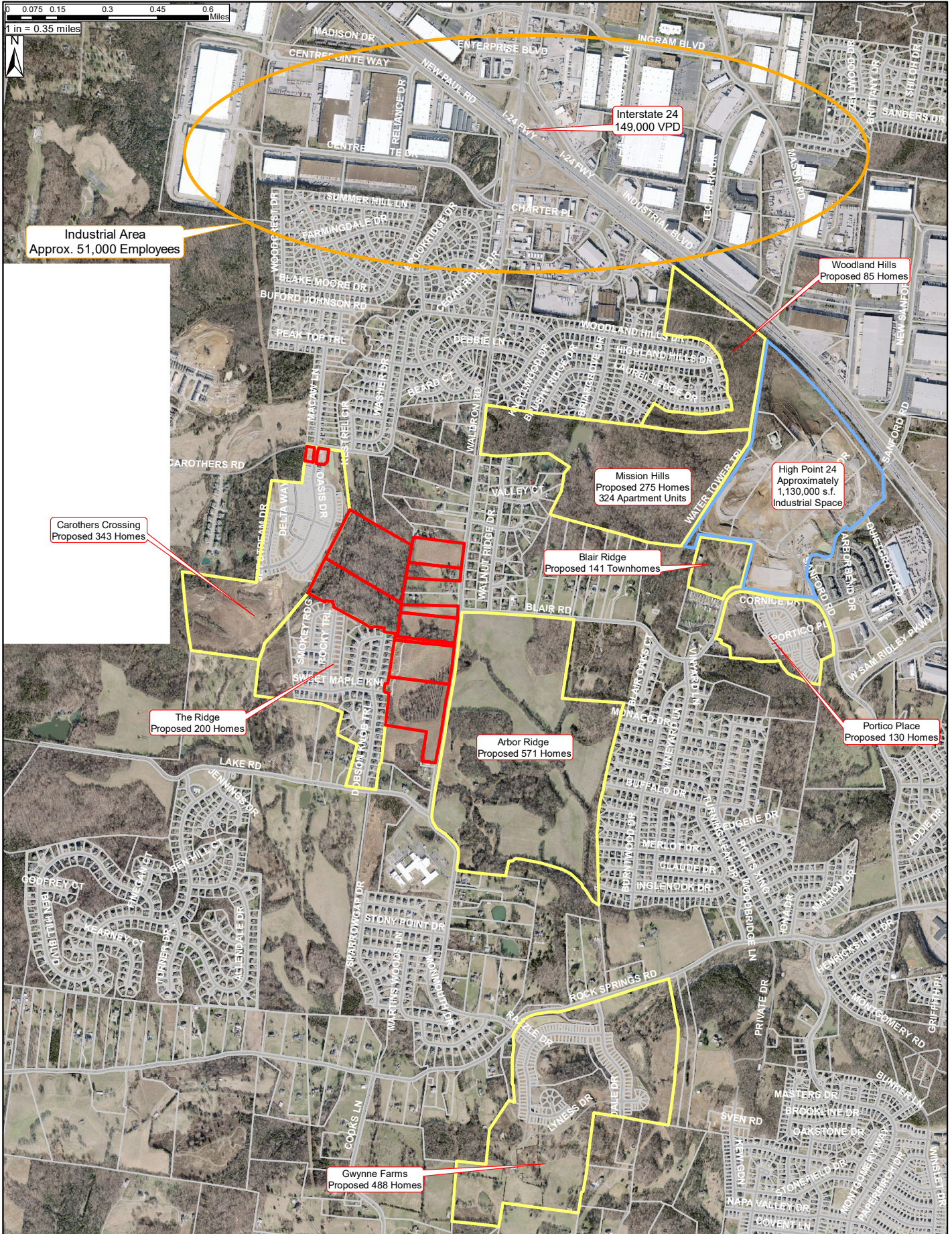


La Vergne
TENNESSEE



Zone 6

0 0.075 0.15 0.3 0.45 0.6 Miles
1 in = 0.35 miles



Industrial Area
Approx. 51,000 Employees

Interstate 24
149,000 VPD

Carothers Crossing
Proposed 343 Homes

The Ridge
Proposed 200 Homes

Arbor Ridge
Proposed 571 Homes

Gwynne Farms
Proposed 488 Homes

Blair Ridge
Proposed 141 Townhomes

Mission Hills
Proposed 275 Homes
324 Apartment Units

Woodland Hills
Proposed 85 Homes

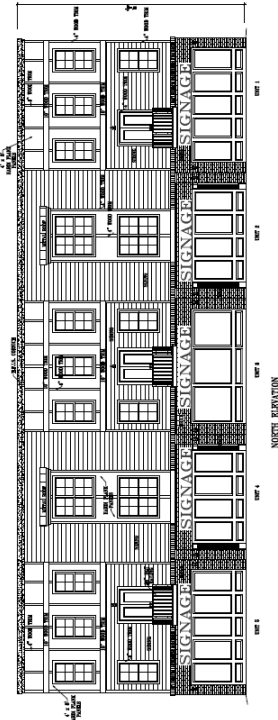
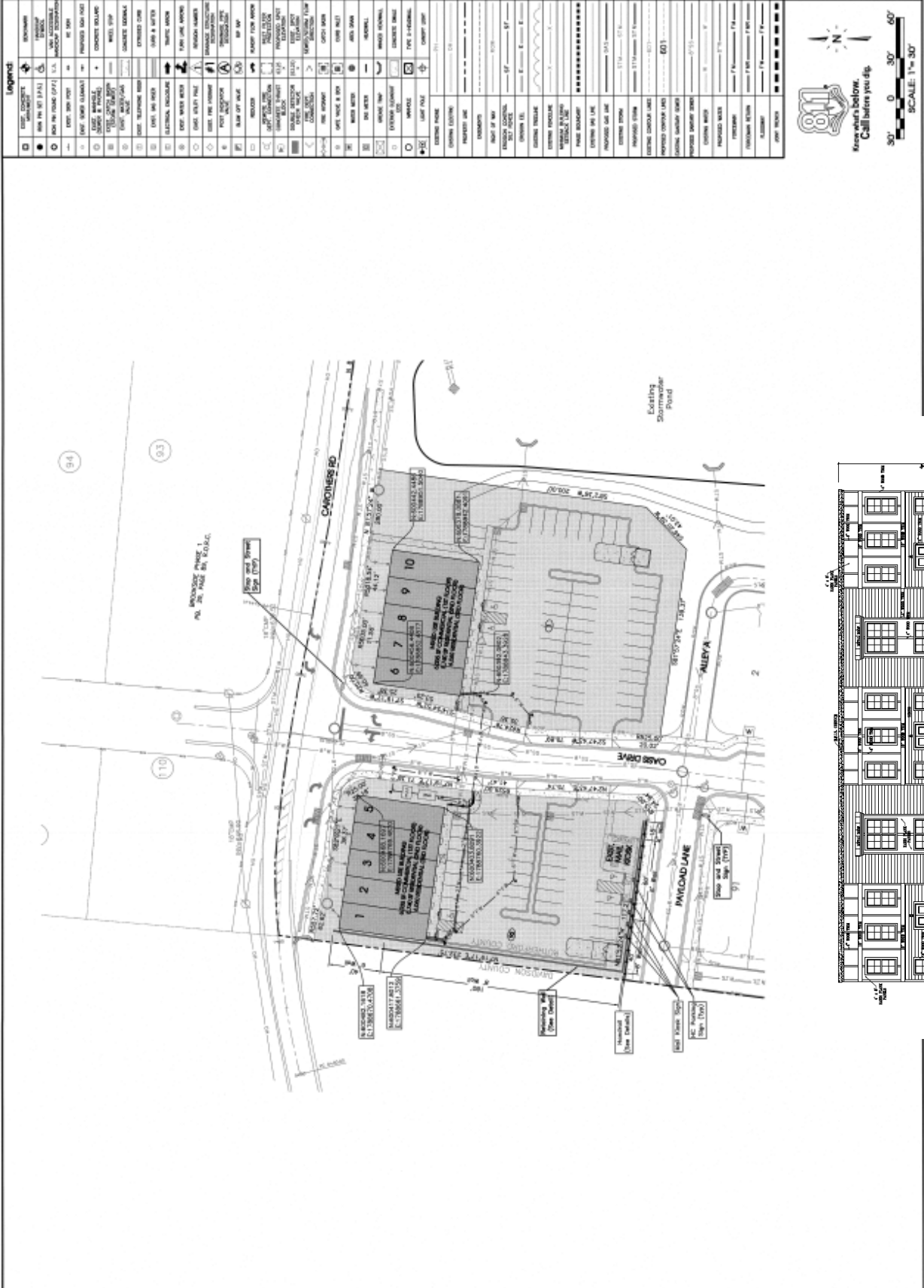
High Point 24
Approximately
1,130,000 s.f.
Industrial Space

Portico Place
Proposed 130 Homes

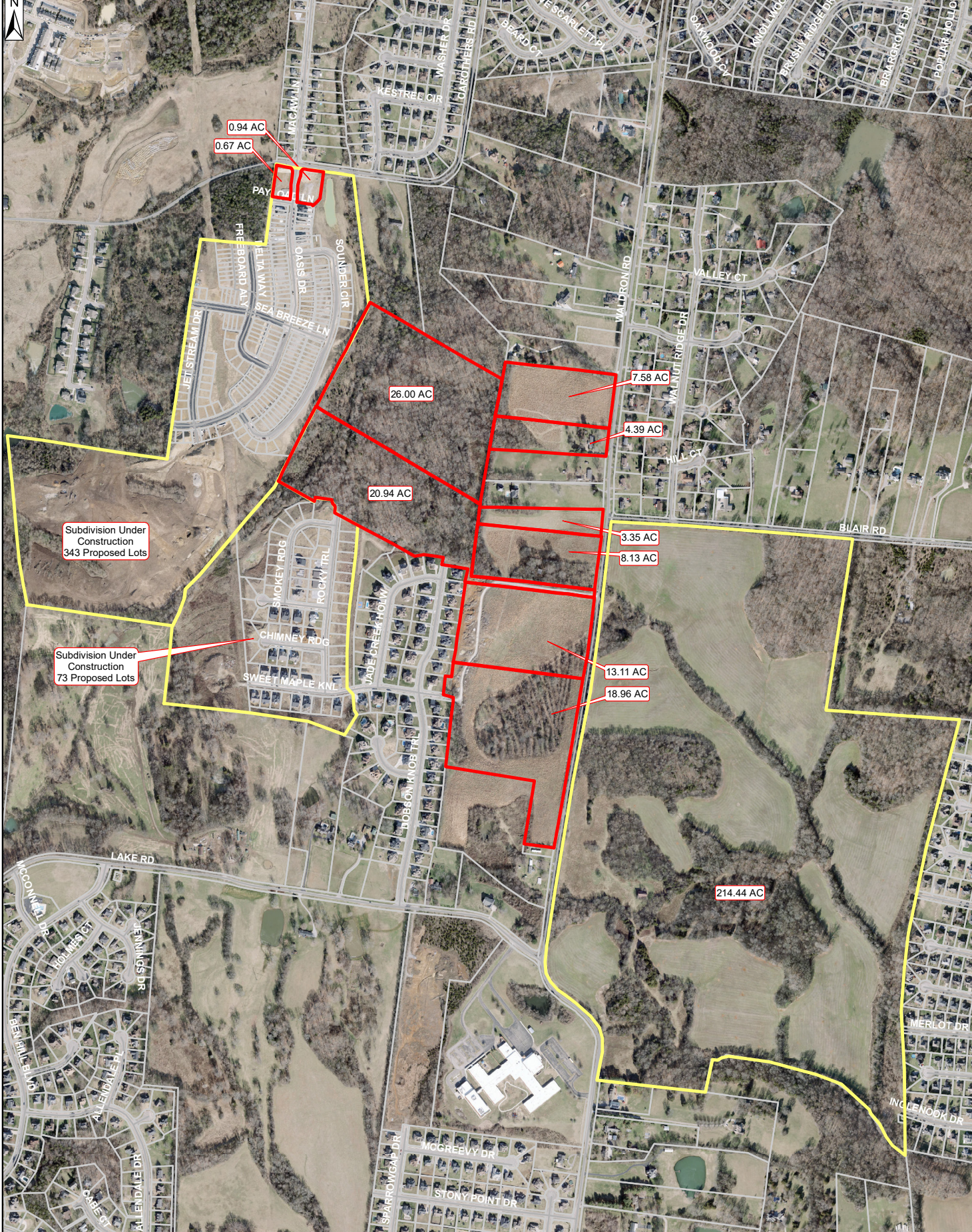


Know what's below.
 Call before you dig.

SCALE: 1" = 30'
 0 30' 60'



0 190 380 760 1,140 1,520 Feet
1 in = 875 feet



McFarlin Property Area: #214.44 Acres
 Orman Property Area: #11.35 Acres
 Total Project Area: #225.79 Acres

Land from R.O.W. Realignment: #0.96 Acres
 Waldron ROW Dedication Area: #3.81 Acres
 Blair Road ROW Dedication Area: #0.35 Acres
 Blair Road ROW Extension Area: #1.42 Acres
 Total ROW Dedication Area: #5.58 Acres
 Total Development Area: 221.17 Acres

Commercial Land Area: #20.85 Acres
 Proposed City Property: #2.62 Acres
 Residential Land Area: #197.70 Acres

Total Number of 41' Wide Lots: 179 Lots
 Total Number of 50' Wide Lots: 242 Lots
 Total Number of Villas: 150 Villas
 Total Number of Units: 571

Residential Density: #2.89 Units/Acre
 571 Units/197.70 Acres =

Total Open Space: #75.00 Acres (38%)

- 41' Wide Lots
- 50' Wide Lots
- Villas
- Open Space
- Commercial Lots
- Detention
- Existing Tree Canopy
- Concrete/Roadway
- Proposed Walking Trail
- Unnamed Tributary

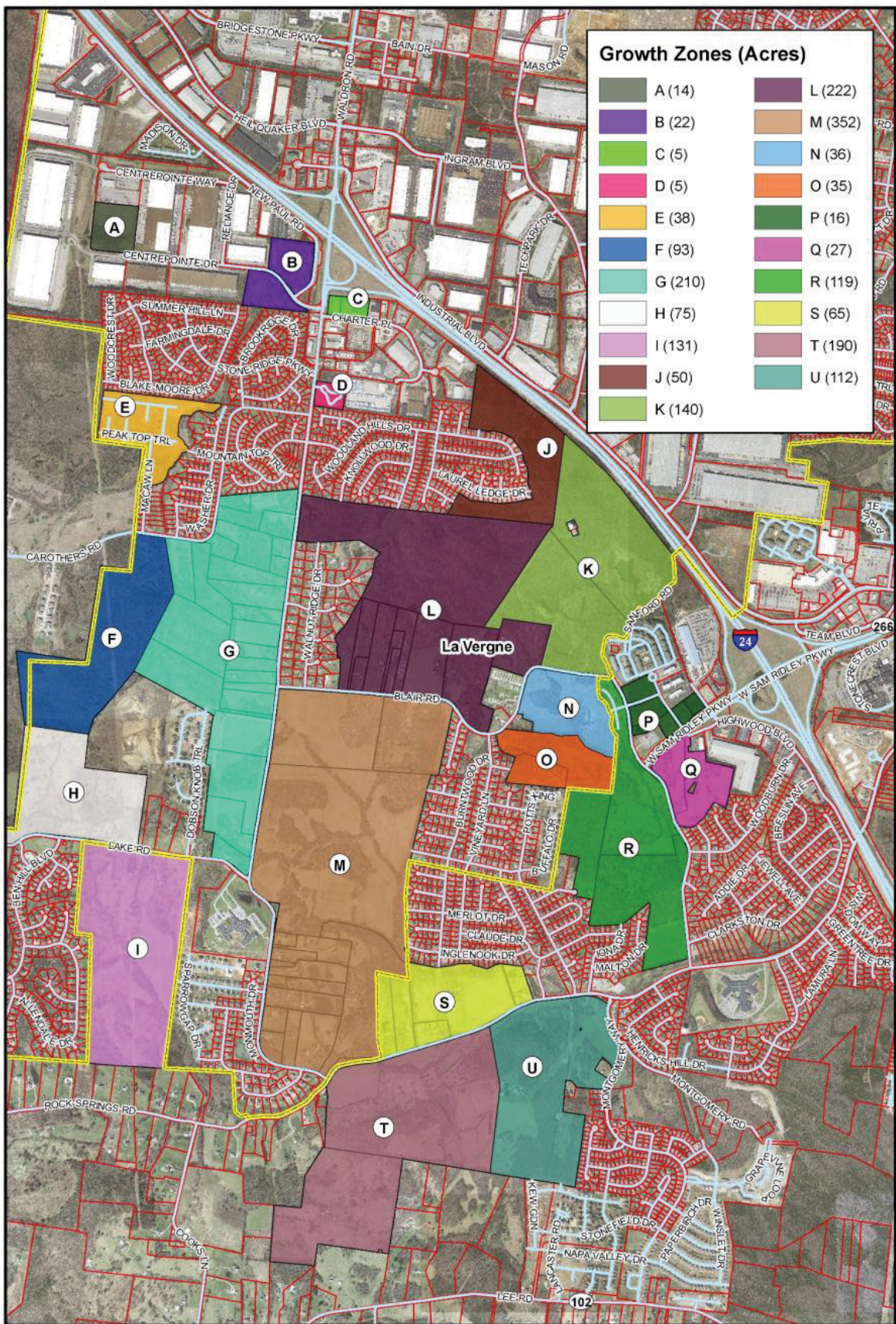
** All commercial areas shown on Conceptual Master Plan are for illustrative purposes only and do not denote building sizes or locations.



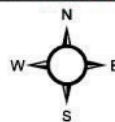
SEC Project #18314 La Vergne, Tennessee

PLANNED-DENSITY RESIDENTIAL
 CONCEPTUAL MASTER PLAN 13





**South Waldron Road
Corridor Study - Growth**



0 0.3 0.6 Miles

Kimley **Horn**

La Vergne
TENNESSEE



Zone 7







FOR SALE

543 Industrial Boulevard

La Vergne, TN 37085



Two outparcels in front of Nashville's first BJ's Wholesale Club

**AVISON
YOUNG**

Land parcels for sale

543 Industrial Boulevard



Property highlights

- Major visibility to 136,000 cars on I-14
- Shared entrance to new BJ's Wholesale Club, opening May 2023
- Delivered rough-graded with utilities

Offering summary

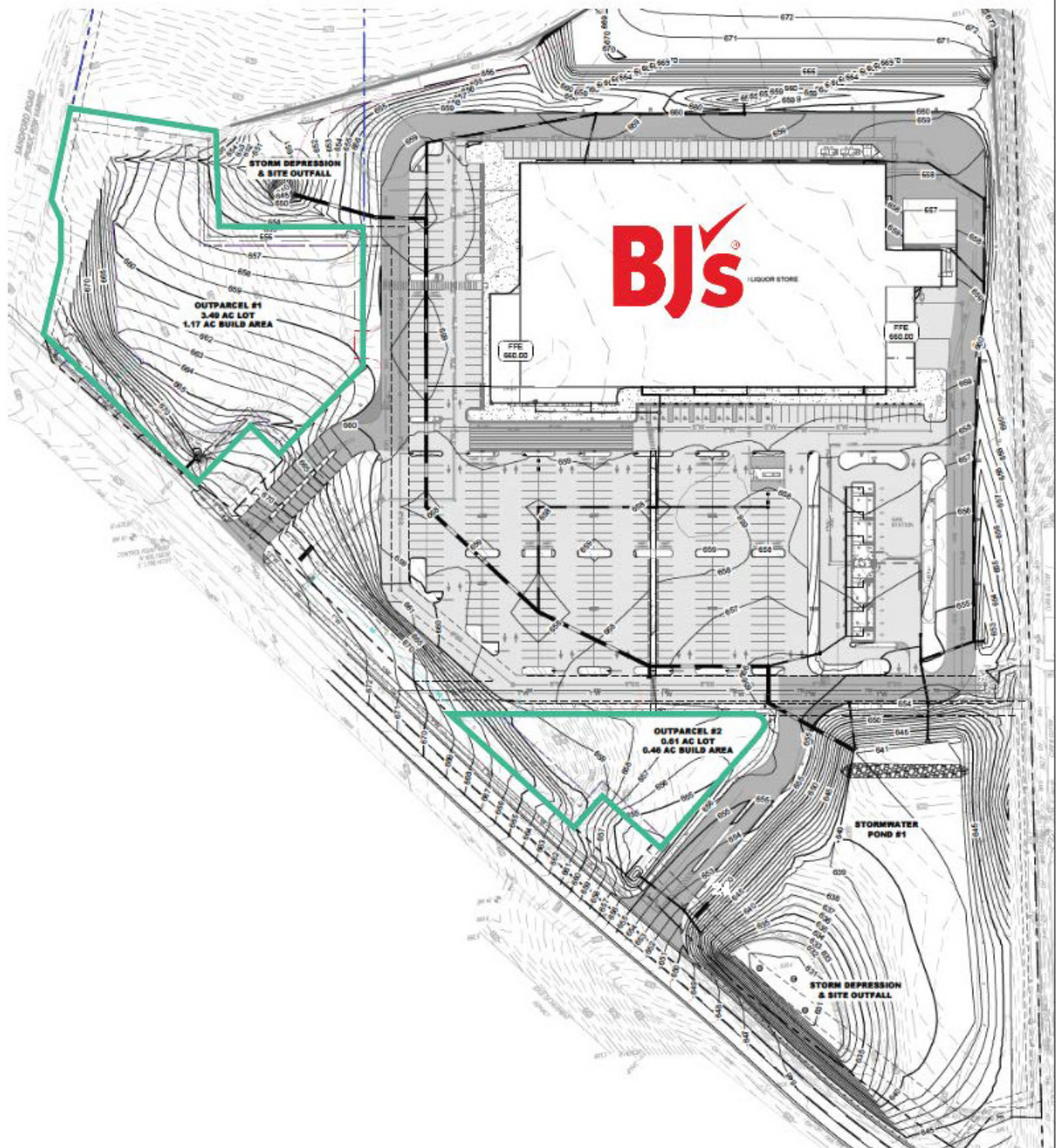
1.17-acre parcel	\$1,650,000
0.45-acre parcel	\$750,000

Demographics	0.5 miles	1 mile	1.5 miles
Total households	550	1,679	3,310
Total population	1,086	3,950	8,391
Average HH income	\$82,359	\$85,091	\$89,263



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La Vergne
TENNESSEE



Zone 8

0 175 350 700 1,050 1,400 Feet
1 in = 800 feet





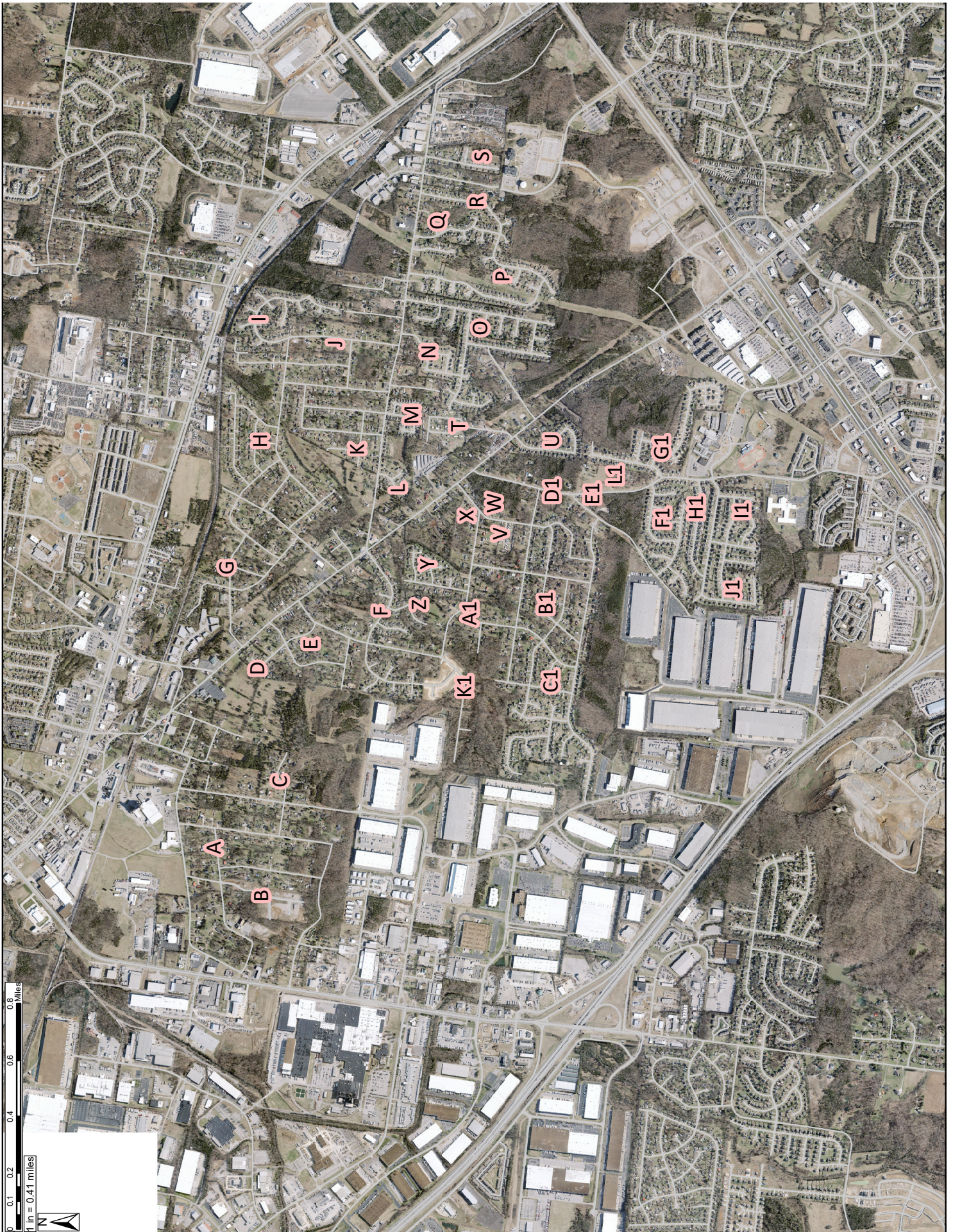


Appendix A



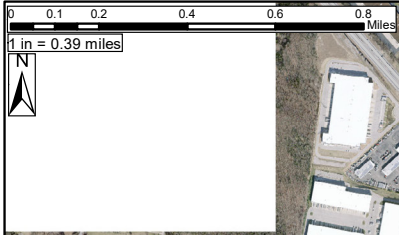
North La Vergne

SECTION	Subdivision Name	TYPE	Existing 2023	Proposed Build-out	Approved Ready to Permit	Permitted	Total
A	Vaughnwood	Single Family	27	32	5		27
B	Lake Woods	Single Family	244	262			244
C	Watersedge	Single Family	293	293			293
D	Gammon Estates	Single Family	13	13			13
E	Cedar Lake	Single Family	102	102			102
F	Cedar Lake PUD	Single Family	206	206			206
G	Lake Forest	Single Family	167	167			167
H	Lake Forest Estates	Single Family	2578	2580	2		2578
I	Hollandale Estates	Single Family	147	147			147
J	Cottages of Lake Forest	Mixed Use	668	695	27	19	687
K	Holland Ridge Villas	Townhomes	103	103			103
L	Cedar Glen	Mob Home Park	483	483			483
M	Minerva Village	Mixed Use	17	114	97		17
N	Sand Hill Village	Mixed Use	31	31			31
O	Ponderosa Estates	Single Family	17	61	3		17
P	Poplar Creek	Single Family	66	66			66
Q	Morningside	Single Family	105	115	10		105
R	Lakepointe	Single Family	59	60	1		59
S	Hampton Roads Estates	Single Family	63	64	1		63
T	Lt. Frank Walkup	Single Family	20	23	3		20
U	Heritage Valley	Single Family	451	453	2		451
V	Fergus Woods	Single Family	25	25			25
W	Deer Park	Single Family	80	87	7		80
X	Miracle Heights	Single Family	67	70	3		67
Y	Villas of Central Park	Townhomes	362	362			362
Z	Rutherford Pointe	Apartments	130	130			130
A1	Court Side Condominiums	Townhomes	75	75			75
B1	Park Villa	Single Family	53	53			53
C1	Stones River Cove	Single Family	138	138			138
D1	Plantation Village	Mobile Home	113	113			113
E1	Driftwood Village	Mobile Home	122	122			122
F1	Ben Franklin Estates	Single Family	115	115			115
G1	Madison Square	Single Family	260	260			260
H1	Summer Creek Apartments	Apartments	158	158			158
I1	Cottages of La Vergne 2000	Townhomes	253	253			253
J1	Webb Estates	Single Family	0	11	11		0
K1	Holmes Place	Single Family	0	31	31		0
L1	McCormick Place	Single Family	0	28	28		0
		Mixed Use					0
		Total:	7811	8101	231	19	7830



Middle La Vergne

SECTION	Subdivision Name	TYPE	Existing 2023	Proposed Build-out	Approved Ready to Permit	Permitted	Total
A	Tipperary Heights	Single Family	111	132	21		111
B	Celebration Run	Single Family	4	27	23	2	6
C	East Mason Heights	Single Family	21	21			21
D	Caleb Cove	Single Family	20	20			20
E	Fortland Acres	Single Family	73	77	4		73
F	Greenwood	Single Family	140	140			140
G	Westwood	Single Family	11	11			11
H	Eastwood	Single Family	219	232	13		219
I	Center Hill	Single Family	105	105			105
J	Midway	Single Family	26	29	3		26
K	Hall Estates	Single Family	82	85	3		82
L	Old Jefferson Park	Single Family	21	21			21
M	Morgans Retreat	Single Family	55	55			55
N	Akins Ridge	Single Family	36	36			36
O	Stonehenge	Single Family	214	214			214
P	Chelsea Estates	Single Family	107	117	10		107
Q	Jefferson Place	Single Family	47	47			47
R	Ridgemont	Single Family	85	85			85
S	Rainbow Acres	Apartments	52	52			52
T	Carlton	Mobile Home	27	27			27
U	Hickory Springs	Single Family	49	49			49
V	Sir Richards Mobile Home Park	Mobile Home	27	27			27
W	Cothran Mobile Home Park	Mobile Home	7	7			7
X	Nelson	Single Family	8	8			8
Y	Lands End	Single Family	44	45	1		44
Z	Glen Waldron	Single Family	12	12			12
A1	Fred Waldron	Single Family	24	26	2		24
B1	Akin Heights	Single Family	114	122	8		114
C1	Hailey Hills	Single Family	263	263			263
D1	Merritt	Single Family	12	14	2		12
E1	Harmony Place	Single Family	5	5			5
F1	Chaneywoods	Single Family	123	123			123
G1	Arbor Heights	Single Family	114	116	2		114
H1	Stonemark	Duplex	72	72			72
I1	Cedar Grove	Single Family	116	116			116
J1	Cedar Grove Estates	Single Family	62	63	1		62
K1	Retreat at Finch Branch	Single Family	25	147	32	12	37
L1	Chaney Place	Townhomes	0	50			0
		Total:	2533	2798	125	14	2547



South La Vergne

SECTION	Subdivision Name	TYPE	Existing 2023	Proposed Build-out	Approved Ready to Permit	Permitted	Total
A	Cedar Ridge Apt	Apartment	150	150			150
B	Farmingdale	Single Family	267	267			267
C	Dove Creek	Single Family	133	133			133
D	Carother's Crossing (Metro)	Mixed Use	414	2300			414
E	Carother's Crossing (La Vergne)	Mixed Use	79	343	145	39	118
F	Brookside	Single Family	188	198	10	1	189
G	Summit View	Single Family	117	117			117
H	Woodland Hills	Single Family	366	451			366
I	Walnut Ridge	Single Family	68	68			68
J	The Ridge	Single Family	103	142	39	11	114
K	Arbor Ridge	Mixed Use	0	571			0
L	Portico Place	Single Family	60	144	18	9	69
M	Woodsong	Single Family	208	208			208
N	Vineyards	Single Family	353	353			353
O	McFarlin Point	Single Family	350	350			350
P	Pinnacle Point	Single Family	120	143	23		120
Q	Woods at Martins Bend	Single Family	32	32			32
R	Gwynne Farms (Smyrna)	Mixed Use	0	540	70		0
S	Mission Hills	Mixed Use	0	599			0
T	Blair Ridge	Townhome	0	141			0
		Total:	3008	7250	305	60	3068



Appendix B



NaviRetail

COMMUNITY

DEMOGRAPHIC PROFILE

La Vergne, Tennessee

March 2023

NaviRetail Inc.

201 Main Street

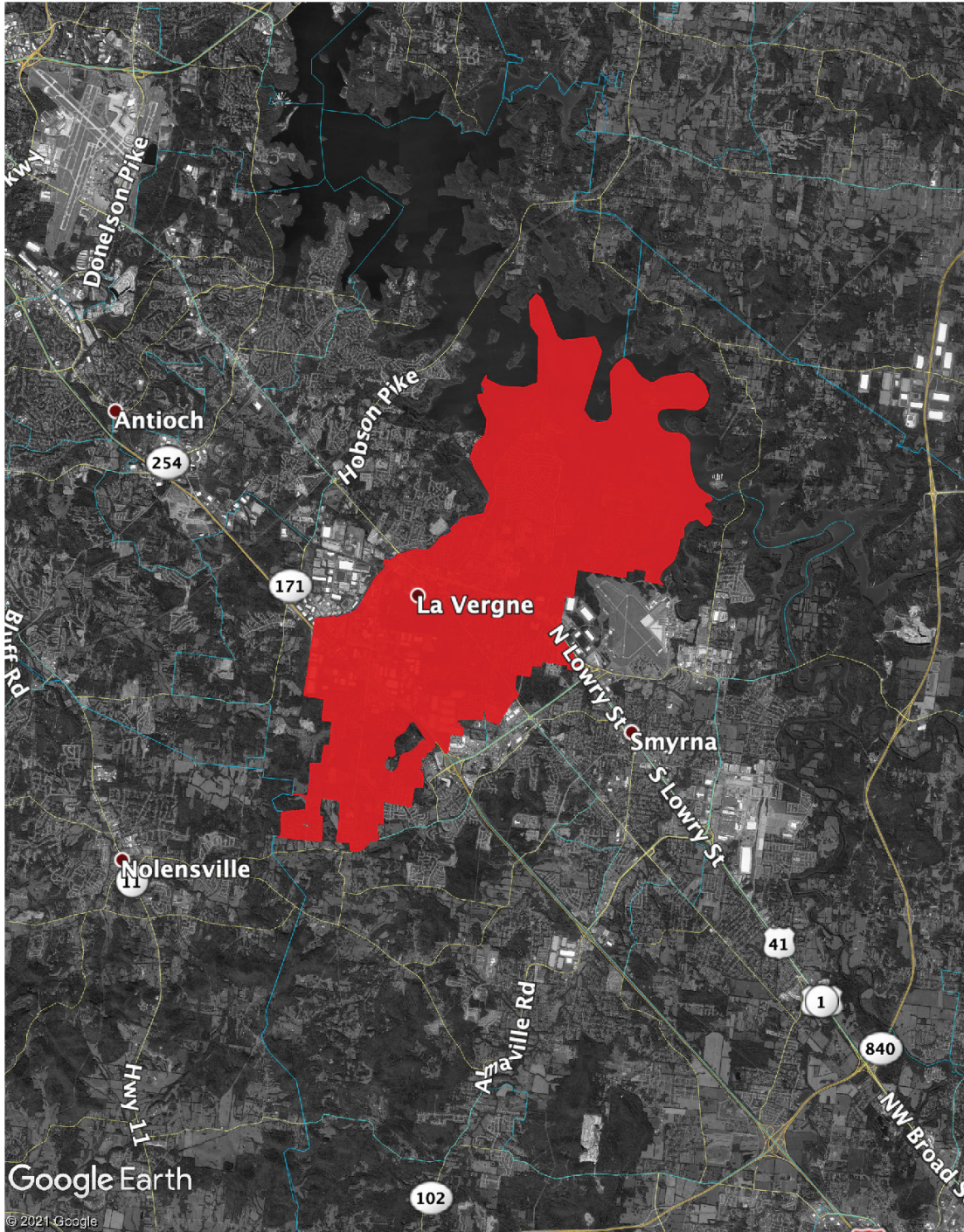
Suite 600

Fort Worth, Texas 76102



DEMOGRAPHIC PROFILE

La Vergne, Tennessee



Above: La Vergne, Tennessee – City Limits



DEMOGRAPHIC PROFILE

La Vergne, Tennessee

Population Summary

2027 Total Population	43,645
2022 Total Population	40,209
2020 Total Population	38,719
2010 Total Population	32,888
2022-2027 Annual Rate	1.65%
2022-2027 Total Growth	8.25%
2022 Group Quarters	61
2020 Group Quarters	61
2022 Total Daytime Population	36,352
Workers	16,315
Residents	20,037

Household Summary

2010 Households	11,049
2010 Average Household Size	2.98
2020 Total Households	12,472
2020 Average Household Size	3.10
2022 Households	12,953
2022 Average Household Size	3.10
2027 Households	14,038
2027 Average Household Size	3.10
2022-2027 Annual Rate	1.62%
2010 Families	8,523
2010 Average Family Size	3.34
2022 Families	9,692
2022 Average Family Size	3.50
2027 Families	10,445
2027 Average Family Size	3.52
2022-2027 Annual Rate	1.51%

Housing Unit Summary

2000 Housing Units	7,050
Owner Occupied Housing Units	79.6%
Renter Occupied Housing Units	13.7%
Vacant Housing Units	6.6%
2010 Housing Units	11,741
Owner Occupied Housing Units	72.7%
Renter Occupied Housing Units	21.4%
Vacant Housing Units	5.9%
2020 Housing Units	12,890
Vacant Housing Units	3.2%
2022 Housing Units	13,435
Owner Occupied Housing Units	67.7%
Renter Occupied Housing Units	28.7%
Vacant Housing Units	3.6%
2027 Housing Units	14,871
Owner Occupied Housing Units	68.2%
Renter Occupied Housing Units	26.2%
Vacant Housing Units	5.6%

Median Household Income

2022	\$65,757
2027	\$74,851

Median Home Value

2022	\$249,625
2027	\$273,827

Per Capita Income

2022	\$28,115
2027	\$32,666

Median Age

2010	31.4
2022	33.6
2027	32.8



DEMOGRAPHIC PROFILE

La Vergne, Tennessee

2022 Households by Income

Household Income Base	12,954
<\$15,000	3.2%
\$15,000 - \$24,999	5.5%
\$25,000 - \$34,999	9.2%
\$35,000 - \$49,999	14.0%
\$50,000 - \$74,999	25.0%
\$75,000 - \$99,999	15.3%
\$100,000 - \$149,999	17.6%
\$150,000 - \$199,999	5.9%
\$200,000+	4.3%
Average Household Income	\$87,304

2027 Households by Income

Household Income Base	14,038
<\$15,000	2.1%
\$15,000 - \$24,999	3.5%
\$25,000 - \$34,999	7.8%
\$35,000 - \$49,999	13.8%
\$50,000 - \$74,999	22.9%
\$75,000 - \$99,999	13.7%
\$100,000 - \$149,999	21.7%
\$150,000 - \$199,999	8.9%
\$200,000+	5.5%
Average Household Income	\$101,602

2022 Owner Occupied Housing Units by Value

Total	9,100
<\$50,000	1.7%
\$50,000 - \$99,999	1.8%
\$100,000 - \$149,999	5.2%
\$150,000 - \$199,999	16.6%
\$200,000 - \$249,999	24.9%
\$250,000 - \$299,999	27.5%
\$300,000 - \$399,999	12.5%
\$400,000 - \$499,999	4.2%
\$500,000 - \$749,999	3.4%
\$750,000 - \$999,999	2.0%
\$1,000,000 - \$1,499,999	0.2%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$272,887

2027 Owner Occupied Housing Units by Value

Total	10,139
<\$50,000	0.5%
\$50,000 - \$99,999	0.6%
\$100,000 - \$149,999	1.8%
\$150,000 - \$199,999	9.0%
\$200,000 - \$249,999	22.6%
\$250,000 - \$299,999	32.6%
\$300,000 - \$399,999	17.0%
\$400,000 - \$499,999	6.7%
\$500,000 - \$749,999	5.3%
\$750,000 - \$999,999	3.6%
\$1,000,000 - \$1,499,999	0.3%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$317,445



DEMOGRAPHIC PROFILE

La Vergne, Tennessee

2010 Population by Age

Total	32,888
0 - 4	8.7%
5 - 9	9.0%
10 - 14	8.9%
15 - 24	12.9%
25 - 34	17.3%
35 - 44	17.1%
45 - 54	13.0%
55 - 64	7.7%
65 - 74	3.7%
75 - 84	1.3%
85 +	0.3%
18 +	68.3%

2027 Population by Age

Total	43,646
0 - 4	7.8%
5 - 9	7.9%
10 - 14	7.8%
15 - 24	12.5%
25 - 34	18.5%
35 - 44	14.7%
45 - 54	12.6%
55 - 64	9.3%
65 - 74	5.9%
75 - 84	2.5%
85 +	0.6%
18 +	72.4%

2022 Population by Age

Total	40,210
0 - 4	7.6%
5 - 9	7.9%
10 - 14	7.6%
15 - 24	13.3%
25 - 34	15.7%
35 - 44	16.1%
45 - 54	13.2%
55 - 64	10.0%
65 - 74	5.9%
75 - 84	2.2%
85 +	0.5%
18 +	72.7%

2010 Population by Sex

Males	16,173
Females	16,715

2022 Population by Sex

Males	19,698
Females	20,512

2027 Population by Sex

Males	21,340
Females	22,306



DEMOGRAPHIC PROFILE

La Vergne, Tennessee

2010 Population by Race/Ethnicity

Total	32,887
White Alone	63.2%
Black Alone	22.8%
American Indian Alone	0.3%
Asian Alone	3.3%
Pacific Islander Alone	0.1%
Some Other Race Alone	7.2%
Two or More Races	3.1%
Hispanic Origin	12.9%
Diversity Index	64.4

2027 Population by Race/Ethnicity

Total	43,645
White Alone	44.5%
Black Alone	23.6%
American Indian Alone	1.0%
Asian Alone	3.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	15.9%
Two or More Races	11.6%
Hispanic Origin	27.2%
Diversity Index	82.3

2020 Population by Race/Ethnicity

Total	38,719
White Alone	45.9%
Black Alone	25.4%
American Indian Alone	0.9%
Asian Alone	3.7%
Pacific Islander Alone	0.1%
Some Other Race Alone	13.9%
Two or More Races	10.2%
Hispanic Origin	24.3%
Diversity Index	80.7

2010 Population by Relationship and Household Type

Total	32,888
In Households	100.0%
In Family Households	89.9%
Householder	25.9%
Spouse	18.0%
Child	37.6%
Other relative	5.0%
Nonrelative	3.4%
In Nonfamily Households	10.1%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

2022 Population by Race/Ethnicity

Total	40,209
White Alone	45.3%
Black Alone	24.5%
American Indian Alone	1.0%
Asian Alone	3.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	14.8%
Two or More Races	10.8%
Hispanic Origin	25.7%
Diversity Index	81.4

2022 Population 25+ by Educational Attainment

Total	25,577
Less than 9th Grade	3.6%
9th - 12th Grade, No Diploma	6.8%
High School Graduate	27.1%
GED/Alternative Credential	5.5%
Some College, No Degree	23.9%
Associate Degree	9.7%
Bachelor's Degree	16.4%
Graduate/Professional Degree	7.0%



DEMOGRAPHIC PROFILE

La Vergne, Tennessee

2022 Population 15+ by Marital Status

Total	30,924
Never Married	33.0%
Married	51.5%
Widowed	3.2%
Divorced	12.2%

2022 Civilian Population 16+ in Labor Force

Civilian Population 16+	21,178
Population 16+ Employed	96.7%
Population 16+ Unemployment rate	3.3%
Population 16-24 Employed	12.8%
Population 16-24 Unemployment rate	7.0%
Population 25-54 Employed	71.1%
Population 25-54 Unemployment rate	2.8%
Population 55-64 Employed	12.6%
Population 55-64 Unemployment rate	1.3%
Population 65+ Employed	3.5%
Population 65+ Unemployment rate	5.3%

2022 Employed Population 16+ by Industry

Total	20,484
Agriculture/Mining	0.5%
Construction	9.7%
Manufacturing	14.2%
Wholesale Trade	3.9%
Retail Trade	10.8%
Transportation/Utilities	9.7%
Information	2.3%
Finance/Insurance/Real Estate	4.7%
Services	40.8%
Public Administration	3.4%

2022 Employed Population 16+ by Occupation

Total	20,484
White Collar	51.6%
Management/Business/Financial	14.7%
Professional	15.7%
Sales	7.6%
Administrative Support	13.6%
Services	13.6%
Blue Collar	34.8%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	6.9%
Installation/Maintenance/Repair	3.4%
Production	10.6%
Transportation/Material Moving	13.6%



DEMOGRAPHIC PROFILE

La Vergne, Tennessee

2010 Households by Type

Total	11,041
Households with 1 Person	17.3%
Households with 2+ People	82.7%
Family Households	77.2%
Husband-wife Families	53.6%
With Related Children	31.4%
Other Family (No Spouse Present)	23.6%
Other Family with Male Householder	6.8%
With Related Children	4.6%
Other Family with Female Householder	16.8%
With Related Children	13.0%
Nonfamily Households	5.5%
All Households with Children	49.5%
Multigenerational Households	6.2%
Unmarried Partner Households	8.6%
Male-female	7.7%
Same-sex	0.8%

2010 Households by Size

Total	11,049
1 Person Household	17.4%
2 Person Household	28.4%
3 Person Household	20.2%
4 Person Household	18.4%
5 Person Household	9.1%
6 Person Household	3.9%
7 + Person Household	2.6%

2010 Households by Tenure and Mortgage Status

Total	11,046
Owner Occupied	77.3%
Owned with a Mortgage/Loan	68.2%
Owned Free and Clear	9.1%
Renter Occupied	22.7%

2022 Affordability, Mortgage and Wealth

Housing Affordability Index	125
Percent of Income for Mortgage	20.0%
Wealth Index	64

2010 Housing Units By Urban/ Rural Status

Total Housing Units	11,741
Housing Units Inside Urbanized Area	96.9%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	3.1%

2010 Population By Urban/ Rural Status

Total Population	32,888
Population Inside Urbanized Area	96.9%
Population Inside Urbanized Cluster	0.0%
Rural Population	3.1%

ACKNOWLEDGMENTS

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions. NaviRetail is a national retail consulting company based in Fort Worth, Texas.

Sources used in completing this study may include: infoUSA, Applied Geographic Solutions, Nielsen, Environmental Systems Research Institute, U.S. Census Bureau, Economy.com, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics.

Mapping data may include data provided by MapInfo, Nielsen, MapBox, Environmental Systems Research Institute, Google, and/or Microsoft Corporation.

NaviRetail

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Appendix C



PRIMARY RETAIL TRADE AREA

RETAIL GAP ANALYSIS

La Vergne, Tennessee

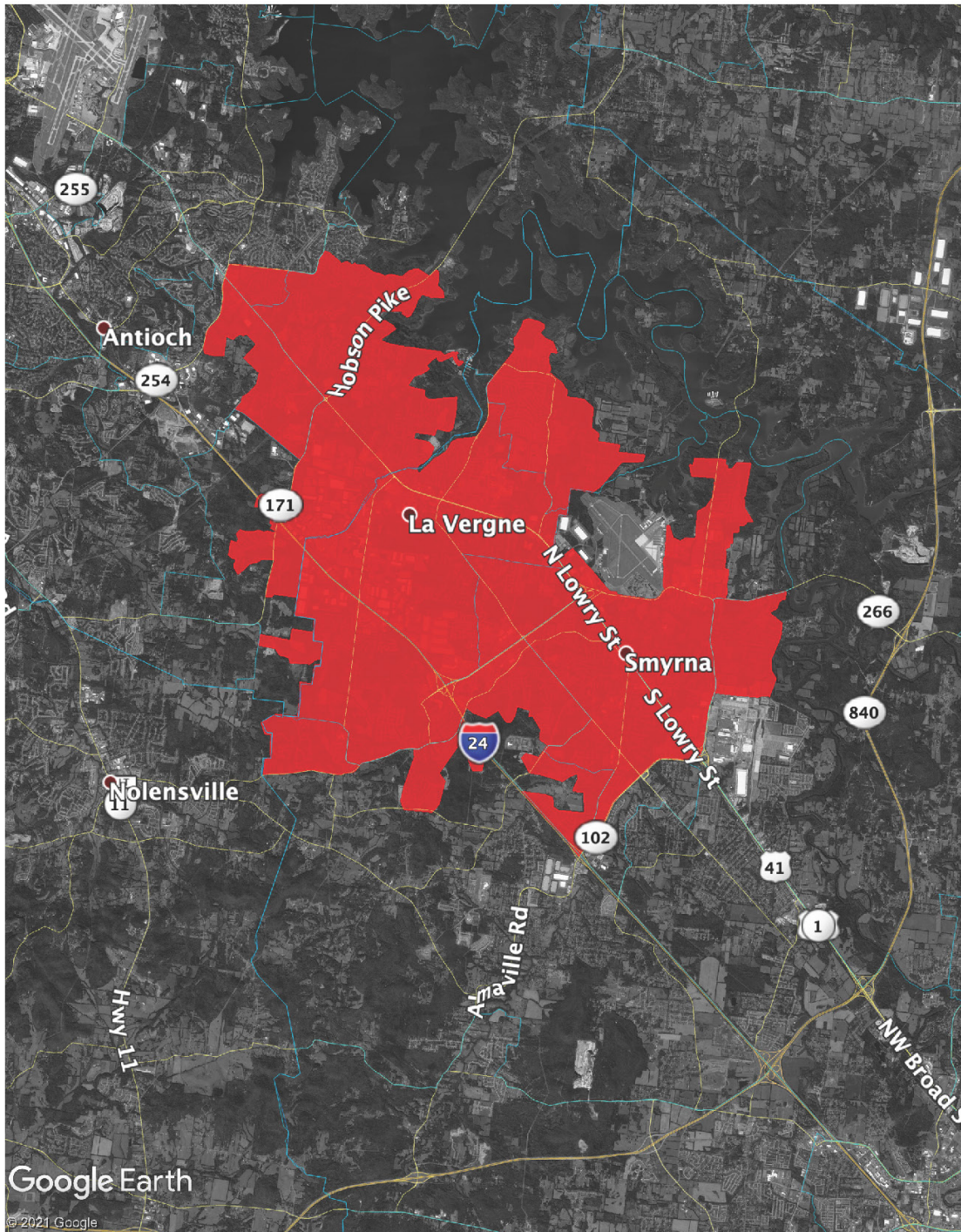
March 2023

NaviRetail Inc.
201 Main Street
Suite 600
Fort Worth, Texas 76102



RETAIL GAP ANALYSIS

La Vergne, Tennessee – Primary Retail Trade Area



Above: La Vergne, Tennessee Primary Retail Trade Area



RETAIL GAP ANALYSIS

La Vergne, Tennessee – Primary Retail Trade Area

NAICS Code	Sector Description	Primary RTA Demand (\$)	La Vergne Supply (\$)	Leakage/Surplus (\$)	Leakage/Surplus (%)
Totals					
44,45,722	Total retail trade including food and drink	1,724,614,523	702,021,471	(1,022,593,052)	-59.29
44,45	Total retail trade	1,541,003,229	652,142,341	(888,860,888)	-57.68
Motor Vehicle and Parts Dealers					
441	Motor vehicle and parts dealers	369,165,457	202,638,959	(166,526,498)	-45.11
4411	Automobile dealers	310,416,828	181,026,161	(129,390,667)	-41.68
44111	New car dealers	276,888,968	174,349,163	(102,539,805)	-37.03
44112	Used car dealers	33,527,859	6,676,998	(26,850,861)	-80.09
4412	Other motor vehicle dealers	30,365,999	4,278,657	(26,087,342)	-85.91
44121	Recreational vehicle dealers	10,814,628	451,532	(10,363,096)	-95.82
44122	Motorcycle, boat, and other motor vehicle dealers	19,551,371	3,827,125	(15,724,246)	-80.43
441222	Boat dealers	6,852,126	188,595	(6,663,531)	-97.25
441228	Motorcycle, ATV, and all other motor vehicle dealers	12,699,244	3,638,530	(9,060,714)	-71.35
4413	Automotive parts, accessories, and tire stores	28,382,631	17,334,141	(11,048,490)	-38.93
44131	Automotive parts and accessories stores	17,938,939	10,240,131	(7,698,808)	-42.92
44132	Tire dealers	10,443,692	7,094,010	(3,349,682)	-32.07
Furniture and Home Furnishings Stores					
442	Furniture and home furnishings stores	31,997,759	12,525,830	(19,471,929)	-60.85
4421	Furniture stores	18,085,674	8,566,942	(9,518,732)	-52.63
4422	Home furnishings stores	13,912,085	3,958,888	(9,953,197)	-71.54
44221	Floor covering stores	7,150,588	2,366,979	(4,783,609)	-66.90
44229	Other home furnishings stores	6,761,497	1,591,909	(5,169,588)	-76.46
442291	Window treatment stores	342,807	0	(342,807)	-100.00
442299	All other home furnishings stores	6,418,690	1,591,909	(4,826,781)	-75.20
Electronics and Appliance Stores					
443	Electronics and appliance stores	24,238,570	5,471,853	(18,766,717)	-77.43
443141	Household appliance stores	5,159,798	0	(5,159,798)	-100.00
443142	Electronics stores	19,078,772	5,471,853	(13,606,919)	-71.32
Building Material and Garden Equipment and Supplies Dealers					
444	Building material and garden equipment and supplies dealers	113,807,740	86,167,035	(27,640,705)	-24.29
4441	Building material and supplies dealers	99,992,718	79,450,780	(20,541,938)	-20.54
44411	Home centers	56,135,130	40,570,731	(15,564,399)	-27.73
44412	Paint and wallpaper stores	3,614,520	817,805	(2,796,715)	-77.37
44413	Hardware stores	8,308,772	3,177,017	(5,131,755)	-61.76
44419	Other building material dealers	31,934,295	34,885,227	2,950,932	9.24
4442	Lawn and garden equipment and supplies stores	13,815,022	6,716,255	(7,098,767)	-51.38
44421	Outdoor power equipment stores	2,833,236	410,613	(2,422,623)	-85.51
44422	Nursery, garden center, and farm supply stores	10,981,785	6,305,642	(4,676,143)	-42.58



RETAIL GAP ANALYSIS

La Vergne, Tennessee – Primary Retail Trade Area

NAICS Code	Sector Description	Primary RTA Demand (\$)	La Vergne Supply (\$)	Leakage/Surplus (\$)	Leakage/Surplus (%)
Food and Beverage Stores					
445	Food and beverage stores	216,325,355	24,422,031	(191,903,324)	-88.71
4451	Grocery stores	194,122,414	22,579,851	(171,542,563)	-88.37
44511	Supermarkets and other grocery (except convenience) stores	185,737,825	22,333,202	(163,404,623)	-87.98
44512	Convenience stores	8,384,589	246,648	(8,137,941)	-97.06
4452	Specialty food stores	5,579,820	0	(5,579,820)	-100.00
44521	Meat markets	1,705,460	0	(1,705,460)	-100.00
44522	Fish and seafood markets	670,583	0	(670,583)	-100.00
44523	Fruit and vegetable markets	1,169,810	0	(1,169,810)	-100.00
44529	Other specialty food stores	2,033,967	0	(2,033,967)	-100.00
445299	All other specialty food stores	954,160	0	(954,160)	-100.00
4453	Beer, wine, and liquor stores	16,623,121	1,842,180	(14,780,941)	-88.92
Health and Personal Care Stores					
446	Health and personal care stores	90,163,800	23,929,699	(66,234,101)	-73.46
44611	Pharmacies and drug stores	77,433,482	22,773,357	(54,660,125)	-70.59
44612	Cosmetics, beauty supplies, and perfume stores	5,373,002	330,468	(5,042,534)	-93.85
44613	Optical goods stores	2,478,920	101,543	(2,377,377)	-95.90
44619	Other health and personal care stores	4,878,397	724,331	(4,154,066)	-85.15
446191	Food (health) supplement stores	1,722,861	69,179	(1,653,682)	-95.98
446199	All other health and personal care stores	3,155,536	655,152	(2,500,384)	-79.24
Gasoline Stations					
447	Gasoline stations	119,862,092	33,149,791	(86,712,301)	-72.34
Clothing and Clothing Accessories Stores					
448	Clothing and clothing accessories stores	69,257,714	12,478,011	(56,779,703)	-81.98
4481	Clothing stores	46,079,220	10,401,957	(35,677,263)	-77.43
44811	Men's clothing stores	1,780,455	38,661	(1,741,794)	-97.83
44812	Women's clothing stores	8,534,822	2,288,786	(6,246,036)	-73.18
44813	Children's and infants' clothing stores	2,185,131	141,369	(2,043,762)	-93.53
44814	Family clothing stores	27,390,369	7,067,386	(20,322,983)	-74.20
44815	Clothing accessories stores	2,287,821	21,955	(2,265,866)	-99.04
44819	Other clothing stores	3,900,620	843,799	(3,056,821)	-78.37
4482	Shoe stores	8,792,338	430,329	(8,362,009)	-95.11
4483	Jewelry, luggage, and leather goods stores	14,386,157	1,645,726	(12,740,431)	-88.56
44831	Jewelry stores	9,590,772	1,621,021	(7,969,751)	-83.10
44832	Luggage and leather goods stores	4,795,385	24,705	(4,770,680)	-99.48



RETAIL GAP ANALYSIS

La Vergne, Tennessee – Primary Retail Trade Area

NAICS Code	Sector Description	Primary RTA Demand (\$)	La Vergne Supply (\$)	Leakage/ Surplus (\$)	Leakage/ Surplus (%)
Sporting Goods, Hobby, Musical Instrument, and Book Stores					
451	Sporting goods, hobby, musical instrument, and book stores	23,211,695	6,812,413	(16,399,282)	-70.65
4511	Sporting goods, hobby, and musical instrument stores	20,213,107	6,340,326	(13,872,781)	-68.63
45111	Sporting goods stores	13,252,192	4,548,125	(8,704,067)	-65.68
45112	Hobby, toy, and game stores	5,276,722	1,792,201	(3,484,521)	-66.04
45113	Sewing, needlework, and piece goods stores	723,790	0	(723,790)	-100.00
45114	Musical instrument and supplies stores	960,403	0	(960,403)	-100.00
4512	Book stores and news dealers	2,998,588	472,088	(2,526,500)	-84.26
451211	Book stores	2,796,617	472,088	(2,324,529)	-83.12
451212	News dealers and newsstands	201,970	0	(201,970)	-100.00
General Merchandise Stores					
452	General merchandise stores	189,166,352	67,863,961	(121,302,391)	-64.12
4522	Department stores	23,900,223	7,227,630	(16,672,593)	-69.76
4523	Other general merchandise stores	165,266,129	60,636,331	(104,629,798)	-63.31
452311	Warehouse clubs and supercenters	149,784,793	58,627,769	(91,157,024)	-60.86
452319	All other general merchandise stores	15,481,337	2,008,562	(13,472,775)	-87.03
Miscellaneous Store Retailers					
453	Miscellaneous store retailers	32,360,601	3,981,110	(28,379,491)	-87.70
4531	Florists	1,527,534	0	(1,527,534)	-100.00
4532	Office supplies, stationery, and gift stores	6,058,114	546,382	(5,511,732)	-90.98
45321	Office supplies and stationery stores	2,637,044	249,993	(2,387,051)	-90.52
45322	Gift, novelty, and souvenir stores	3,421,070	296,389	(3,124,681)	-91.34
4533	Used merchandise stores	4,780,472	149,688	(4,630,784)	-96.87
4539	Other miscellaneous store retailers	19,994,480	3,285,040	(16,709,440)	-83.57
45391	Pet and pet supplies stores	5,894,217	1,591,700	(4,302,517)	-73.00
45392	Art dealers	2,961,527	0	(2,961,527)	-100.00
45393	Manufactured (mobile) home dealers	1,906,300	0	(1,906,300)	-100.00
45399	All other miscellaneous store retailers	9,232,436	1,693,340	(7,539,096)	-81.66
453991	Tobacco stores	3,024,930	544,534	(2,480,396)	-82.00
453998	All other miscellaneous store retailers (except tobacco stores)	6,207,506	1,148,806	(5,058,700)	-81.49
Non-store Retailers					
454	Non-store retailers	261,446,094	172,701,646	(88,744,448)	-33.94
4541	Electronic shopping and mail-order houses	248,356,617	172,701,646	(75,654,971)	-30.46
4542	Vending machine operators	1,350,160	0	(1,350,160)	-100.00
4543	Direct selling establishments	11,739,318	0	(11,739,318)	-100.00
45431	Fuel dealers	7,660,195	0	(7,660,195)	-100.00
45439	Other direct selling establishments	4,079,122	0	(4,079,122)	-100.00



RETAIL GAP ANALYSIS

La Vergne, Tennessee – Primary Retail Trade Area

NAICS Code	Sector Description	Primary RTA Demand (\$)	La Vergne Supply (\$)	Leakage/ Surplus (\$)	Leakage/ Surplus (%)
Food Services and Drinking Places					
722	Food services and drinking places	183,611,294	49,879,130	(133,732,164)	-72.83
7223	Special food services	14,413,074	1,224,508	(13,188,566)	-91.50
72231	Food service contractors	11,478,955	1,155,128	(10,323,827)	-89.94
72232	Caterers	2,648,482	0	(2,648,482)	-100.00
72233	Mobile food services	285,638	69,380	(216,258)	-75.71
7224	Drinking places (alcoholic beverages)	6,266,410	267,639	(5,998,771)	-95.73
7225	Restaurants and other eating places	162,931,810	48,386,984	(114,544,826)	-70.30
722511	Full-service restaurants	81,425,613	30,303,392	(51,122,221)	-62.78
722513	Limited-service restaurants	69,150,303	16,587,736	(52,562,567)	-76.01
722514	Cafeterias, grill buffets, and buffets	1,762,510	776,582	(985,928)	-55.94
722515	Snack and non-alcoholic beverage bars	10,593,384	719,274	(9,874,110)	-93.21

ACKNOWLEDGMENTS

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Mapping data may include data provided by MapInfo, Nielsen, MapBox, Environmental Systems Research Institute, Google, and/or Microsoft Corporation.

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Appendix D



NaviRetail

TOTAL COUNTY

RETAIL SALES

Rutherford County, Tennessee

April 2023

NaviRetail Inc.

201 Main Street

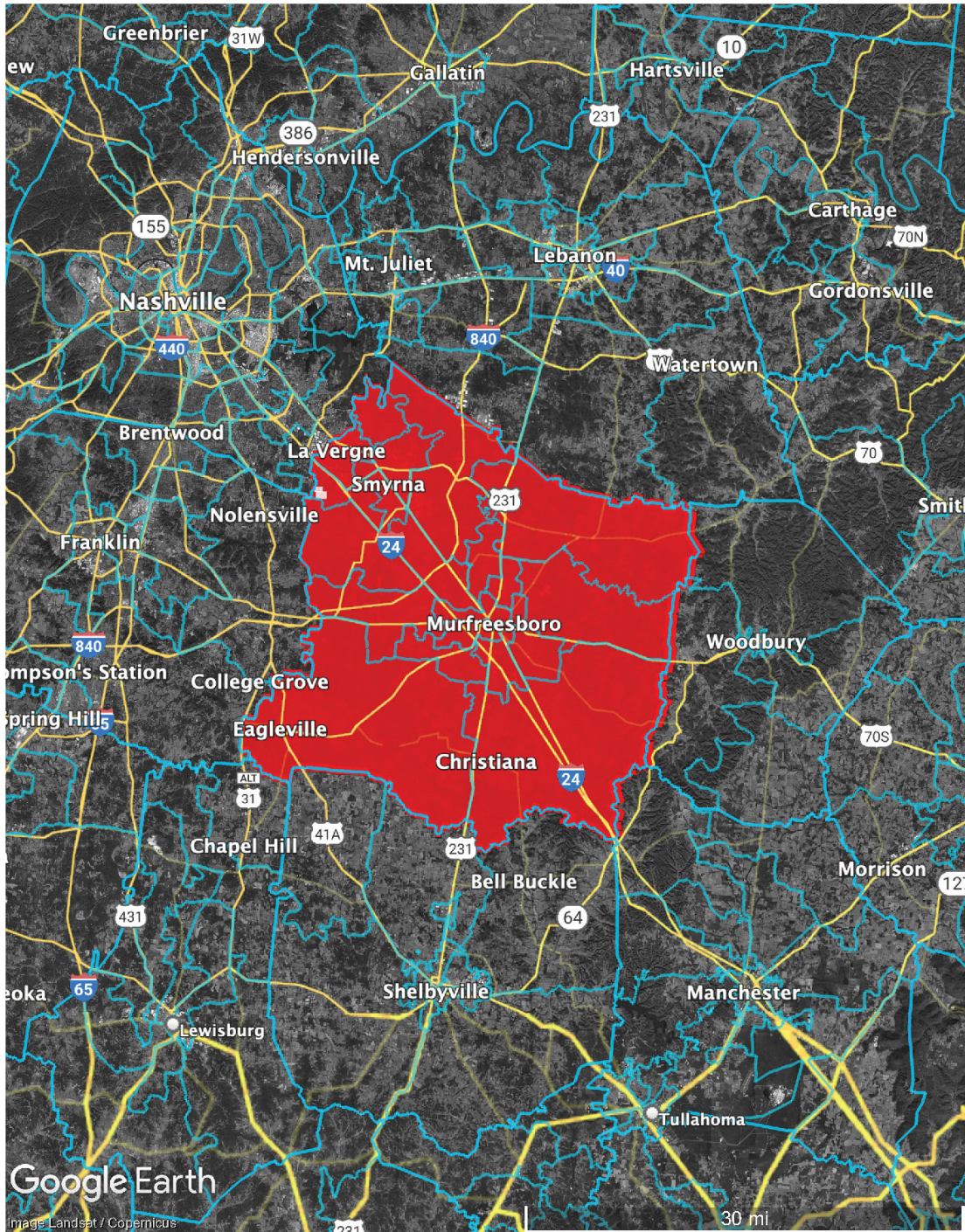
Suite 600

Fort Worth, Texas 76102



TOTAL COUNTY RETAIL SALES

Rutherford County, Tennessee



Above: Rutherford County, Tennessee



TOTAL COUNTY RETAIL SALES

Rutherford County, Tennessee

NAICS Code	Sector Description	Rutherford County Supply (\$)
Totals		
44,45,722	Total retail trade including food and drink	7,240,076,100
44,45	Total retail trade	6,498,013,506
Motor Vehicle and Parts Dealers		
441	Motor vehicle and parts dealers	1,343,487,356
4411	Automobile dealers	1,085,125,232
44111	New car dealers	902,429,221
44112	Used car dealers	182,696,011
4412	Other motor vehicle dealers	131,006,119
44121	Recreational vehicle dealers	38,654,940
44122	Motorcycle, boat, and other motor vehicle dealers	92,351,179
441222	Boat dealers	2,314,418
441228	Motorcycle, ATV, and all other motor vehicle dealers	90,036,761
4413	Automotive parts, accessories, and tire stores	127,356,005
44131	Automotive parts and accessories stores	75,901,354
44132	Tire dealers	51,454,651
Furniture and Home Furnishings Stores		
442	Furniture and home furnishings stores	127,106,058
4421	Furniture stores	85,187,359
4422	Home furnishings stores	41,918,699
44221	Floor covering stores	25,110,064
44229	Other home furnishings stores	16,808,635
442291	Window treatment stores	154,677
442299	All other home furnishings stores	16,653,958
Electronics and Appliance Stores		
443	Electronics and appliance stores	69,933,951
443141	Household appliance stores	10,064,845
443142	Electronics stores	59,869,106
Building Material and Garden Equipment and Supplies Dealers		
444	Building material and garden equipment and supplies dealers	678,487,057
4441	Building material and supplies dealers	597,937,721
44411	Home centers	250,885,558
44412	Paint and wallpaper stores	11,290,940
44413	Hardware stores	35,744,101
44419	Other building material dealers	300,017,122
4442	Lawn and garden equipment and supplies stores	80,549,337
44421	Outdoor power equipment stores	13,274,953
44422	Nursery, garden center, and farm supply stores	67,274,384



TOTAL COUNTY RETAIL SALES

Rutherford County, Tennessee

NAICS Code	Sector Description	Rutherford County Supply (\$)
Food and Beverage Stores		
445	Food and beverage stores	397,678,847
4451	Grocery stores	332,308,505
44511	Supermarkets and other grocery (except convenience) stores	320,335,728
44512	Convenience stores	11,972,778
4452	Specialty food stores	2,773,506
44521	Meat markets	64,022
44522	Fish and seafood markets	54,713
44523	Fruit and vegetable markets	60,438
44529	Other specialty food stores	2,594,333
445299	All other specialty food stores	1,377,478
4453	Beer, wine, and liquor stores	62,596,835
Health and Personal Care Stores		
446	Health and personal care stores	326,066,934
44611	Pharmacies and drug stores	266,157,394
44612	Cosmetics, beauty supplies, and perfume stores	24,602,561
44613	Optical goods stores	12,135,265
44619	Other health and personal care stores	23,171,713
446191	Food (health) supplement stores	5,171,683
446199	All other health and personal care stores	18,000,031
Gasoline Stations		
447	Gasoline stations	427,361,467
Clothing and Clothing Accessories Stores		
448	Clothing and clothing accessories stores	199,291,312
4481	Clothing stores	133,491,049
44811	Men's clothing stores	3,378,932
44812	Women's clothing stores	29,236,623
44813	Children's and infants' clothing stores	5,837,395
44814	Family clothing stores	78,509,400
44815	Clothing accessories stores	2,191,972
44819	Other clothing stores	14,336,728
4482	Shoe stores	27,515,906
4483	Jewelry, luggage, and leather goods stores	38,284,357
44831	Jewelry stores	34,452,289
44832	Luggage and leather goods stores	3,832,069



TOTAL COUNTY RETAIL SALES

Rutherford County, Tennessee

NAICS Code	Sector Description	Rutherford County Supply (\$)
Sporting Goods, Hobby, Musical Instrument, and Book Stores		
451	Sporting goods, hobby, musical instrument, and book stores	117,688,608
4511	Sporting goods, hobby, and musical instrument stores	96,124,712
45111	Sporting goods stores	64,157,646
45112	Hobby, toy, and game stores	29,938,994
45113	Sewing, needlework, and piece goods stores	976,992
45114	Musical instrument and supplies stores	1,051,080
4512	Book stores and news dealers	21,563,896
451211	Book stores	21,380,883
451212	News dealers and newsstands	183,013
General Merchandise Stores		
452	General merchandise stores	807,998,052
4522	Department stores	109,786,437
4523	Other general merchandise stores	698,211,615
452311	Warehouse clubs and supercenters	664,832,145
452319	All other general merchandise stores	33,379,470
Miscellaneous Store Retailers		
453	Miscellaneous store retailers	85,742,250
4531	Florists	3,481,098
4532	Office supplies, stationery, and gift stores	16,530,355
45321	Office supplies and stationery stores	7,967,441
45322	Gift, novelty, and souvenir stores	8,562,914
4533	Used merchandise stores	12,229,470
4539	Other miscellaneous store retailers	53,501,327
45391	Pet and pet supplies stores	25,791,499
45392	Art dealers	326,652
45393	Manufactured (mobile) home dealers	1,122,864
45399	All other miscellaneous store retailers	26,260,312
453991	Tobacco stores	9,478,084
453998	All other miscellaneous store retailers (except tobacco stores)	16,782,228
Non-store Retailers		
454	Non-store retailers	1,917,171,614
4541	Electronic shopping and mail-order houses	1,915,174,616
4542	Vending machine operators	74,759
4543	Direct selling establishments	1,922,240
45431	Fuel dealers	1,232,804
45439	Other direct selling establishments	689,435



TOTAL COUNTY RETAIL SALES

Rutherford County, Tennessee

NAICS Code	Sector Description	Rutherford County Supply (\$)
Food Services and Drinking Places		
722	Food services and drinking places	742,062,594
7223	Special food services	27,279,587
72231	Food service contractors	23,938,940
72232	Caterers	1,290,584
72233	Mobile food services	2,050,063
7224	Drinking places (alcoholic beverages)	5,160,069
7225	Restaurants and other eating places	709,622,937
722511	Full-service restaurants	318,462,653
722513	Limited-service restaurants	358,159,227
722514	Cafeterias, grill buffets, and buffets	5,183,947
722515	Snack and non-alcoholic beverage bars	27,817,110

ACKNOWLEDGMENTS

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions. NaviRetail is a national retail consulting company based in Fort Worth, Texas.

Sources used in completing this study may include: infoUSA, Applied Geographic Solutions, Nielsen, Claritas, Environics, Environmental Systems Research Institute, U.S. Census Bureau, Economy.com, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics.

Mapping data may include data provided by MapInfo, Nielsen, MapBox, Environmental Systems Research Institute, Google, and/or Microsoft Corporation.

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Appendix E



Appendix F



Appendix G

La Vergne

TENNESSEE



Mayor Jason Cole
City of La Vergne



Thomas Broeker, TCEcD
Economic Development Director



Kyle Brown
Asst. City Administrator



Sarah Shelby
Business Retention Specialist



Julie Wilson
Executive Assistant



Juliet Williams
Executive Assistant

