

# **The Shops of Milan North End Caps**



# **The Shops of Milan North End Caps**



Property Checklist  
Trezevant (North end cap)

Item	✓	Notes	Other
Property Tax Data Sheet		Info follows	
Tax total and breakdown		Not for sale	
Physical Address		6068 S. First St., Milan, TN 38358	
Nickname		North End Cap - Sunflower	
Owner(s)		Trip Trezevant - (Shops of Milan TN General Partnership)	
Owner Address		7092 Poplar Avenue	
		Germantown, TN 38378	
		trip@trezevant.com	
Listing Agent		Trip Trezevant	
Agent Contact Info		901-619-1888 Cell	
Square Feet		varies - 4,800 sf and 26,000 sf. There is a 'subway' in center	
Terms		unknown to city officials	
Rent Price		unknown to city officials	
Asking Price		Not for sale	
Condition		Good, front façade recently remodeled well	
Repairs Needed		unknown to city officials	
Previous Tenant		Aaron's	
When			
Average Utility Cost			
Other			





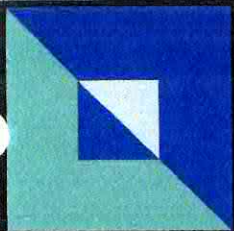


**LOTS OF INFO ABOUT THESE  
ON YOUR FLASH DRIVE**

**Property Checklist  
Shops of Milan (4 vacancies)**

Item	✓	Notes		
Property Tax Data Sheet		N/A		
Tax total and breakdown		N/A		
Physical Address		6068 S. First St., Milan, TN 38358		
Nickname		Trezevant Properties		
Owner(s)		Trip Trezevant - (Shops of Milan TN General Partnership)		
Owner Address		7092 Poplar Avenue		
		Germantown, TN 38378		
Listing Agent		Trip Trezevant		
Agent Contact Info		<a href="mailto:trip@trezevant.com">trip@trezevant.com</a>	(901)619-1888	
Age				
Square Feet		varies per vacancy (SEE ATTACHED)		
Terms		5 year		
Rent Price		\$3,500 for 4,500 sf for endcap		
Asking Price		N/A		
Condition		Good		
Repairs Needed		varies per 4 vacancies		
Previous Tenant		SunFlower, Super D, Rite Aid, Helig Meyers		
When				
Previous Owner				
When				
Average Utility Cost		\$3,900 per mo. Avg. (Super D)		
Other		recently remodled exterior		





# SHOPS OF MILAN

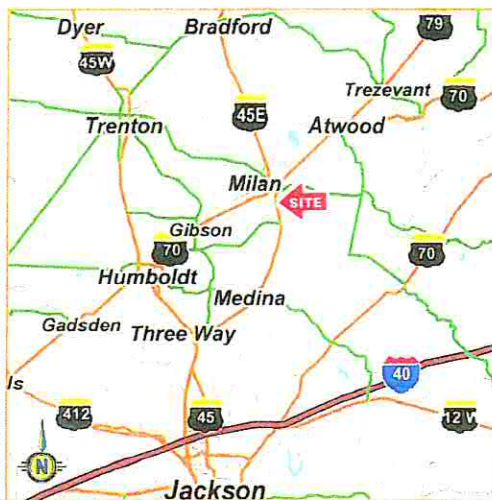
## MILAN, TN



**Area Retailers:** Wal-Mart, Lowe's, Radio Shack, Dollar Tree, AT&T, Auto Zone, Maurices, rue21, Shoe Show, Tractor Supply Co. & Dollar General

**Traffic Count:** Highway 45 East 24,533 vpd

<b>Demographics:</b>	<b>5 Mile</b>	<b>10 Mile</b>	<b>20 Mile</b>
Population	11,274	31,453	147,434
Avg. Household Income	\$49,978	\$51,744	54,322
Households	4,834	13,400	60,376



# TREZEVANT

ENTERPRISES

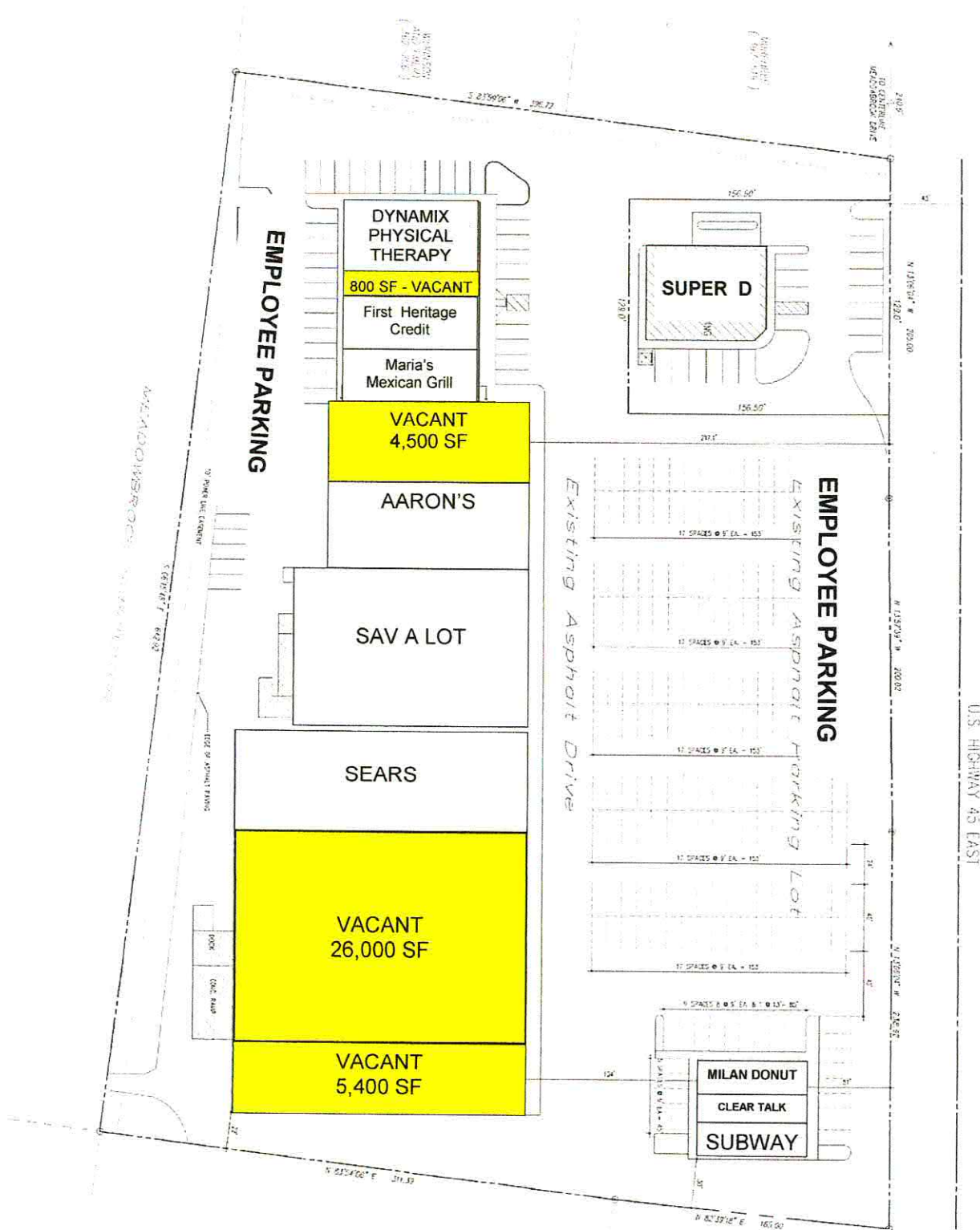
**FOR MORE INFORMATION CONTACT:**

**TRIP TREZEVANT**

(901) 753-5900

[trip@trezevantenterprises.com](mailto:trip@trezevantenterprises.com)

# SITE PLAN



**SHOPS OF MILAN**  
Milan, TN

**A Trezevant Enterprises, Inc.**  
Development



**Gibson County Trustee  
Property Tax Receipt**

2014	Property Tax Receipt	Heather's Cash Drawer	Receipt Number:	2014 - 26552
Receipt Date:	02/12/2015		Di	Map
Property Address:	6070 S First St		13	- 140 - L - 140 - L - A - 1.00 - - 0
Subdivision:			Deed Book:	975
Dimensions:			Page:	1661
Payment Method:	Check		Date:	
Initials:	HP		Plat Book:	
Drawer:	6		Page:	
			Block:	
			Deed Acres:	0.0000
			Calculated Acres:	5.6000

# 2014

**\*\* Paid In Full \*\***

**The Shops Of Milan A  
Tennessee General Partnership  
7092 Poplar Ave  
Germantown, TN 38138**

County Tax	0.933	6,872.00
SSD Tax	1.8774	13,822.00
City Tax		0.00
Other Tax		0.00
Tax Relief		0.00
Penalty & Interest		0.00

Net Property Tax Paid:	6,872.00
SSD Tax Paid:	13,822.00
City Tax Paid:	0.00
Other Taxes Paid:	0.00
Penalty and Interest Paid:	0.00

Total Amount Due:	20,694.00
Amount Paid:	20,694.00
Balance Due:	0.00

Received of	Payment Type	Payment No	Amount
Shops of Milan	Check	2045	23,842.00
		Amount Tendered:	23,842.00
		Change Due:	0.00

**Multiple Receipts Paid**

**\*\* Paid In Full \*\***

**Duplicate**

Dana Davidson, Gibson County Trustee

NOTICE: All unpaid balances are subject to penalties and interest if not paid in full by due date.  
Please review your receipts to be sure all your parcels have been paid.

YEAR 2014 PROPERTY TAX STATEMENT

This is your 2014 property tax notice. It is due and payable the first Monday in October and you have until 02/28/2015 to pay without penalty and interest.

2014 REAL PROPERTY TAX STATEMENT

Receipt Number: 2014 0003626

MAP/PAR Di Map Ctl Gp Parcel SI  
1 2 1 2 No ID  
13-140-L -140-L -A -001.00- -000 0027 0485

Property Address: S FIRST ST 6070  
Description:

PROPERTY TAX INFORMATION:

Subdivision:  
Block: Lot: Acres: 0.00  
Rollback years from thru  
EQ FACTOR: 0.0000

Classification: COMM  
Land Value: \$ 235200  
Improvement Value: \$ 1605400  
Appraised Value: \$ 1840600  
Assessed Val @40% \$ 736240

Tax Rate(S) per \$100 of assessment:

Recorded owner as of: 01/01/2014

Tax Rate 1.4522 Tax Amt. \$ 10692.00

Mailing Address:

THE SHOPS OF MILAN A  
TENNESSEE GENERAL PARTNERSHIP  
7092 POPLAR AVE

Rollback Taxes: \$ 0.00  
Ad-Valorem Taxes: \$ 0.00  
Misc. Tax/Fee: \$ 0.00

GERMANTOWN TN 38138

Total Taxes Due: \$ 10692.00