



## 2.7 Acre Site @ BERKSHIRE

MURFREESBORO, TN

**Blackman Road & Veterans Pkwy – Close to 840**



### AMENITIES

- **Price: \$435,000**
- Front commercial outparcel to the successful Berkshire & Winslow Park 800+ subdivision
- Water & Sewer available
- Zoned Planned Commercial
- See Attached Zoning Table
- Great Daycare, Office, Retail or Assisted Living Site
- Close to 840 at Veterans Pkwy
- 1 Mile to Franklin Road/Veterans Intersection

**John Harney**  
BROKER

**615.542.0715**  
johnh@parks-group.com  
TNLIC# 221569



**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd, Suite 7  
Murfreesboro, TN 37129

615.896.4045  
www.parks-group.com





840 Interchange



PRIVATE RD

Berkshire

New Daycare

★  
SITE

Blackman Rd

Shores Rd

West Lawn

600ft





840



**BERKSHIRE & WINSLOW PARK**

**SITE**

**840 Intersection @ Veterans Pkwy**

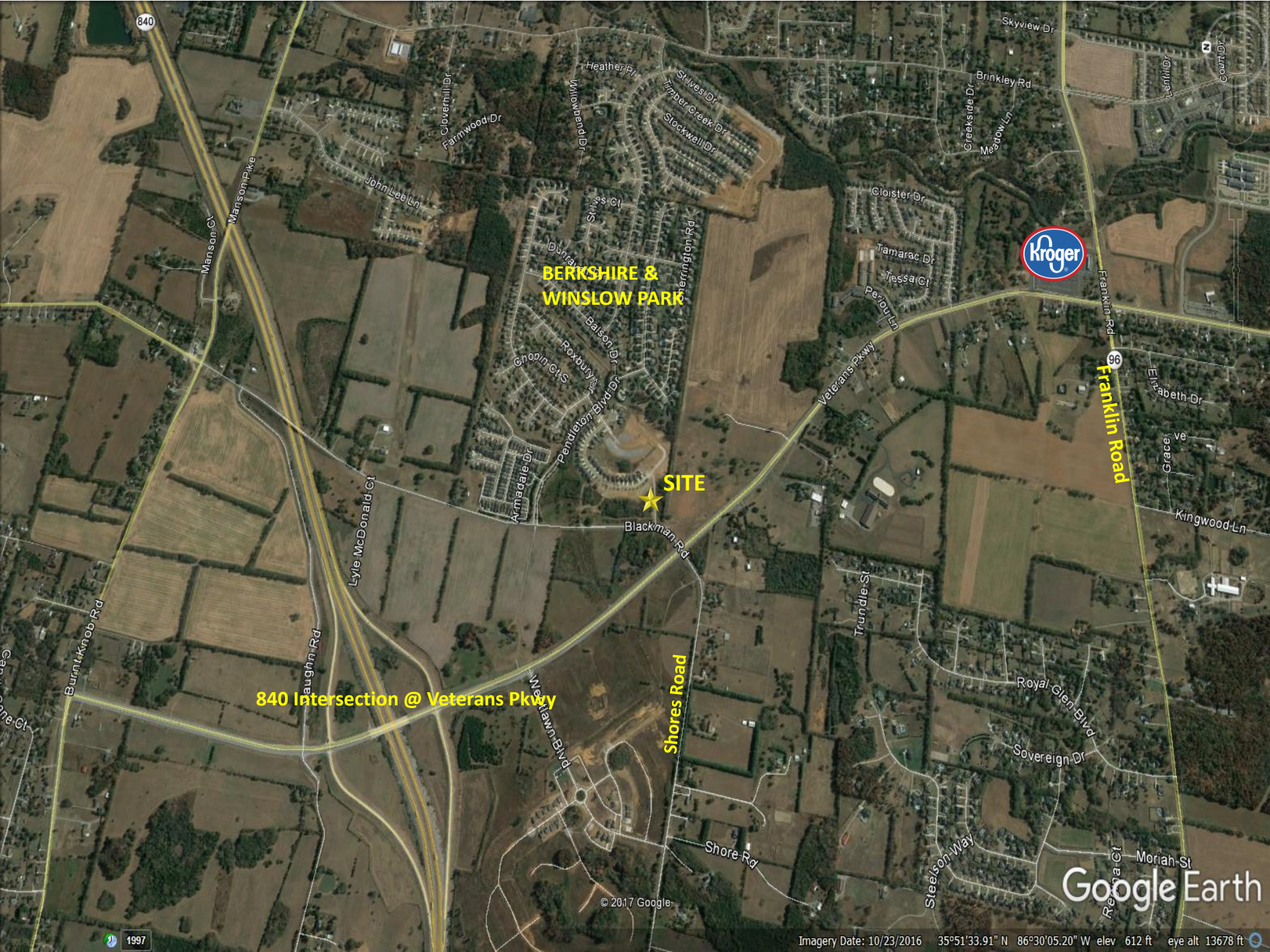
**Shores Road**

Google Earth

© 2017 Google

Imagery Date: 10/23/2016 35°51'33.91" N 86°30'05.20" W elev 612 ft eye alt 13678 ft

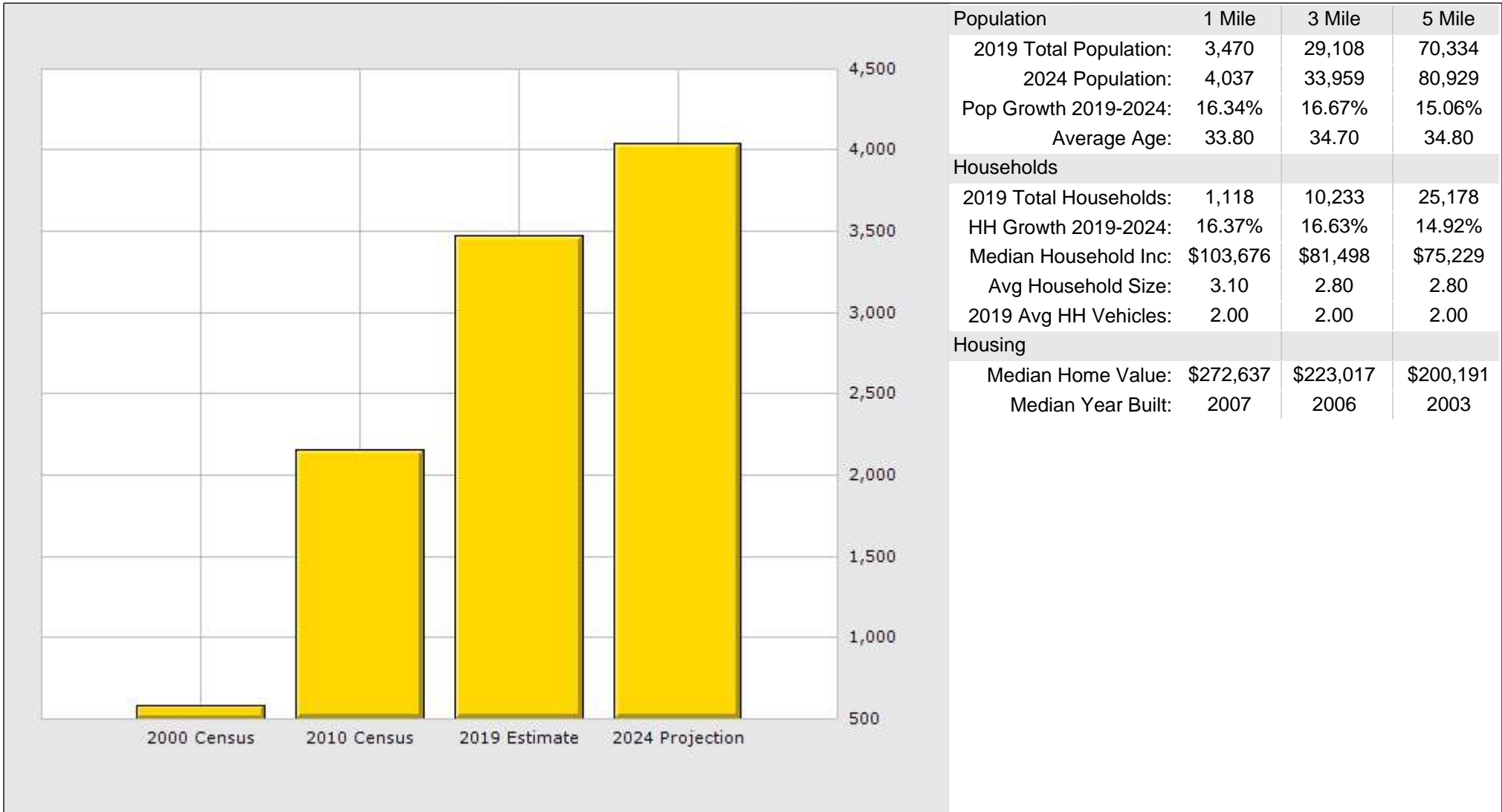
1997





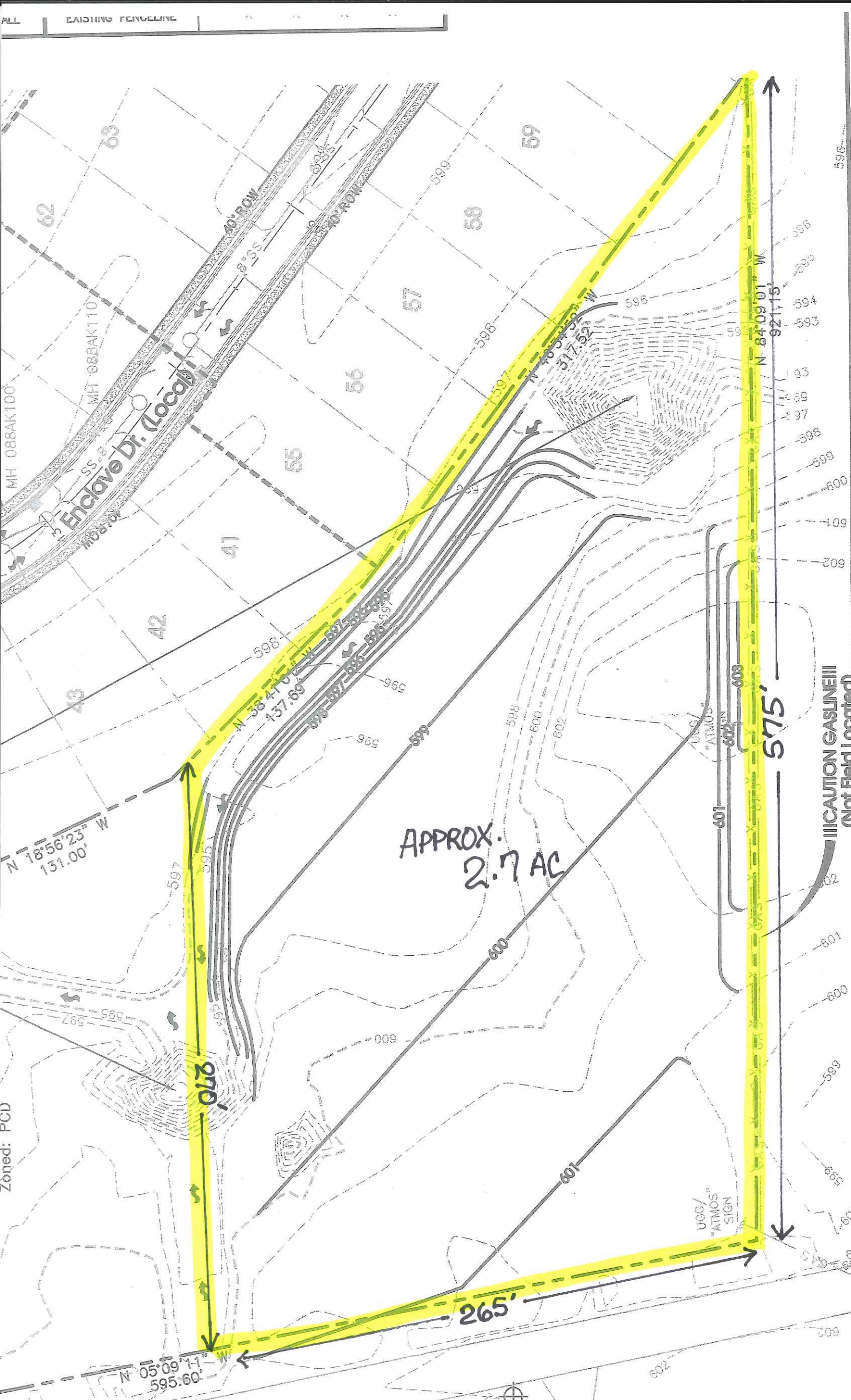
# Population for 1 Mile Radius

4908 Veterans Pky, Murfreesboro, TN 37128



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Total Population:	3,470	29,108	70,334
2024 Population:	4,037	33,959	80,929
Pop Growth 2019-2024:	16.34%	16.67%	15.06%
Average Age:	33.80	34.70	34.80
<b>Households</b>			
2019 Total Households:	1,118	10,233	25,178
HH Growth 2019-2024:	16.37%	16.63%	14.92%
Median Household Inc:	\$103,676	\$81,498	\$75,229
Avg Household Size:	3.10	2.80	2.80
2019 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$272,637	\$223,017	\$200,191
Median Year Built:	2007	2006	2003



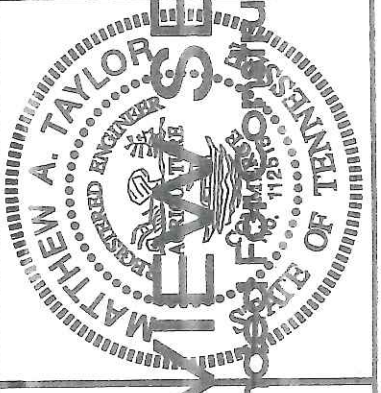


**Benchmark**

T.d.o.t. Gps W/3" Cap  
 Bm No. 75-a008-08  
 Elev=601.21

REVISED:	
DRAWN: SJA, JH	
DATE: 2-29-18	
CHECKED:	
MAT, MPL	
FILE NAME:	
97195CommMG	
SCALE:	
1"=50'	

811



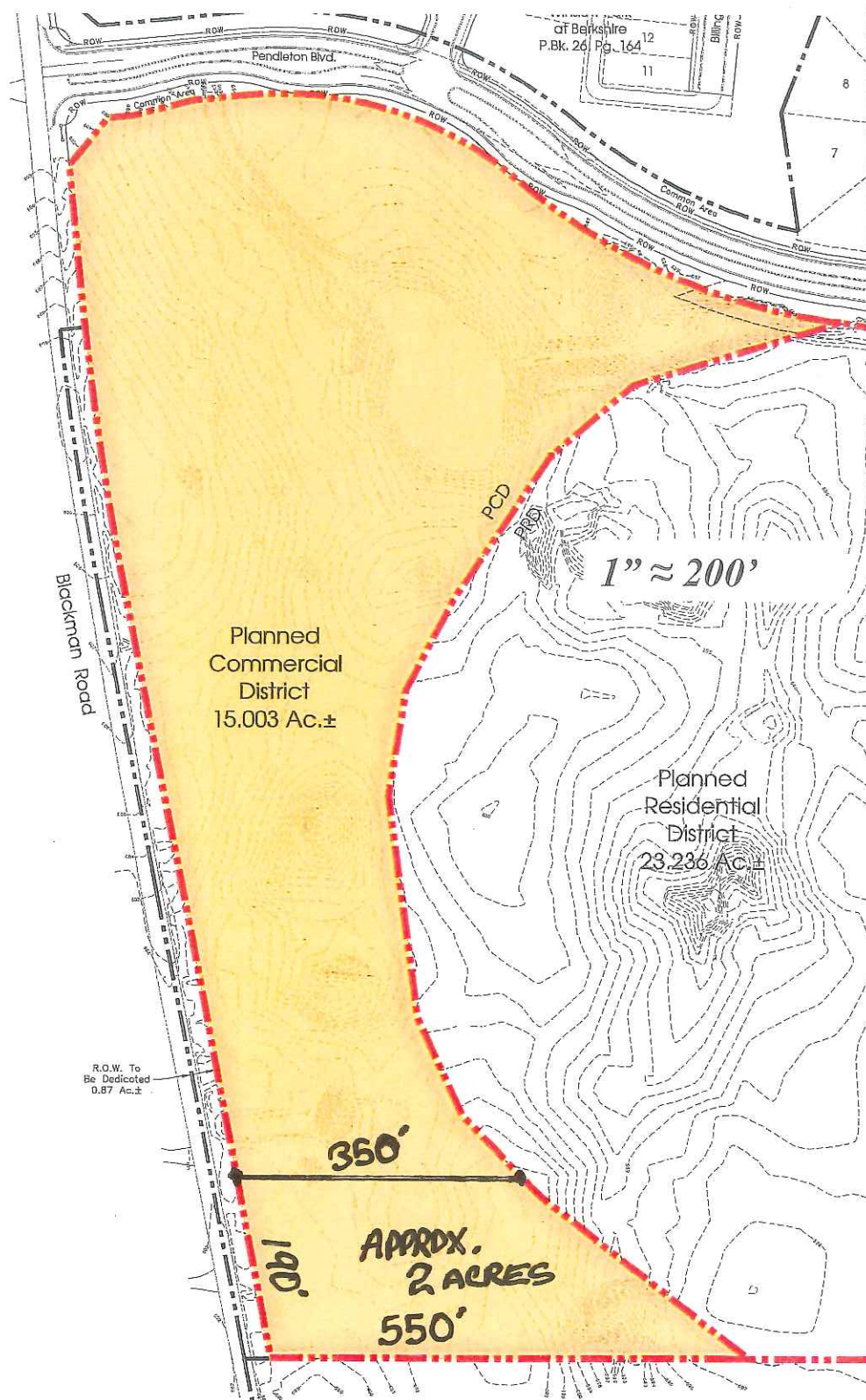
**The Enclave Subdivision**  
**Mass Grading Plan**  
 (Not Intended for Construction)

**Grading & Drainage Plan**

**SECC, Inc.**  
 850 MIDDLE TENNESSEE BOULEVARD  
 PHONE: (615) 890-7901  
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SECC, INC.

The site as shown on these construction drawings is the sole responsibility of the owner/developer to ensure the design is in total accordance with the design as noted, and the responsibility in the assurance that it is correct.





Development requirements will follow the requirements for the Commercial Fringe District as determined in the City of Murfreesboro's Zoning Ordinance such as

- Setbacks: Front = 42-feet, Side = 10-feet, Rear = 20-feet
- Maximum Height = 45-feet (as measured by the ordinance)

### Synopsis

The commercial portion of this request consists of 15,003 acres. The uses requested are identical to the uses that were previously approved for this portion of the development. The primary difference in the requests is the increase in acreage with this request of 7,170 acres. This increase allowed several drainage features to be taken out of the residential area and placed in the responsibility of the commercial property owners.

- ◆ Number and Size of lots to be determined by use
- ◆ Development schedule will be market driven
- ◆ Approximately 1,550 l.f. of frontage along Blackman Road
- ◆ All access from Blackman Road, none allowed from Pendleton Blvd

### ALLOWABLE USES IN THE PCD

USES PERMITTED	ZONING DISTRICT
AREA 3	COMMERCIAL / INSTITUTIONAL AREA
Assisted-Care Living Facility <sup>15</sup>	X
Adult Day Care Home	X
Church <sup>13</sup>	X
Day-Care Center	X
Nursery School	X
Philanthropic Institution	X
Public Building	X
Antique Shop <3,000 sq. ft.	X
Bakery, Retail	X
Bank, Branch Office	X
Bank, Drive-Up Electronic Teller	X
Bank, Main Office	X
Barber or Beauty Shop	X
Book or Card Shop	X
Business & Communication Service	X
Delicatessen	X
Doughnut Shop	X
Dry Cleaning	X
Dry Cleaning Pick-Up Station	X
Financial Service	X
Health Club	X

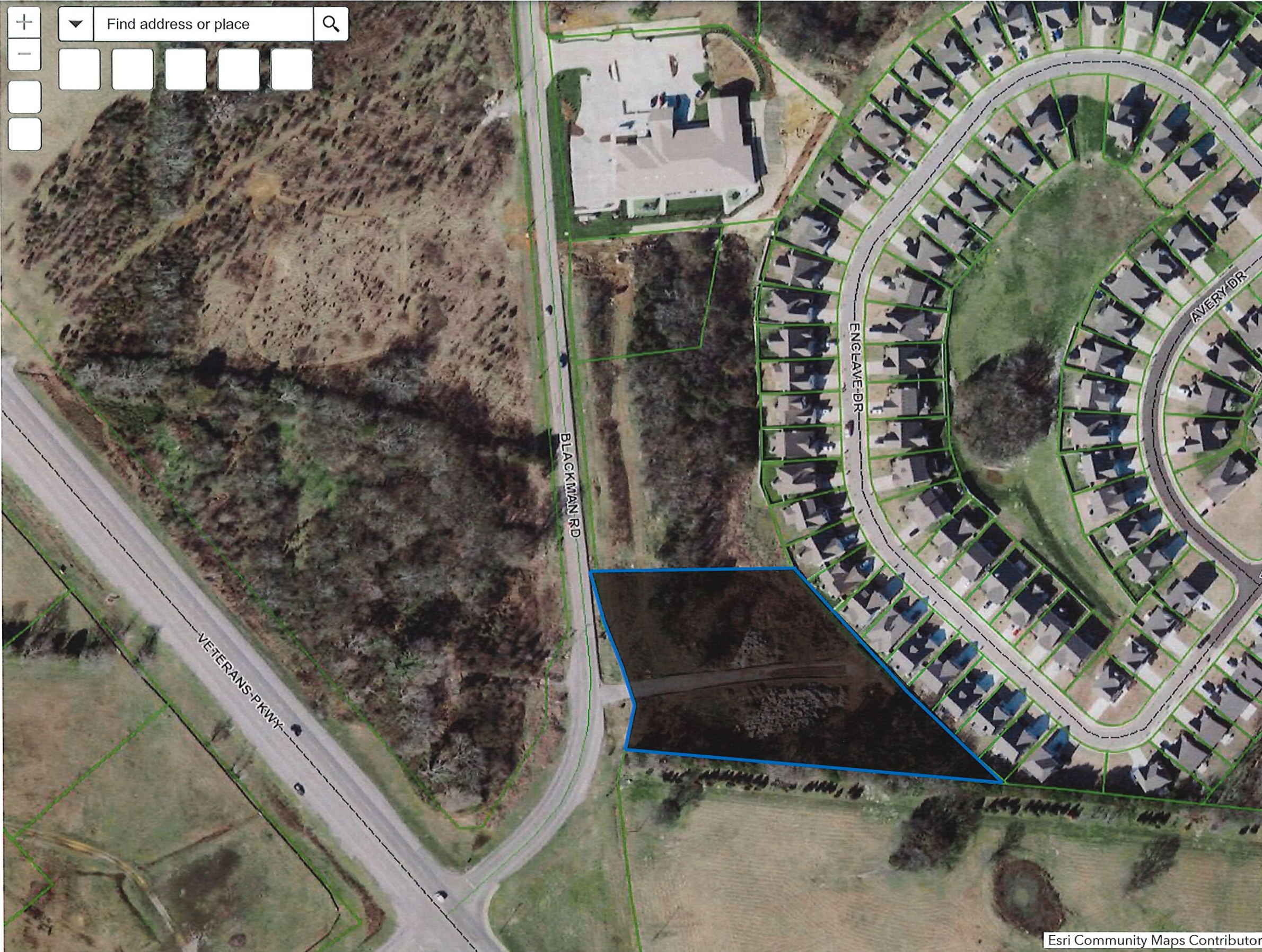
## Proposed PCD Development Standards

USES PERMITTED	ZONING DISTRICT
AREA 3	COMMERCIAL / INSTITUTIONAL AREA
Ice Cream Shop	X
Interior Decorator	X
Laboratories, Medical	X
Laundries, Self-Service	X
Offices	X
Pharmacies	X
Photo Finishing	X
Restaurant and Carry-Out	X
Restaurant	X
Video Rental	X
Bakery Goods	X
Candy	X
Jewelry	X
Office/Art Supplies	X
Pharmaceuticals	X
Silverware and Cutlery	X
Soap	X
Sporting Goods	X
Tobacco Products	X
Freight, Service Facility	X
Post Office or Postal Facility	X
Telephone Service Center	X





Find address or place



Measurement

| Acres

Measurement Result

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2.75 Acres

Clear

App State

Click to restore the map extent and layers visibility where you left off.

Press CTRL to enable sna

Esri Community Maps Contributors

200ft

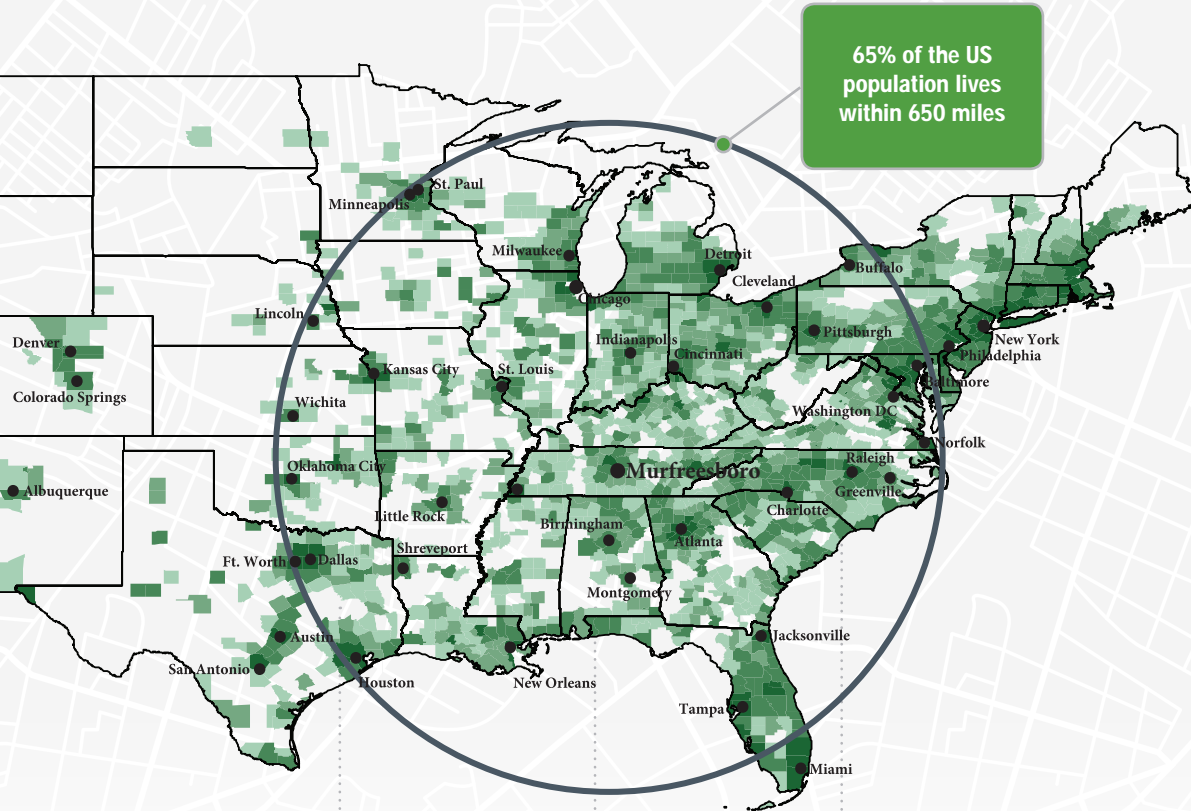
-86.502 35.859 Degrees



# Rutherford County, TN Community Snapshot

rutherford  
works

It's All Here!  
Location. Demographics. Workforce. Education. Quality of Life.



90.9

Cost of living index  
vs. National Average  
of 100

Source: 3rd Quarter 2018  
ACCRA Cost of Living Index

8th

Fastest Growing  
Midsize City in the US  
with 23 new residents  
per day

Source: WalletHub 2018

6th

Best Real Estate  
Market in the Nation

Source: WalletHub 2018

#1

Largest suburb in the  
Nashville MSA

**NISSAN**

8,500  
Employees

**INGRAM**

1,807  
Employees

**State Farm**™ amazon.com

1,650  
Employees

1,621  
Employees

**Saint Thomas Health**

1,285  
Employees

**asurion**

1,250  
Employees

**verizon**✓

1,068  
Employees

**General Mills**  
Making Food  
People Love

1,028  
Employees

**ADIENT**

1,000  
Employees

**BRIDGESTONE**

975  
Employees



## Quick Facts



### Rutherford County

2019 Population: 330,409  
 2024 Projection: 359,045  
 2010 Census: 262,604  
 Households: 121,021  
 Avg. HH Income: \$82,882.00  
 Med. HH Income: \$65,798.00

### City of Murfreesboro

2019 Population: 142,056  
 2024 Projection: 153,707  
 2010 Census: 108,755  
 Households: 54,190  
 Avg. HH Income: \$81,115.00  
 Med. HH Income: \$61,705.12

### Town of Smyrna

2019 Population: 51,519  
 2024 Projection: 56,223  
 2010 Census: 39,974  
 Households: 19,297  
 Avg. HH Income: \$76,969.00  
 Med. HH Income: \$62,608.00

### City of La Vergne

2019 Population: 39,404  
 2024 Projection: 42,933  
 2010 Census: 32,588  
 Households: 13,007  
 Avg. HH Income: \$75,305.00  
 Med. HH Income: \$63,378.57

### City of Eagleville

2019 Population: 744  
 2024 Projection: 811  
 2010 Census: 604  
 Households: 288  
 Avg. HH Income: \$75,675.00  
 Med. HH Income: \$57,618.53

#### Sources:

2019 Claritas Estimate  
 2010 Census Data  
 TN.Gov (LAUS)

### Top Rated Schools

- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- 15 CTE Career Clusters
  - STEM
  - IT
  - Business
  - Advanced Manufacturing
- 24,813: Enrollment Between MTSU, Motlow State Community College, and TN College of Applied Technology



### Low Cost of Living

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



9.1% Lower Cost of Living than US Average

2018 Average Home Sale: \$276,000 (\$131/sq ft)



### Healthcare Hub

2 Full-Service Hospitals

Vanderbilt Children's Hospital

Pediatric ER

### Proximity to Nashville

- 3 Professional Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol



## Recent Additions



207 Jobs at New HQ  
 \$10.3 Million Investment



CardinalHealth  
 95 New Jobs  
 \$21.3 Million Investment



50 New Office Jobs  
 Relocation from Atlanta

### Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,363,300	1,084,040	183,730
Unemployment Rate	3.1%	2.4%	2.4%
Available Labor Pool	102,700	26,140	4,380