

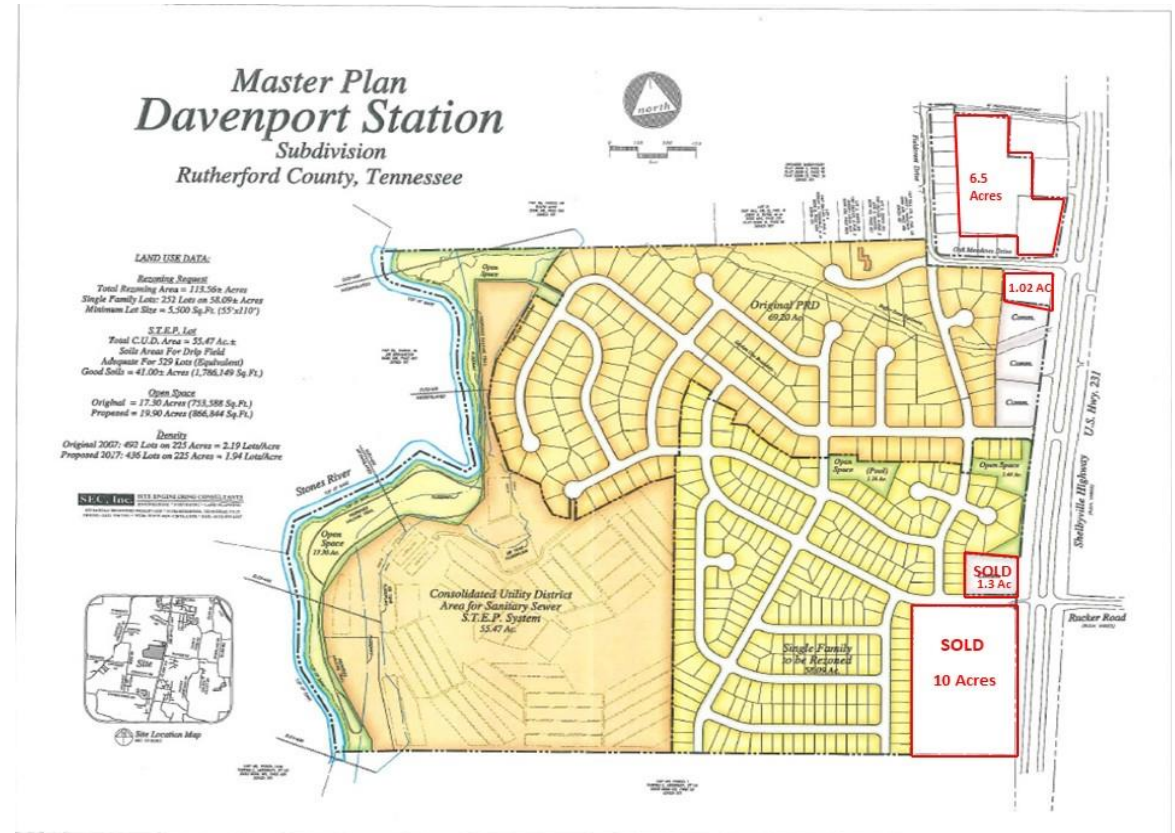


Property Features

- Zoned Commercial Services
- Available Ranging from 1 Acre to 6.5 Acres
- Great visibility & access to 4-lane Hwy 231
- Approx. Traffic count: 35,478
- Easy access to Exit 81 & 84 off I-24

Davenport Station
Hwy 231 South – Murfreesboro, TN

Commercial Outparcels Available



Tract 1	10 +/- Acres	SOLD
Tract 2	1.3 +/- Acres	SOLD
Tract 3	1.02 +/- Acres	\$275,000
Tract 4	6.5 Acres	\$875,000

Davenport Station Subdivision Murfreesboro, TN

Agent: John Harney
615.542.0715 – cell 615.896.4045 – office
johnh@parks-group.com License #221569
1535 W. Northfield Blvd., Suite 7
Murfreesboro, TN 37129

www.parks-group.com

Master Plan Davenport Station Subdivision Rutherford County, Tennessee



LAND USE DATA:

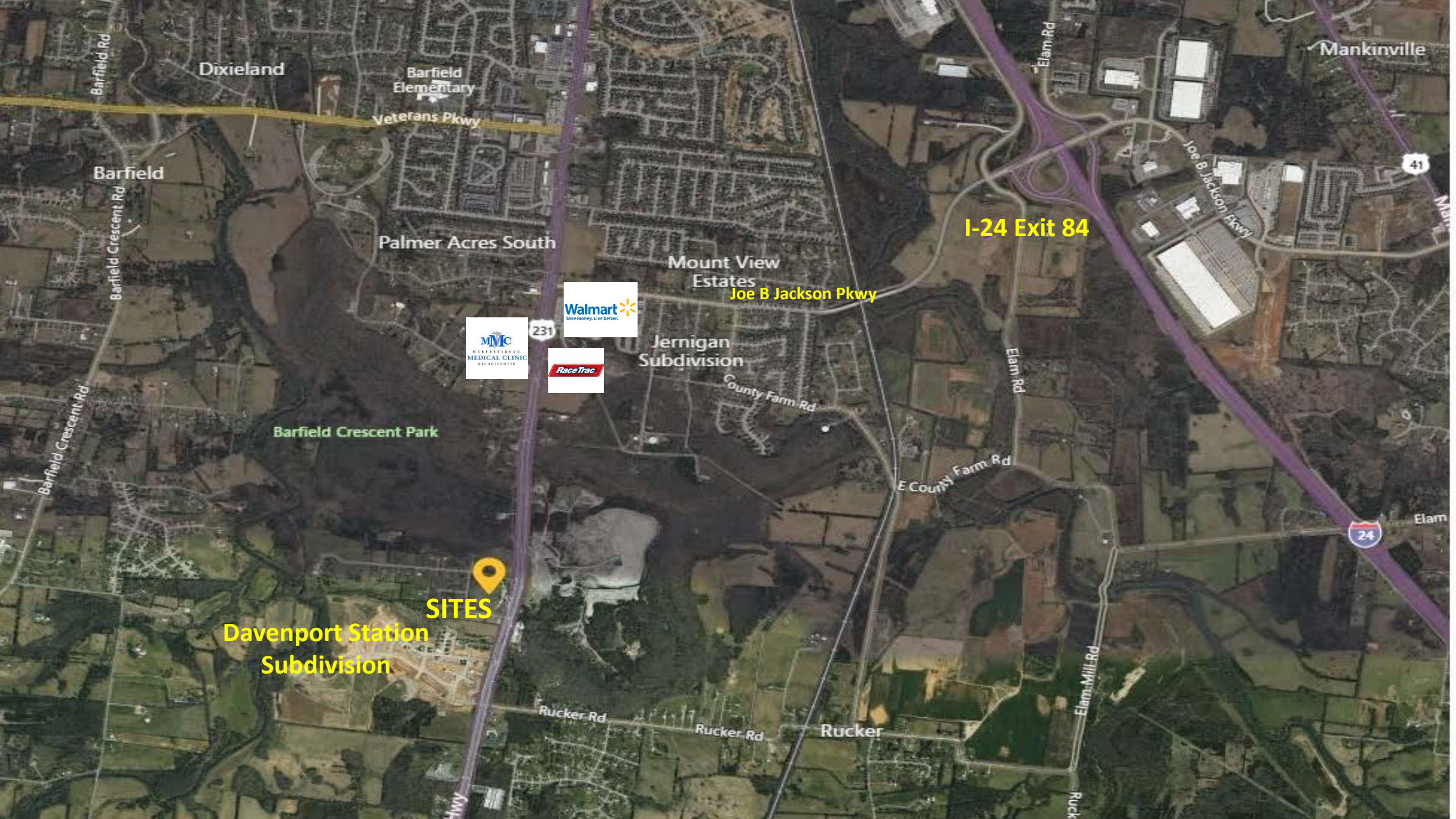
Rezone Request
Total Rezoning Area = 113.56± Acres
Single Family Lots = 252 Lots on 58.09± Acres
Minimum Lot Size = 5,500 Sq.Ft. (55'x110')

S.T.E.P. Lot
Total C.U.D. Area = 55.47 Ac±
Soils Areas For Driv Field
Adequate For 529 Lots (Equivalent)
Good Soils = 41.00± Acres (1,786,149 Sq. Ft.)

Open Space
Original = 17.30 Acres (753,586 Sq. Ft.)
Proposed = 19.90 Acres (866,844 Sq. Ft.)

Density
Original 2007: 492 Lots on 225 Acres = 2.19 Lots/Acre
Proposed 2017: 436 Lots on 225 Acres = 1.94 Lots/Acre

S.E.C., Inc. SITE ENGINEERING CONSULTANTS, INC.
2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-3005-3006-3007-3008-3009-3010-3011-3012-3013-3014-3015-3016-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Dixieland

Barfield Elementary

Veterans Pkwy

Barfield

Palmer Acres South

Mount View Estates

I-24 Exit 84

Joe B Jackson Pkwy



Jernigan Subdivision

Barfield Crescent Park

County Farm Rd

E County Farm Rd

Davenport Station Subdivision

SITES

Rucker Rd

Rucker Rd

Rucker

Elam Mill Rd

Mankinville

41

24



Murfreesboro City Limits

10 Ac

1.3 Ac

6.5 Ac

1.1 Ac

10

Shelbyville Hwy

Old Gravel Rd

Sweet's Lane Dr

Hemlock Dr

Oak Meadows Dr

Rucker Rd

Jonathan Way

Applewood Ln

Granny Smith Dr

Pippin Ct

© 2016 Google

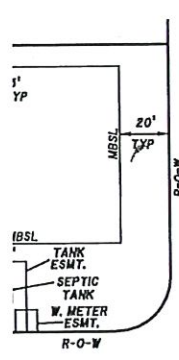
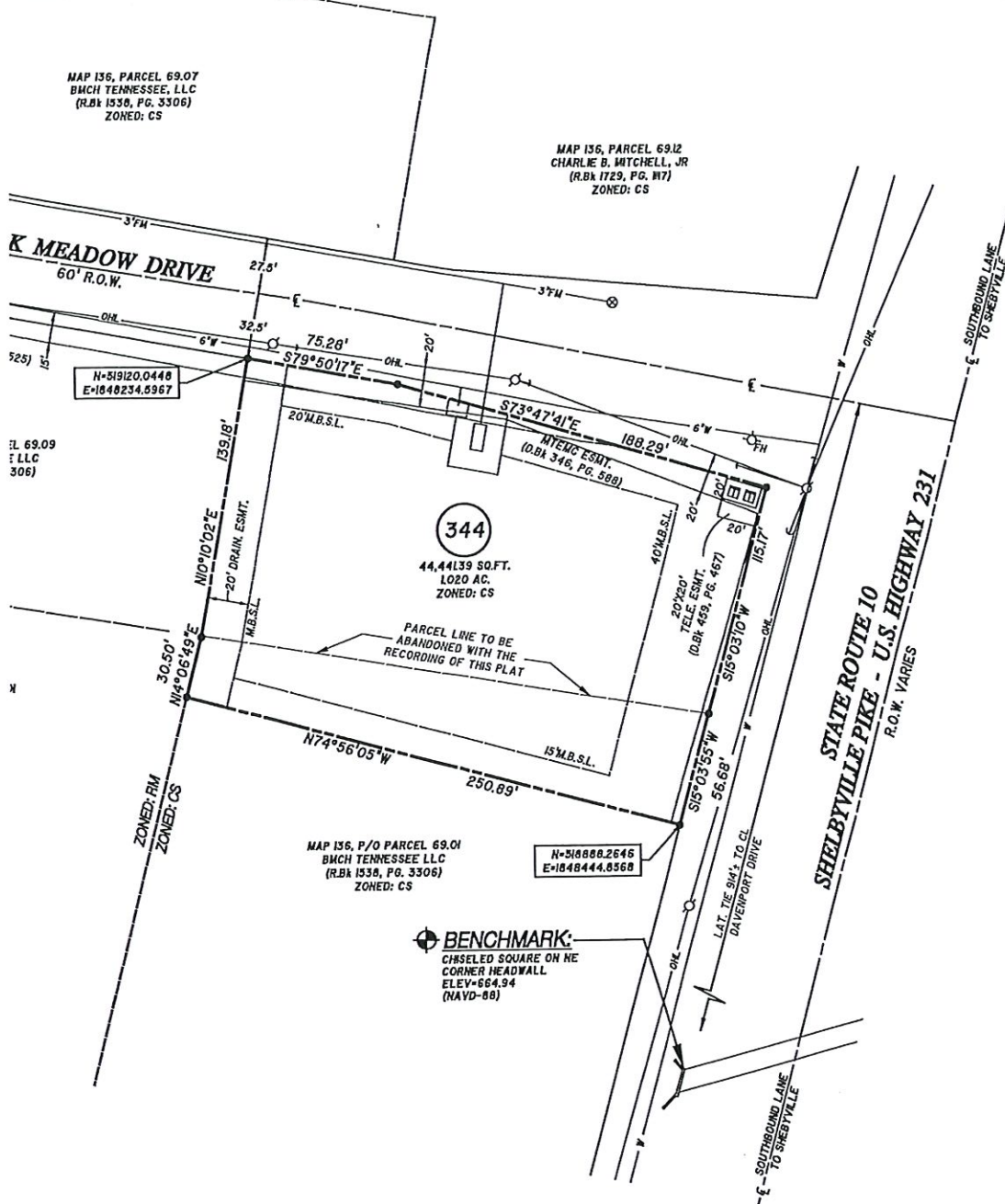
Google Earth

1997

Imagery Date: 10/23/2016 35°45'16.87" N 86°24'15.25" W elev 692 ft eye alt 10758 ft

MAP 136, PARCEL 69.07
 BMCH TENNESSEE, LLC
 (R.Bk 1538, PG. 3306)
 ZONED: CS

MAP 136, PARCEL 69.12
 CHARLIE B. MITCHELL, JR
 (R.Bk 1729, PG. N17)
 ZONED: CS



EXTEND 10 FT. MINIMUM
 TANK IN FIELD,
 FROM SEPTIC TANK.
DING SETBACKS
EASEMENT DETAIL
 L.T.S.

MAP 136, P/O PARCEL 69.01
 BMCH TENNESSEE LLC
 (R.Bk 1538, PG. 3306)
 ZONED: CS

N=518888.2646
 E=1848444.8368

BENCHMARK:
 CHISELED SQUARE ON NE
 CORNER HEADWALL
 ELEV=664.94
 (NAVD-88)

OWNER:
 BMCH TENNESSEE, LLC.
 2630 ELM HILL PIKE
 NASHVILLE, TN 37214
 MAP 136, P/O PARCEL 69.01
 MAP 136, P/O PARCEL 69.09
 R.BK. 1538, PG. 3306

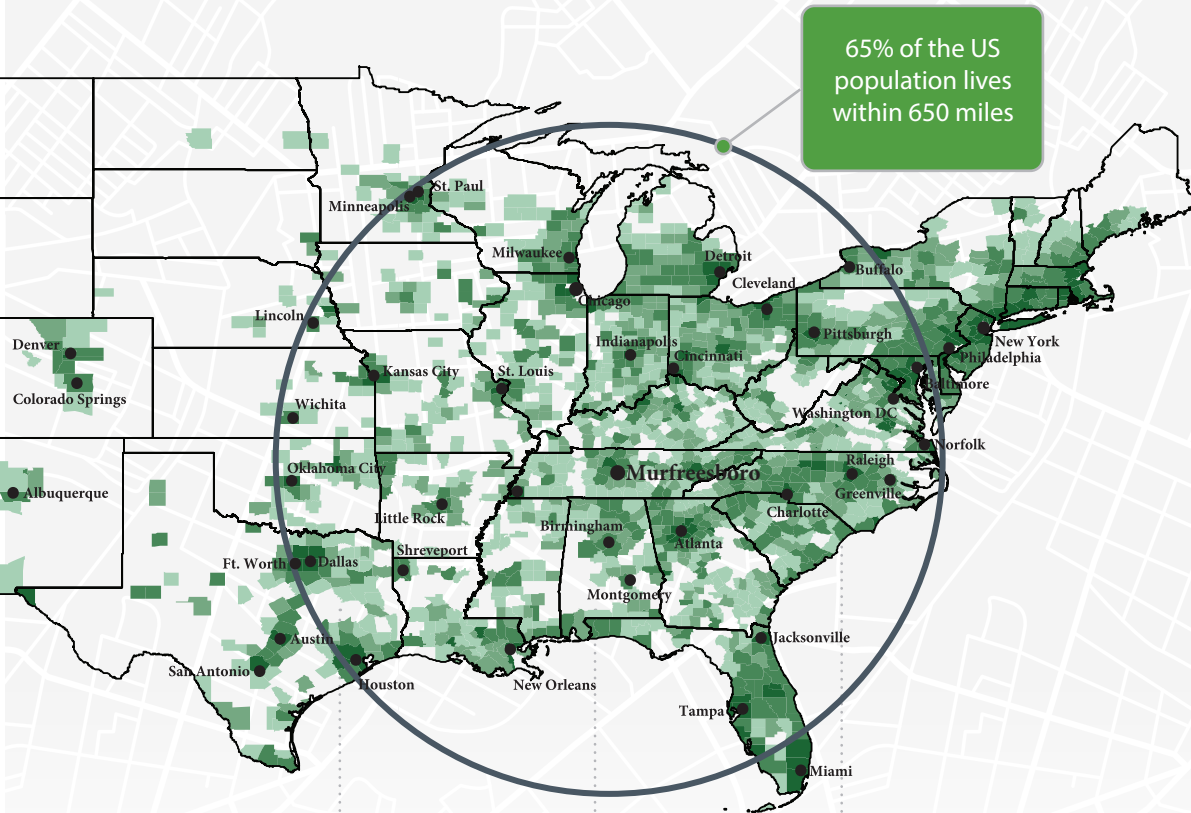
SITE DATA:
 TOTAL AREA = 1.02 ± ACRES
 NO. OF LOTS = 1
 MINIMUM LOT SIZE = 20,000 SQ.FT.
 MINIMUM LOT WIDTH = 100 FT.
 MAXIMUM BUILDING HEIGHT = 35 FT.
 ZONING = CS



Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



65% of the US
population lives
within 650 miles

95.4

Nashville MSA Cost of Living Index vs. National Average of 100
Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day
Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)
Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

NISSAN
8,000
Employees

amazon.com
2,700
Employees

INGRAM
1,918
Employees

+ Saint Thomas Health
1,741
Employees

asurion
1,250
Employees

verizon
1,068
Employees

General Mills
1,000
Employees

ADIENT
1,000
Employees

BRIDGESTONE
987
Employees

CardinalHealth
816
Employees

Quick Facts



Rutherford County

2021 Population: 344,329
 2026 Projection: 369,889
 Households: 125,957
 Avg. HH Income: \$83,720
 Med. HH Income: \$67,859

City of Murfreesboro

2021 Population: 149,258
 2026 Projection: 159,756
 Households: 56,774
 Avg. HH Income: \$82,310
 Med. HH Income: \$64,403

Town of Smyrna

2021 Population: 53,268
 2026 Projection: 57,303
 Households: 20,008
 Avg. HH Income: \$74,705
 Med. HH Income: \$63,008

City of La Vergne

2021 Population: 41,444
 2026 Projection: 44,765
 Households: 13,608
 Avg. HH Income: \$78,525
 Med. HH Income: \$64,687

City of Eagleville

2021 Population: 796
 2026 Projection: 860
 Households: 310
 Avg. HH Income: \$88,456
 Med. HH Income: \$64,733

Sources:

2021 Claritas Estimate
 November 2020
 TN Department of Labor

Top Ranked Schools

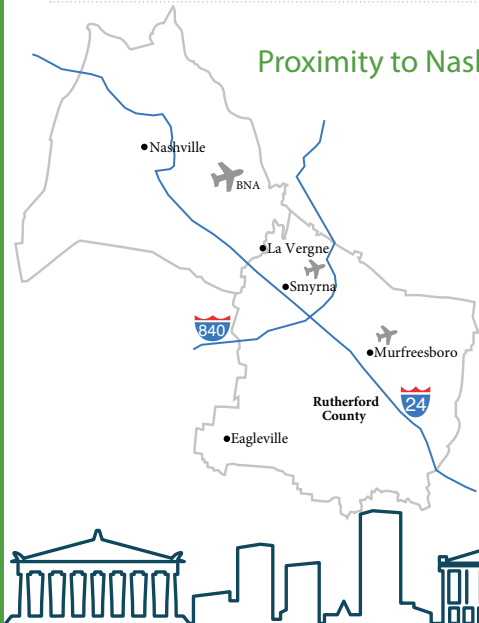
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

Proximity to Nashville



Low Cost of Living

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



2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

TN ranked #1 for Business Climate in 2019
 -Business Facilities



30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



Recent Additions

Gutterglove

Manufacturing & Distribution Facility
 Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

Woods AIR MOVEMENT

North American HQ & Manufacturing Facility
 UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.

Hunter

Divisional HQ, R&D & Manufacturing Operation
 Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000