



## 1.57 - 2.92 Ac Commercial Lots

### Gateway Office Corridor - Murfreesboro, TN



#### DETAILS:

- Lot 2 – 1.47 Ac: **SOLD**
- Lot 6A – 1.57 Ac: \$14 PSF
- Lot 9 – 2.92 Ac: \$14.95 PSF – Owner will divide
- Lot 14 – 1.76 Ac: **SOLD**
- Lot 17 – 1.7 Ac: **SOLD - The Goddard School**
- Zoned mixed use – allows office, retail & high density residential
- High visibility commercial/office lot on Medical Center Pkwy.
- Great location in Murfreesboro's hot Gateway corridor
- Directly across from Saint Thomas Rutherford Hospital
- Grade ready with all utilities
- Overlooks the Gateway Lake Park

**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

Kasai



SOLD



SOLD

2.92 Ac Lot 9

Gateway Island Park & Greenway

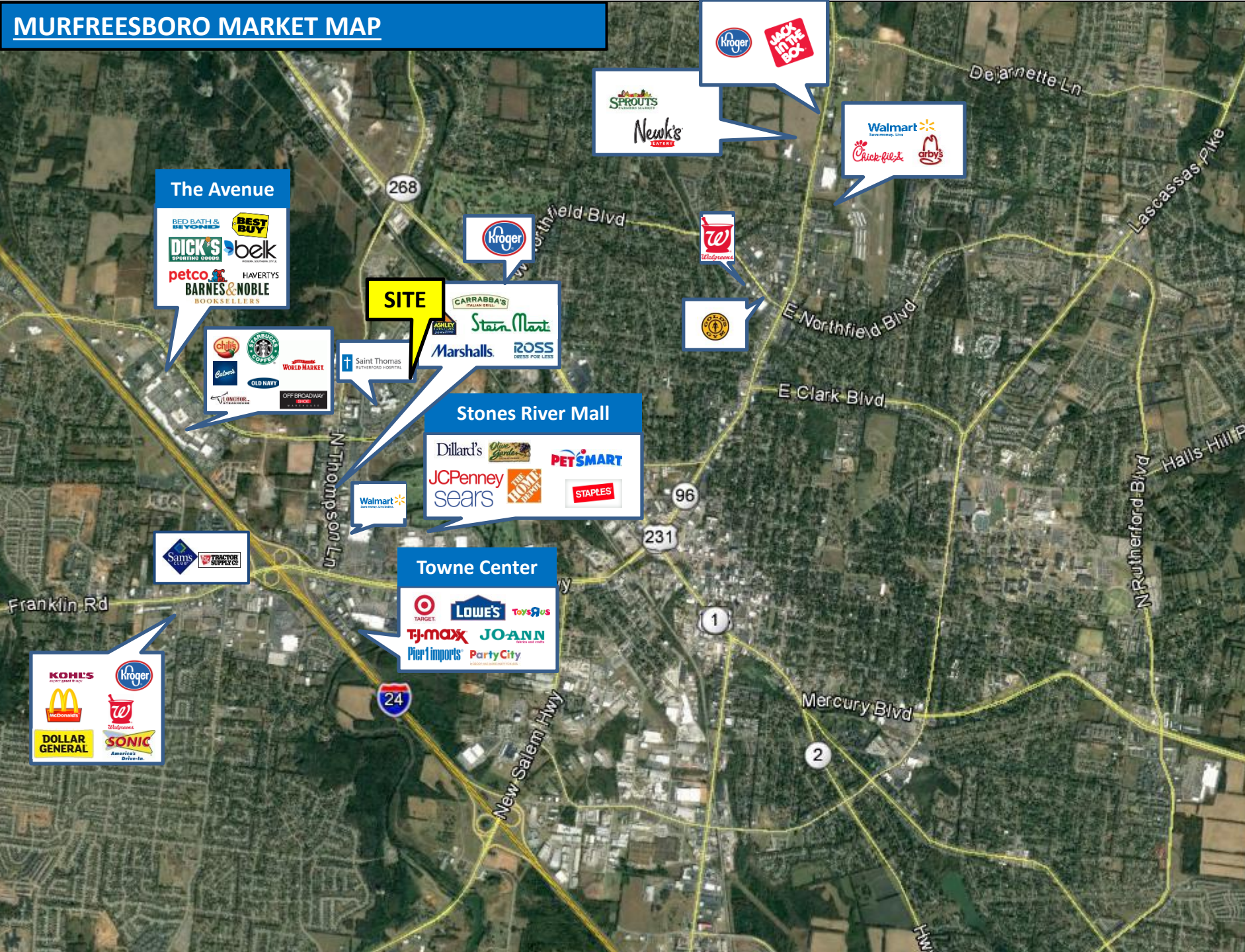
1.57 Ac Lot 6A

SOLD Volunteer Behavioral Health

SOLD



# MURFREESBORO MARKET MAP



## The Avenue

- BED BATH & BEYOND
- BEST BUY
- DICK'S SPORTING GOODS
- beek
- petco
- HAVERTY'S
- BARNES & NOBLE BOOKSELLERS

- chili's
- STARBUCKS COFFEE
- WORLD MARKET
- OLD NAVY
- OFF BROADWAY

## SITE

- KROGER
- CARRABBA'S ITALIAN GRILL
- Stain Mart
- Marshall's
- ROSS DRESS FOR LESS

## Stones River Mall

- Dillard's
- PET SMART
- JCPenney
- sears
- STAPLES

## Towne Center

- Target
- LOWE'S
- Toys R Us
- TJ-maxx
- JO-ANN
- Pier 1 Imports
- Party City

- KOHL'S
- KROGER
- MCDONALD'S
- WALMART
- DOLLAR GENERAL
- SONIC

- Walmart
- Chick-fil-A
- Arby's

- Walmart

- Walmart

- SPROUTS FARMER MARKET
- Newk's EATERS

- KROGER
- Jack in the Box

- SAM'S CLUB
- TRACTOR SUPPLY CO.

- Saint Thomas

**GENERAL NOTES**

- THE PURPOSE OF THIS RECORDING IS TO COMBINE LOTS 9 AND 10 INTO ONE LOT, 9.
- BEARING SYSTEM IS TENNESSEE STATE PLANE BASED ON CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT U6802-329.
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A 100 YEAR FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0260 K, EFFECTIVE DATE JANUARY 5, 2007.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED L-1 MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:  
FRONT = 42'  
SIDE = 40'  
REAR = 20'  
IN ADDITION, THIS PROPERTY LIES WITHIN THE GATEWAY DESIGN OVERLAY No. 3. ANY REQUIREMENTS OR RESTRICTIONS FOR GDO-3 SHALL APPLY.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 10FT. PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS BELL SOUTH TELECOMMUNICATIONS, MURFREESBORO ELECTRIC DEPARTMENT, CABLE TELEVISION SERVICES AND OTHERS.
- ANY STRUCTURE WITH A BUILDING DRAIN TO THE PUBLIC SANITARY SEWER WITH A FLOOR ELEVATION AT ANY POINT BELOW THE ELEVATION OF THE CENTER OF THE STREET MAY BE SUBJECT TO MURFREESBORO CITY CODE SECTION 33-350(1) WHICH REQUIRES THE OWNER(S) TO EXECUTE A RELEASE AND INDEMNIFICATION AGREEMENT IN FAVOR OF THE CITY AS A PREREQUISITE TO CONNECTING TO WATER AND/OR SEWER SERVICES.

**CURVE DATA**

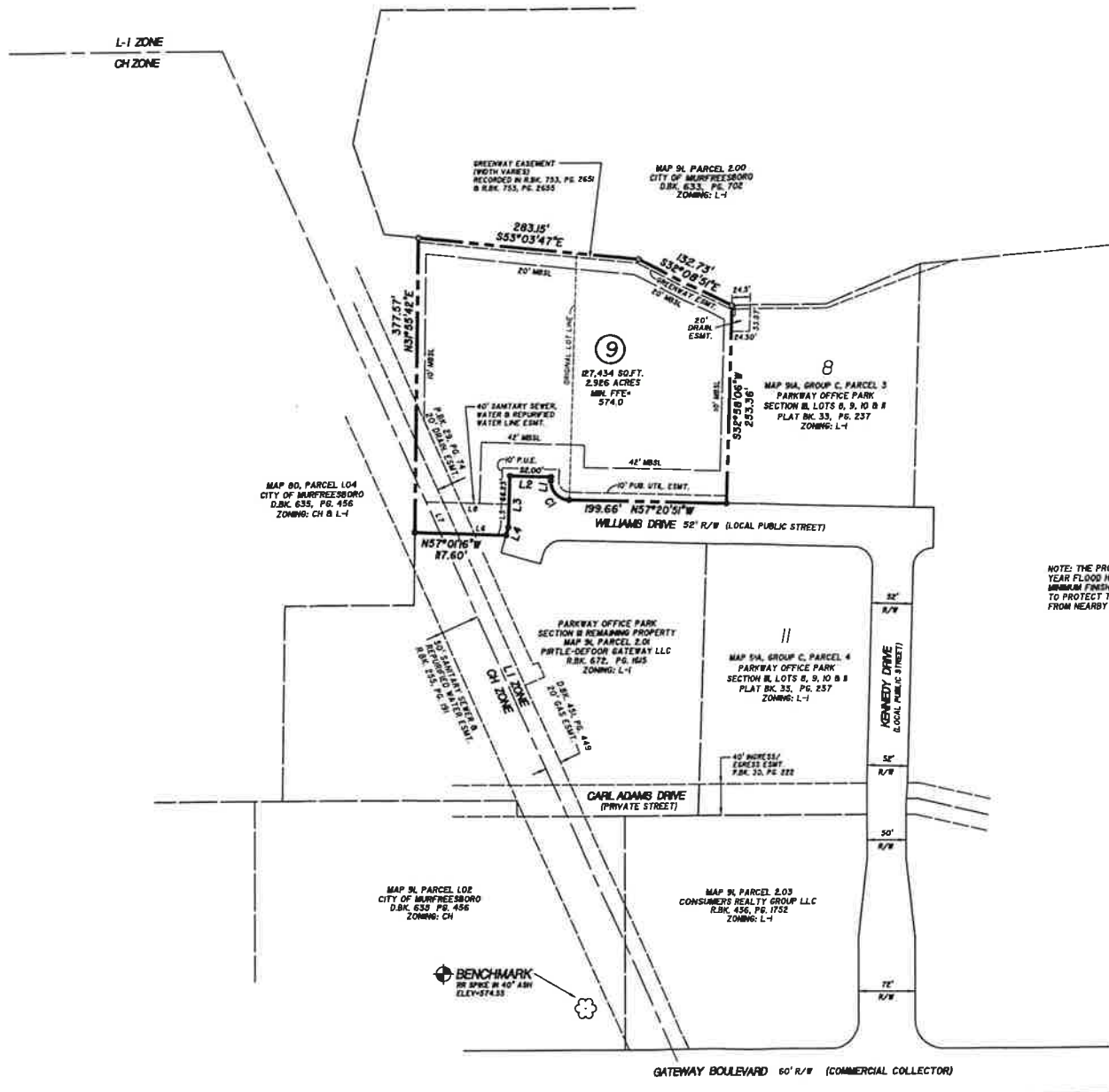
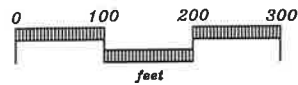
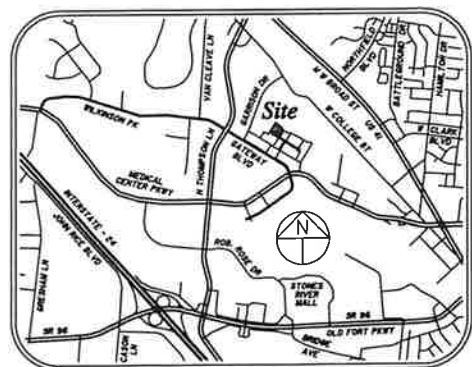
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°18'57"	24.00'	37.85'	24.13'	34.03'	N18°11'22"W

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N32°58'06"E	3.00'
L2	N57°01'54"W	32.00'
L3	S52°58'06"W	66.23'
L4	S47°14'45"W	10.80'
L5	S33°58'06"W	29.73'
L6	N57°01'16"W	85.10'
L7	N07°01'54"E	44.48'
L8	S57°01'16"E	111.00'

**LEGEND**

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)



NOTE: THE PROPERTY ON THIS PLAT IS NOT IN A FEMA 100 YEAR FLOOD HAZARD AREA PER MAP NO. 4749C0260 K. MINIMUM FINISH FLOOR ELEVATIONS HAVE BEEN ESTABLISHED TO PROTECT THE LOT OWNER FROM POSSIBLE HIGH WATER FROM NEARBY DRAINAGE SYSTEMS.

Jennifer H. Gohmert, Registrar  
Rutherford County Tennessee  
Race #: 568052  
Scale: 0.00  
Date: 7/24/2008 at 9:45 AM  
Total: 17:00  
Plat Cabinet 34 Page 110-110

**OWNER/DEVELOPER:**  
PRITLE-DEFOOR GATEWAY LLC  
CONTACT: MARY PRITLE  
3018 NORTH THOMPSON LANE  
MURFREESBORO, TENNESSEE 37129  
PROPERTY MAP 9A, GROUP C, PARCELS 1 & 2  
(ORIGINALLY A PORTION OF MAP 9A, PAR. 2.04)  
R.B.K. 672, PG. 1615

**SITE DATA:**  
TOTAL AREA LOT 9 = 2.926 ACRES  
NUMBER OF LOTS = 1  
AREA IN RIGHT-OF-WAY = 0.0 ACRES  
ZONING = L-1  
GATEWAY DESIGN OVERLAY DISTRICT = GDO-3

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. DN 7-24-08  
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

LOTS 9 & 10 PREVIOUSLY RECORDED IN:  
PLAT BOOK 33, PAGE 237  
  
PLAT BOOK 34, PAGE 110  
TIME OF RECORDING: 9:45 A.M.  
DATE OF RECORDING: July 24, 2008

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  
DATE 7-21-08 Mark A. Pritle, Chief Engineer  
RECORD BOOK 672, PAGE 1615  
PRITLE-DEFOOR GATEWAY, LLC



**CERTIFICATE OF ACCURACY**  
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNASSISTED SURVEY IS 8.0000 AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.  
SEC. NO. 7123100  
DATE July 21 2008 Shawn B. Brumitt  
REGISTERED SURVEYOR  
TENN. R.L.S. NO. 1805

**CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE**  
I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, AND DRAINAGE IMPROVEMENTS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.  
7/23/08 Sam O. Huchel  
DATE CITY ENGINEER

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME AND THAT THE LAND SHOWN TO BE SUBDIVIDED HEREON IS WITHIN THE WATER SERVICE JURISDICTION OF MURFREESBORO WATER AND SEWER DEPARTMENT.  
7/22/08 Shirley  
DATE MURFREESBORO WATER AND SEWER OFFICIAL

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**  
I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DESIGN CRITERIA FOR SEWER WORKS, (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME, OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH AUTHORITY.  
7/22/08 J. Kinsburn  
DATE MURFREESBORO WATER AND SEWER OFFICIAL

**CERTIFICATE OF APPROVAL FOR ELECTRIC POWER**  
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT (MED) FOR ELECTRIC POWER SERVICE. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF MED, AND THAT MED IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE OWNER COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF MED. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNTIL MED'S REQUIREMENTS FOR ELECTRIC POWER SERVICE HAVE BEEN MET.  
7-21-08 Don Miller  
DATE ELECTRIC POWER OFFICIAL

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.  
7-23-08 Joseph D. Aydlott  
DATE PLANNING COMMISSION SECRETARY

THE PURPOSE OF THIS RECORDING IS TO COMBINE LOTS 9 AND 10 INTO ONE LOT, LOT 9.

THE RECORDING OF THIS PLAT Voids, Vacates & SUPERSEDES THE RECORDING OF LOTS 9 AND 10, SECTION B, PARKWAY OFFICE PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 33, PAGE 237, R.O.R.C., TN.

**COMBINATION PLAT**

**Combination of Lots 9 and 10**  
**SECTION III**  
**PARKWAY OFFICE PARK**  
**COMMERCIAL SUBDIVISION**

CITY OF MURFREESBORO, TENNESSEE  
13th CIVIL DISTRICT OF RUTHERFORD COUNTY

**S.E.C. Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
850 MOBLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 05090	DATE: 6-19-08	FILE: POP&L90CP	DRAWN BY: ACAD/JWB	SCALE: 1" = 40'	SHEET # OF 1
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**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.

2-28-18  
 Mark Pirtle  
 DATE  
 RECORD BOOK 875, PAGE 2484  
 RECORD BOOK 973, PAGE 394

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 TO 10,000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN, OR WILL BE, PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

02-26-18  
 David A. Parker  
 DATE  
 REGISTERED SURVEYOR  
 TENN. R.L.S. No. 2781



**CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE**

I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

March 14, 2018  
 James C. Blalock  
 DATE  
 CITY ENGINEER

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

3/9/2018  
 Valerie H. Smith  
 DATE  
 MURFREESBORO WATER RESOURCES OFFICIAL

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DESIGN CRITERIA FOR SEWER WORK; (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME; OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

3/9/2018  
 Valerie H. Smith  
 DATE  
 MURFREESBORO WATER RESOURCES OFFICIAL

**CERTIFICATE OF APPROVAL FOR ELECTRIC POWER**

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT (MED) FOR ELECTRIC POWER SERVICE, THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF MED, AND THAT MED IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE OWNER COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF MED. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNTIL MED'S REQUIREMENTS FOR ELECTRIC POWER SERVICE HAVE BEEN MET.

3-8-18  
 [Signature]  
 DATE  
 MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

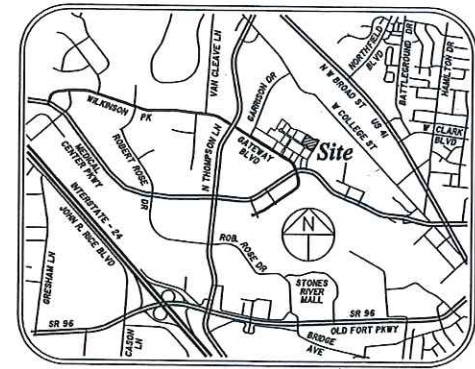
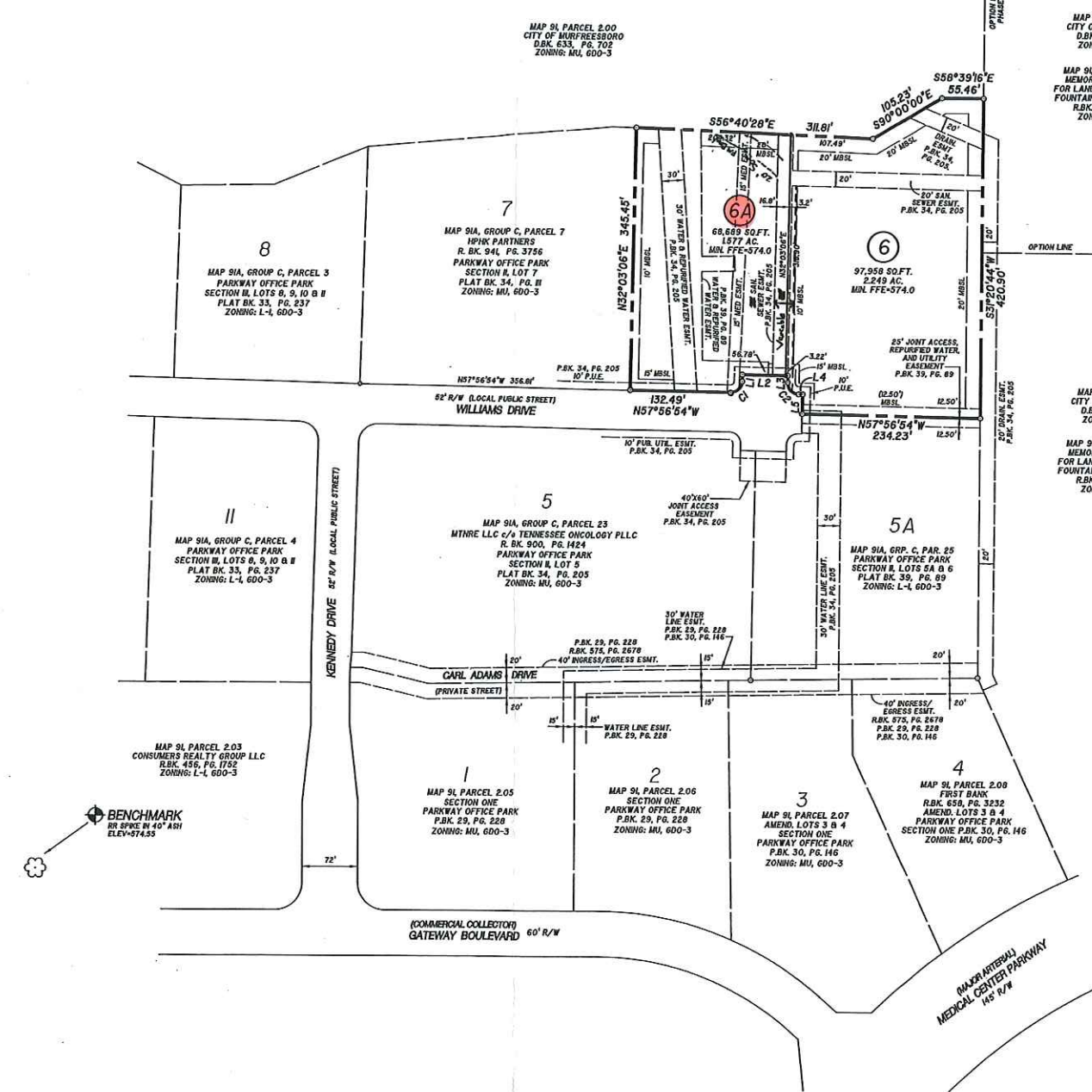
3-14-18  
 [Signature]  
 DATE  
 PLANNING COMMISSION SECRETARY

**LINE DATA**

LINE	BEARING	DISTANCE
L1	S32°03'06"W	9.00'
L2	N57°56'54"E	60.00'
L3	N32°03'06"E	9.00'
L4	N57°56'54"E	4.84'
L5	N32°03'06"E	25.83'

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	15.00'	23.56'	15.00'	21.21'	S77°03'06"W
C2	90°00'00"	15.00'	23.56'	15.00'	21.21'	N12°56'54"W

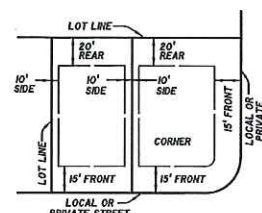


**LOCATION MAP**  
N.T.S.

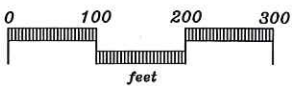
**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO RESUBDIVIDE LOT 6 INTO 2 LOTS, 6A AND 6B, and to record utility easements as shown.
- BOUNDARY COORDINATES FOR THIS PLAT ARE BASED ON THE 1983 NAD 83 DATUM.
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0260 H, EFFECTIVE DATE JANUARY 5, 2007.
- ANY MINIMUM FINISHED FLOOR ELEVATION (M.F.F.E.) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED MU. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: FRONT = 10 FT. (LOCAL STREET); SIDE = 10 FT.; REAR = 20 FT. IN ADDITION, THIS PROPERTY LIES WITHIN THE GATEWAY DESIGN OVERLAY NO. 3. ANY REQUIREMENTS OR RESTRICTIONS FOR 600-3 SHALL APPLY.
- THE SOIL MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICE AND OTHERS.
- UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF WAIVER/CONCATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
- ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT NOTICE OR CONSULTATION.
- THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
- ANY COMMON AREAS SHOWN IN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION TO MAINTAIN.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL POST A BUILDING PERMIT SURETY IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS, SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax No Development Tax Required. 3/14/18  
 RUTHERFORD COUNTY REGISTER OF DEEDS



**TYPICAL MINIMUM BUILDING SETBACKS FOR MU ZONING**  
N.T.S.



**\* MINIMUM FINISHED FLOOR ELEVATION**

LOT NOS.	FEMA 100 YR FLOOD	MFL BLDG. PAD ELEV.	MFL FIN. FLOOR ELEV.
6A & 6B	N/A	N/A	574.0

NOTE: THE PROPERTY ON THIS PLAT IS NOT IN A FEMA 100 YEAR FLOOD HAZARD AREA PER MAP NO. 4749C0260 H. MINIMUM FINISH FLOOR ELEVATIONS HAVE BEEN ESTABLISHED TO PROTECT THE LOT OWNER FROM POSSIBLE HIGH WATER FROM NEARBY DRAINAGE SYSTEMS.

**LEGEND**

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)

**OWNER/DEVELOPER:**

MARK PIRTLE GATEWAY, LLC  
 CONTACT: MARK PIRTLE  
 1639 MEDICAL CENTER PARKWAY  
 MURFREESBORO, TENNESSEE 37129  
 MAP 91A, GROUP C, PARCEL 24  
 R.B.K. 875, PG. 2484  
 R.B.K. 973, PG. 3914

**SITE DATA:**

TOTAL AREA = 3.826 ACRES  
 AREA IN R-O-W = 0.0 ACRES  
 NO. OF LOTS = 2  
 ZONING = MU  
 GATEWAY DESIGN OVERLAY DISTRICT = 600-3  
 MINIMUM LOT AREA = NONE

THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERSEDES THE RECORDING OF LOT 6 ON A FINAL PLAT ENTITLED LOTS 5 & 6, SECTION II, PARKWAY OFFICE PARK, RECORDED IN PLAT BOOK 39, PAGE 89, R.O.R.C., TN.

**FINAL PLAT**

**Resubdivision of Lot 6 SECTION II PARKWAY OFFICE PARK COMMERCIAL SUBDIVISION**

CITY OF MURFREESBORO, TENNESSEE  
 13th CIVIL DISTRICT OF RUTHERFORD COUNTY

**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
 ENGINEERING • SURVEYING • LAND PLANNING  
 LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
 PHONE (615) 890-7900 • FAX (615) 895-2567

PROJ. #	DATE: 1-26-18	FILE:	DRAWN BY:	SCALE:	SHEET #
65090	REV: 2-15-18	POPRESUBLOT6	ACAD/JRG	1" = 100'	OF 1

# Demographic Summary Report

## Lot 6A - 1.57 Ac in the Gateway Corridor

0 Williams Drive, Murfreesboro, TN 37129

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	5,091	72,179	178,936
2023 Estimate	4,630	67,025	165,616
2010 Census	2,604	48,642	115,995
Growth 2023 - 2028	9.96%	7.69%	8.04%
Growth 2010 - 2023	77.80%	37.79%	42.78%
<b>2023 Population by Hispanic Origin</b>	346	5,768	13,629
<b>2023 Population</b>	4,630	67,025	165,616
White	3,594 77.62%	49,074 73.22%	121,488 73.36%
Black	701 15.14%	12,752 19.03%	31,147 18.81%
Am. Indian & Alaskan	17 0.37%	351 0.52%	820 0.50%
Asian	178 3.84%	2,592 3.87%	6,767 4.09%
Hawaiian & Pacific Island	0 0.00%	47 0.07%	212 0.13%
Other	139 3.00%	2,208 3.29%	5,182 3.13%
U.S. Armed Forces	5	68	331
<b>Households</b>			
2028 Projection	1,880	28,635	66,755
2023 Estimate	1,720	26,688	61,961
2010 Census	1,036	19,905	44,293
Growth 2023 - 2028	9.30%	7.30%	7.74%
Growth 2010 - 2023	66.02%	34.08%	39.89%
Owner Occupied	1,111 64.59%	14,225 53.30%	36,640 59.13%
Renter Occupied	609 35.41%	12,462 46.70%	25,320 40.86%
<b>2023 Households by HH Income</b>	1,719	26,687	61,960
Income: <\$25,000	336 19.55%	3,854 14.44%	8,728 14.09%
Income: \$25,000 - \$50,000	359 20.88%	6,007 22.51%	13,828 22.32%
Income: \$50,000 - \$75,000	466 27.11%	5,892 22.08%	12,506 20.18%
Income: \$75,000 - \$100,000	195 11.34%	3,750 14.05%	8,143 13.14%
Income: \$100,000 - \$125,000	131 7.62%	2,444 9.16%	6,094 9.84%
Income: \$125,000 - \$150,000	71 4.13%	1,654 6.20%	4,611 7.44%
Income: \$150,000 - \$200,000	137 7.97%	1,916 7.18%	5,039 8.13%
Income: \$200,000+	24 1.40%	1,170 4.38%	3,011 4.86%
<b>2023 Avg Household Income</b>	\$69,885	\$81,400	\$84,996
<b>2023 Med Household Income</b>	\$55,792	\$63,087	\$66,355





RUTHERFORD COUNTY, TN

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# COMMUNITY SNAPSHOT

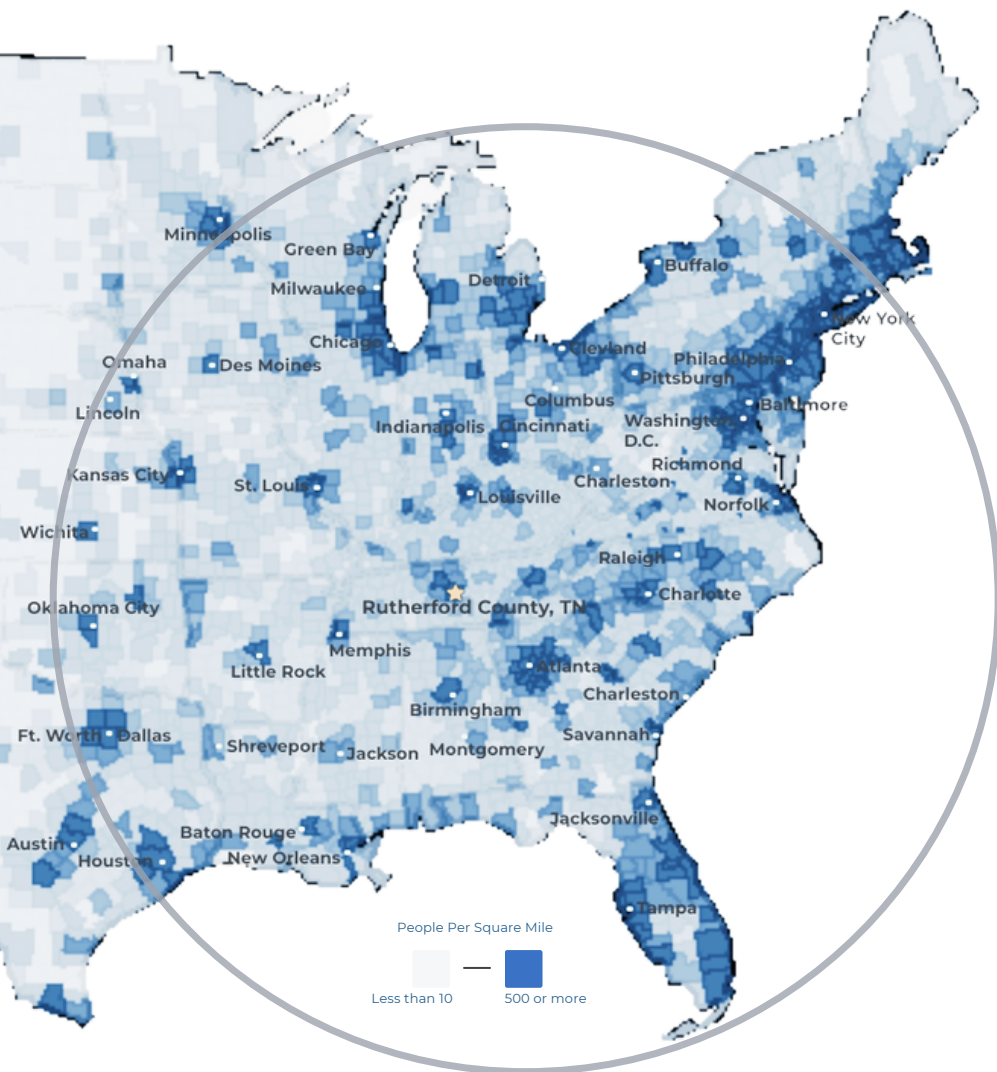
*Rutherford County, TN*

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RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



**#3** Boomtown in America  
- SmartAsset 2022

**#1** largest suburb  
of Nashville, TN

**#1** largest university in  
Middle Tennessee  
- Nashville Business Journal

**#4** metro for economic  
strength  
- Policom 2022

**4<sup>th</sup>** best small city to buy  
a home in the U.S.  
- WalletHub 2021

**8<sup>th</sup>** fastest growing  
midsize city in the U.S.  
- Census 2020

**50%** of U.S. Population lives  
with 650 mile radius

## RUTHERFORD COUNTY INSIGHTS

**3** major  
interstates

**1.6** million residents  
within a 45 min  
drive

**12** million people  
within a 2.5 hour  
drive

**#1** elementary, middle  
and high schools in  
Tennessee

**30** minutes to Nashville  
attractions

**5** hospital expansions  
since 2018 serving  
infants to seniors



## LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

## 2023 RUTHERFORD COUNTY QUICK FACTS

### Population

357,835

### Median Home Price

\$402,875

### 3 Colleges

25,000 students

### Median Age

33

### Median HH Income

\$71,549

### College Degrees

42% hold Associate or above

## LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,377	3,359,776	166,818,000
Unemployment Rate	2.8%	3.3%	3.7%
Labor Force Participation Rate	69.1%	59.2%	62.4%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of June 2023

## RECENT ANNOUNCEMENTS

### McNeilus

Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in 845K sf building.

### 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.

Patrick Cammack  
SVP, Economic Development  
pcammack@rutherfordchamber.org



Chad Berringer  
Director, Economic Development  
cberringer@rutherfordchamber.org

