

FOR SALE:
2+/- ACRES
\$1,100,000



S. CHURCH ST. AT CALUMET TRACE

MURFREESBORO, TN

GREAT CORNER ZONED RESTAURANT SITE

Radius	1 Mile	3 Mile	5 Mile
Population	10,765	33,214	93,733
Household Income	\$62,330	\$59,720	\$53,999

DETAILS:

- Maximum floor area of 6,400 SF
- Maximum building height of 35 feet
- All utilities available
- Zoned for a sit-down restaurant
- No drive-thru service permitted
- Daily Traffic Count approx. 44,264 vehicles

John Harney
AFFILIATE BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE

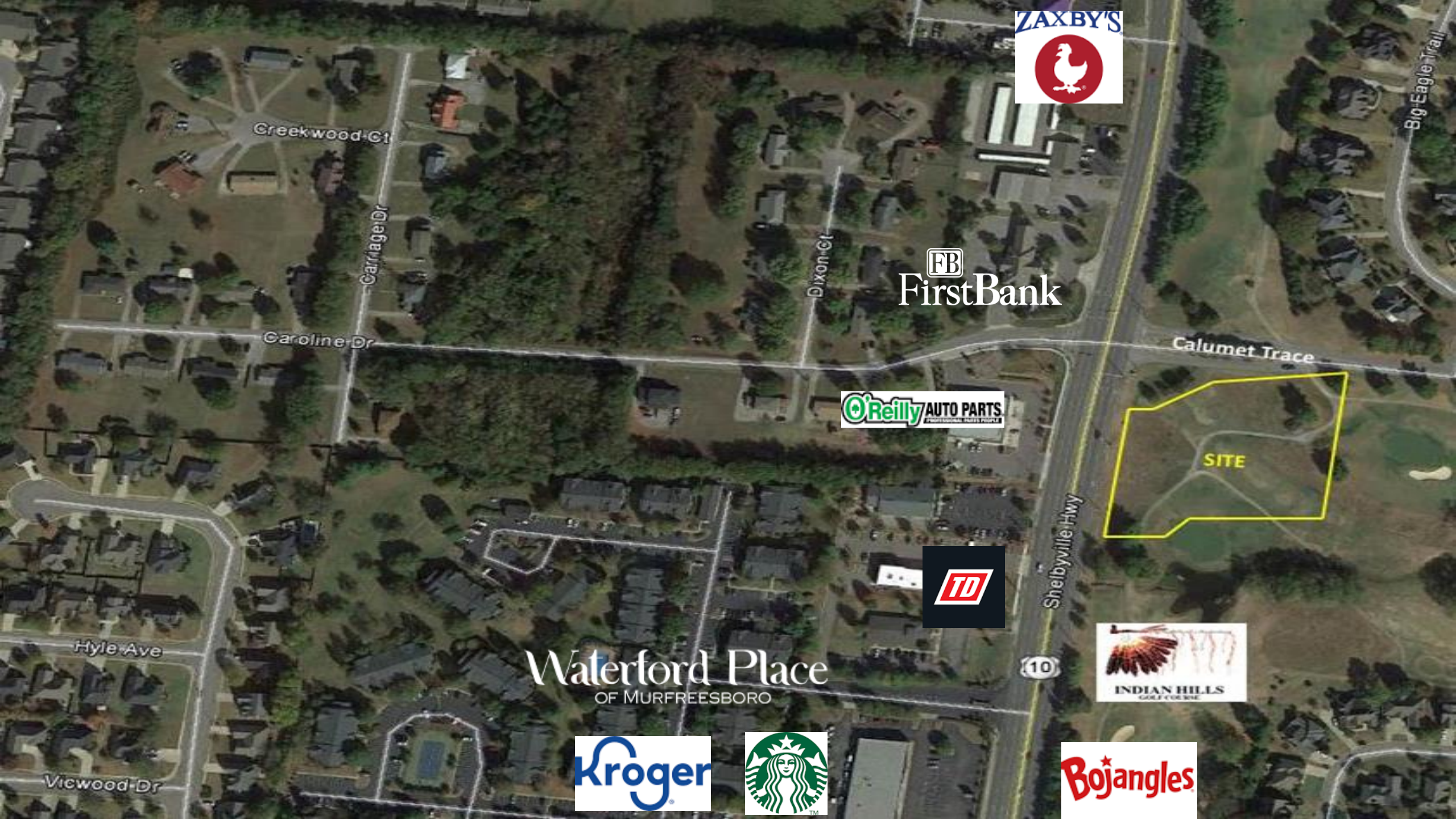


1535 Northfield Blvd. Suite 7, Murfreesboro, TN 37129

615.896.4045
www.parks-group.com



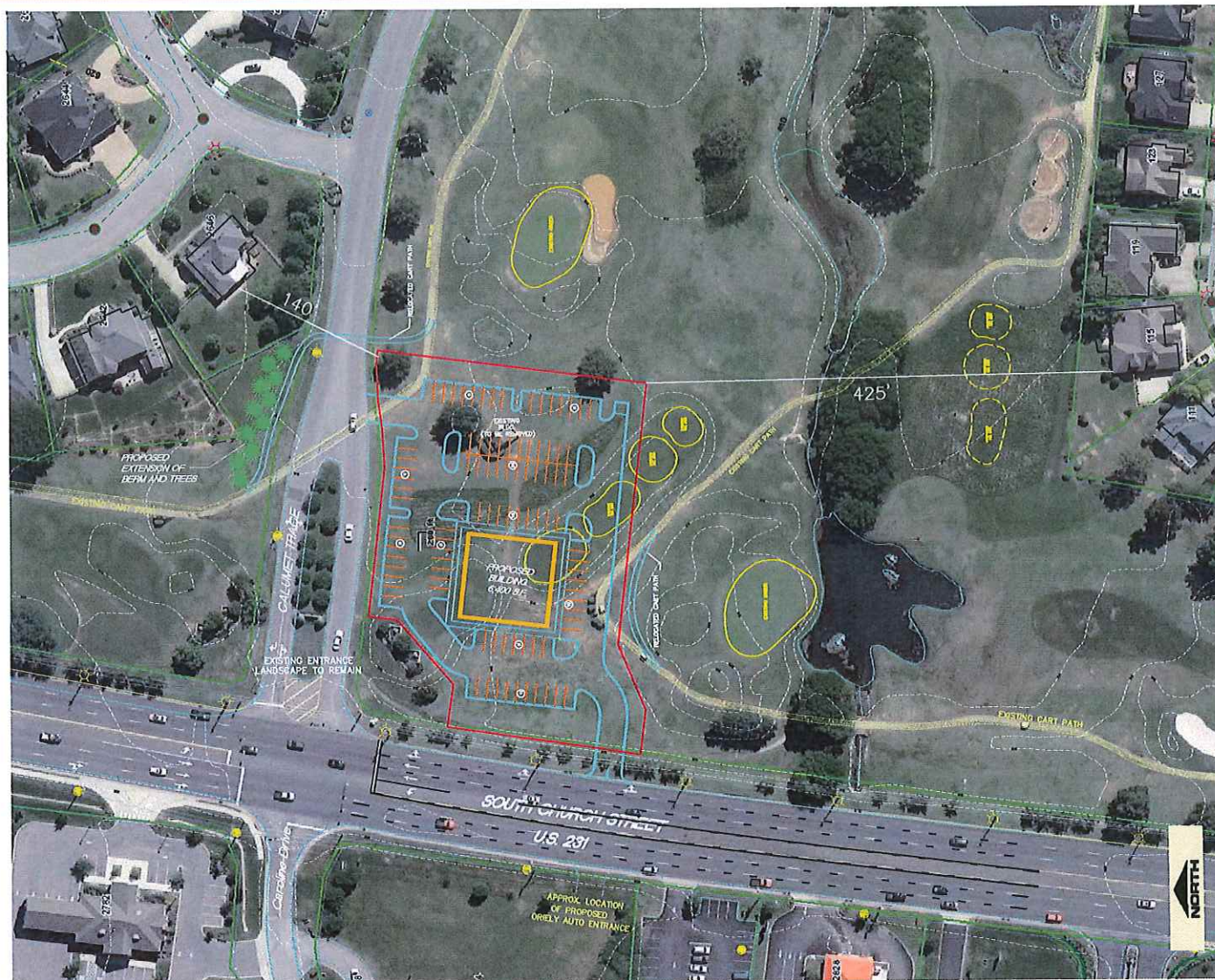
Waterford Place
OF MURFREESBORO



INDIAN HILLS RESTAURANT

Proposed Restaurant Site

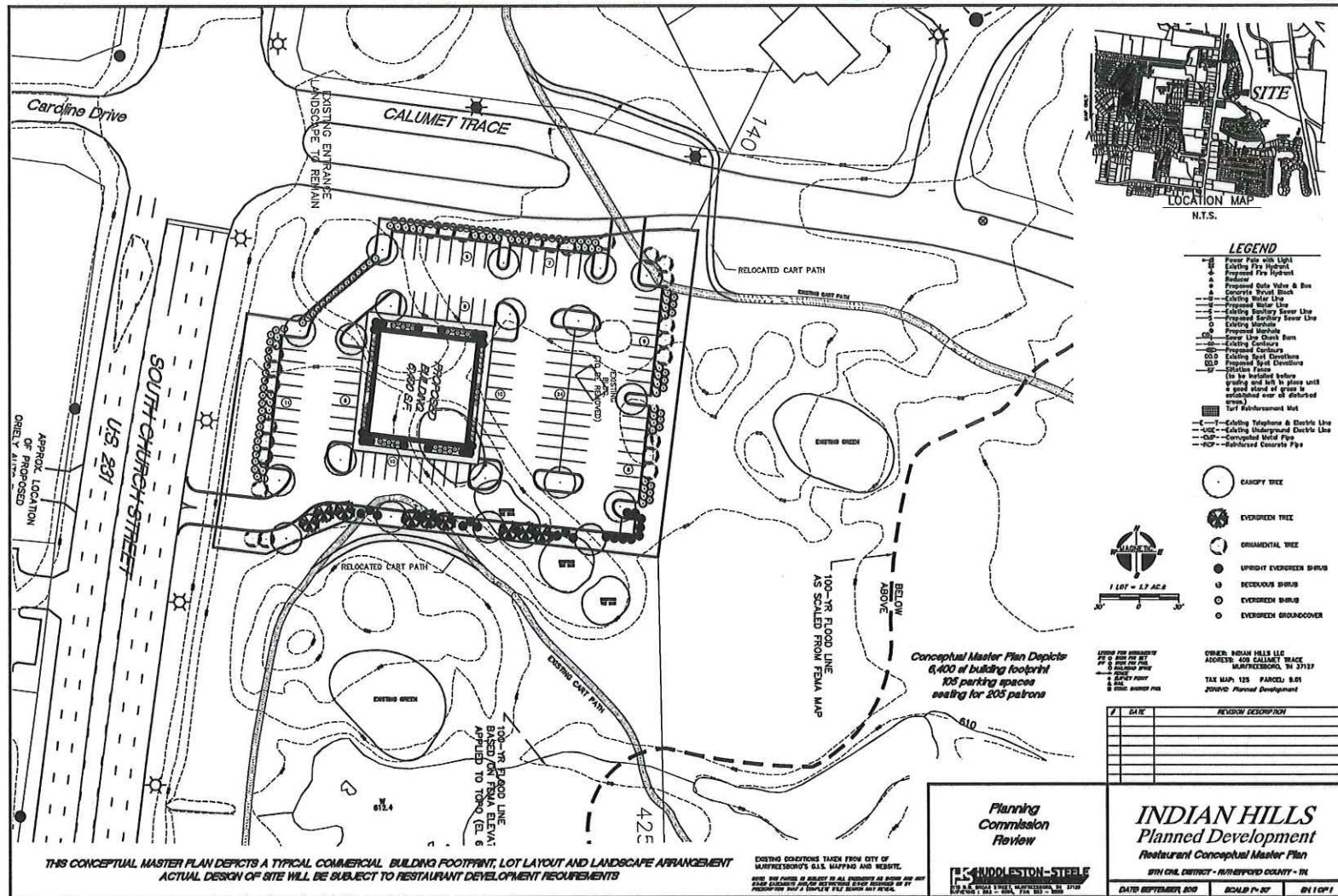
- The Proposed Restaurant site will be approximately 2.0 acres in size.
- Access is proposed to connect to both South Church Street and Calumet Trace giving the site good accessibility.
- The existing entrance for the Indian Hills Neighborhood (including the monument signs and landscape) will remain in place. The parking and landscape for the proposed restaurant will be designed to integrate around the existing entrance features.
- Tee boxes on the 12th hole will require an adjustment to allow for the restaurant site to fit. This will change the 12th hole from a par 4 to a par 3 design. There will also be some modifications to re-route the cart path around the restaurant site. The new route will improve the safety of the cart crossing at Calumet Trace. All other aspects of the golf course will remain unchanged.
- The proposed commercial lot will be approximately 425' from the back corner of the closest homes to the south and 140' from the back corner of the closest homes to the north.



SHUDDLESTON-STEELE
ENGINEERING, INC.

INDIAN HILLS RESTAURANT

An Amendment to The Indian Hills Planned Development



This plan has been reduced from its original size - not to scale

Conceptual Master Plan

INDIAN HILLS RESTAURANT

An Amendment to The Indian Hills Planned Development



Conceptual images shown are to depict general character, materials and scale of building

Proposed Restaurant Features

- The Proposed Restaurant at Indian Hills is intended to be a quality service, family oriented establishment. It is proposed to offer a sit down dining experience with a full lunch and dinner menu.
- The proposed architecture will relate to the surrounding context of the Indian Hills neighborhood in both quality of materials and scale of building. The proposed restaurant architecture and site design will require specific review and approval through the City of Murfreesboro Planning Department at the time of site plan approval.
- Maximum Floor Area: 6,400 s.f.
- Maximum Building Height: 35'
- At least 75% Masonry (Brick, Stone or Cement Board Siding) on all four sides of the building
- No drive thru service shall be permitted
- Site lighting intensity shall be limited to half a foot candle at the commercial lot boundary
- All garbage collection and HVAC units shall be fully screened from public view



INDIAN HILLS RESTAURANT

An Amendment to The Indian Hills Planned Development



April 22, 2014

Mr. Joseph Aydelott, Planning Director
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130

Re: Indian Hills PUD
Amendment Request
Murfreesboro, Tennessee

Dear Joseph:

I would like to provide you an update on our request to amend the Indian Hills PUD to allow for a high-quality, sit-down restaurant at the southeast corner of South Church Street and Calumet Trace.

On January 14, 2014, a neighborhood meeting was held at the Indian Hills Clubhouse to present facts related to the proposed PUD amendment and to listen to the concerns of the neighborhood.

Based on the neighborhood meeting and other discussions with neighbors, the following is being committed by the golf course owners if this PUD amendment is approved:

1. Restricted covenants will be drafted (by the City Council's second reading) and recorded (by the City Council's third reading) that will stipulate that no additional golf course property along South Church Street will be requested to be commercial by amending the PUD.
2. The monument signs and landscaping areas at the main entrance will be decided to the Homeowners' Association.
3. The existing berm and trees on the north side of the main entrance of Indian Hills will be extended west to screen the proposed development from the closest residence.

At the request of some of the neighbors, we requested that action on our proposed amendment be delayed to give the Homeowners' Association time to determine if they could raise their dues to fund golf course debt so that our proposal would not be necessary. This raising of the dues was not successful, so we now would like our proposed PUD amendment to continue through the process.

Please contact me if you have any questions or would like any additional information on our proposal. Thank you for your assistance with this matter.

Sincerely,

HUDDLESTON-STEELE ENGINEERING, INC.

WHS

William H. Huddleston IV, P.E., R.L.S.



INDIAN HILLS RESTAURANT

An Amendment to The Indian Hills Planned Development



June 19, 2014

Mr. Joseph D. Aydelott, Planning Director
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130
Email: jaydelott@murfreesborotn.gov

Re: Proposed PUD Amendment
Indian Hills Restaurant
South Church Street and Calumet Trace
Murfreesboro, Tennessee

Dear Mr. Aydelott:

During the course of our discussions with citizens regarding the proposed Indian Hills PUD amendment, it has become evident that further clarification may be needed to define the proposed high-quality, sit-down restaurant. While most of us understand that we are proposing a restaurant like a P.F. Chang's or O'Charley's, and not a McDonald's or Hardee's, we would like to offer further clarification to our proposal.

The following should help out-line what we intend as a high-quality sit-down restaurant:

- The customer does not stand in line or at a counter to pick up food.
- The food is brought to the table by servers.
- The eating utensils and plates are not disposable.
- The hours of operation are normal lunch and dinner hours, and possibly breakfast hours.
- There will not be 24-hour operations.
- There will not be a drive-through window or speaker box for ordering food.
- There will be no outside grill.
- This will not be primarily an entertainment venue.
- This will not be primarily a catering establishment.
- A full menu will be provided, not a specialty menu.
- The wait staff will be highly trained for full service.
- High quality materials will be used with an eye towards atmosphere.

We hope this helps to clarify what we mean by a high-quality, sit-down restaurant. Please contact us if you have any questions or comments.

Sincerely,

William H. Huddleston IV, P.E., R.L.S.

Copy: Mr. John Floyd



INDIAN HILLS RESTAURANT

An Amendment to The Indian Hills Planned Development



June 19, 2014

Mr. Joseph D. Aydelott, Planning Director
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130
Email: jaydelott@murfreesborotn.gov

Re: Proposed PUD Amendment
Indian Hills Restaurant
South Church Street and Calumet Trace
Murfreesboro, Tennessee

Dear Mr. Aydelott:

The owners of the Indian Hills Golf Course would like to add the following commitments to the Proposed PUD Amendment for a high-quality, sit-down restaurant:

1. Garbage trucks servicing the dumpster will be restricted to daylight hours.
2. The restaurant will not be allowed to be open after midnight.
3. Outdoor music will not be allowed, either live or through speakers.

Sincerely,

HUDDLESTON-STEELE ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'William H. Huddleston IV', is written over a horizontal line.

William H. Huddleston IV, P.E., R.L.S.

Copy: Mr. John Floyd



INDIAN HILLS RESTAURANT

An Amendment to The Indian Hills Planned Development



June 23, 2014

Mr. Joseph D. Aydelott, Planning Director
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130
Email: jaydelott@murfreesborotn.gov

Re: Proposed PUD Amendment
Indian Hills Restaurant
South Church Street and Calumet Trace
Murfreesboro, Tennessee

Dear Mr. Aydelott:

Based on the discussions during the Public Hearing at the June 19, 2014, City Council meeting, the owners of the Indian Hills Golf Course would like to add the following commitments to the Proposed PUD Amendment for a high-quality, sit-down restaurant:

1. We will add trees to fill in the tree line that runs east-west between the proposed site and the existing homes to the south.
2. We will plant a row of evergreen trees along the east property line of the proposed site.
3. We will limit any outdoor dining to the east and south sides of the building.
4. We will transfer the monument signs and landscaping areas of the main entrance to the Homeowner's Association by the third reading of City Council.
5. The restaurant will not be allowed to be open after 11 P.M. Sunday through Thursday.

Sincerely,

HUDDLESTON-STEELE ENGINEERING, INC.

William H. Huddleston IV, P.E., R.L.S.

Copy: Mr. John Floyd

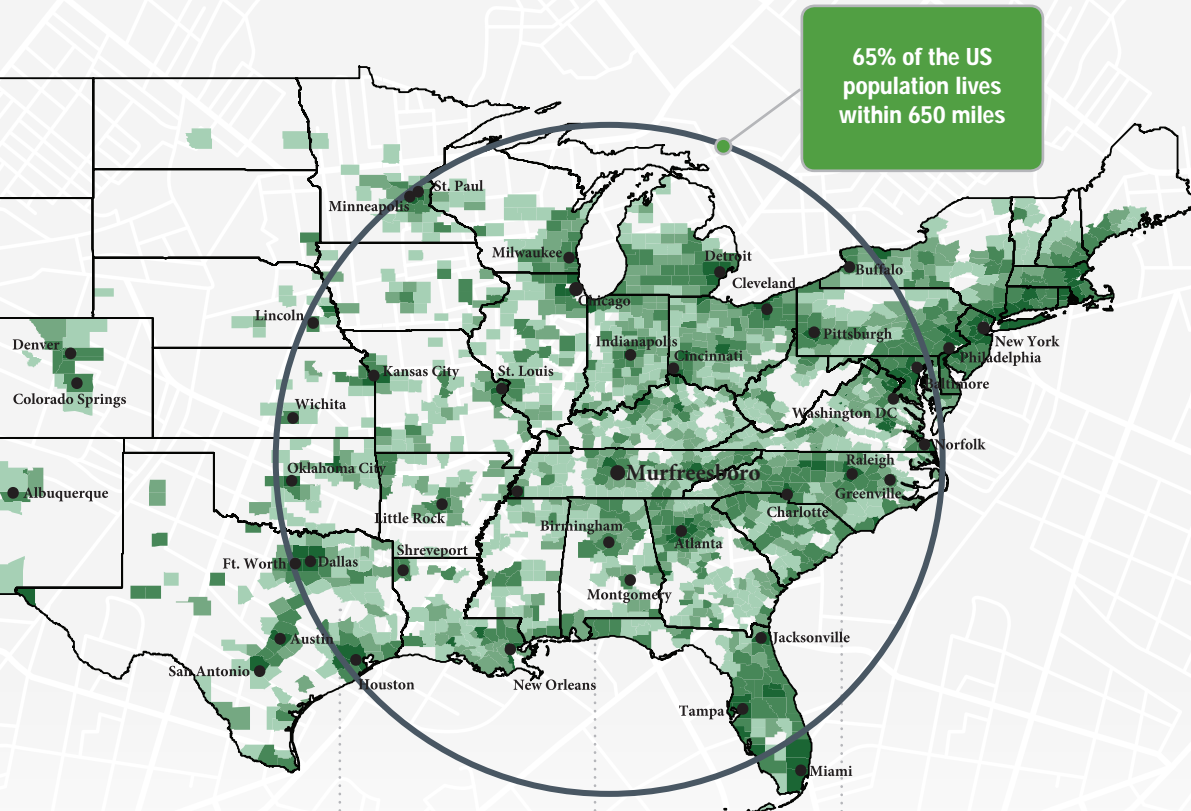


Rutherford County, TN Community Snapshot

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

1,650
Employees

amazon.com

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)

Quality of Life

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

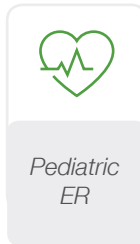
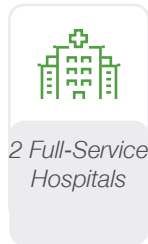


9.1% Lower Cost of Living than US Average

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



Healthcare Hub



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



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