

Property Features

- Commercial Lots Available
- Lot 1: 1.8 AC – **SOLD/TOOT'S**
Good Food & Fun
- Lot 5: 2.41 AC – **SOLD/TIREWORLD**
- Lot 3: 1.12 AC - \$17.50 PSF
- Lot 2: 1.21 AC – **SOLD/Andy's**
Frozen Custard
- Lot 4: 2.02 AC- \$14.50 PSF
- Zoned Commercial Fringe
- All Utilities Available
- Daily Traffic Count: 27,268

JOHN HARNEY
AFFILIATE BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

1535 W Northfield Blvd. Suite 7
Murfreesboro, TN 37129



RETAIL - COMMERCIAL LAND - CORNER LOTS



Rucker Lane and Franklin Road Murfreesboro, TN

DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
2021 Population	35,686	100,481	258,590
2021 Median HH Income	\$80,721	\$74,018	\$69,635



4575 45594557

4405

Lot 5

TIRE WORLD

4409

Andy's
Frozen Custard

151

Lot 4
2.02 AC

Lot 3
1.12 AC

210

**River Oaks
Community Church**

Franklin Rd/Hwy 96

FRANKLIN RD



RUCKER LANE

WILSON
Bank & Trust

Publix

TOOT'S
Good Food & Fun



Google earth



Medical Center Pkwy

N Thompson Ln

Old Fort Pkwy

Franklin Rd

96



SITE

Rucker Ln



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND HEREBY DEDICATE AND PLACE UNDER THE CONTROL OF THE CITY OF MURFREESBORO THE UNIMPROVED SURVEY SHOWN OR GREATER AS SHOWN HEREON, I ALSO CERTIFY THAT THE DEDICATION IS IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY ENGINEER.

DATE: 10/22/19
 RECORD BOOK 434, PAGE 3304



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF REDUCTION OF THE UNIMPROVED SURVEY IS 1:5000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE DEDICATION IS IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY ENGINEER.

DATE: 10/24/19
 REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

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

DATE: 10/24/19
 CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS AND THAT A SURETY FOR THE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE: 10/19/19

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS AND THAT A SURETY FOR THE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE: 10/23/2019

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

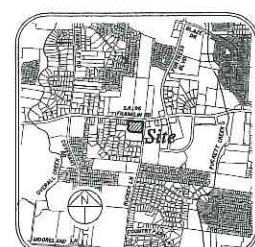
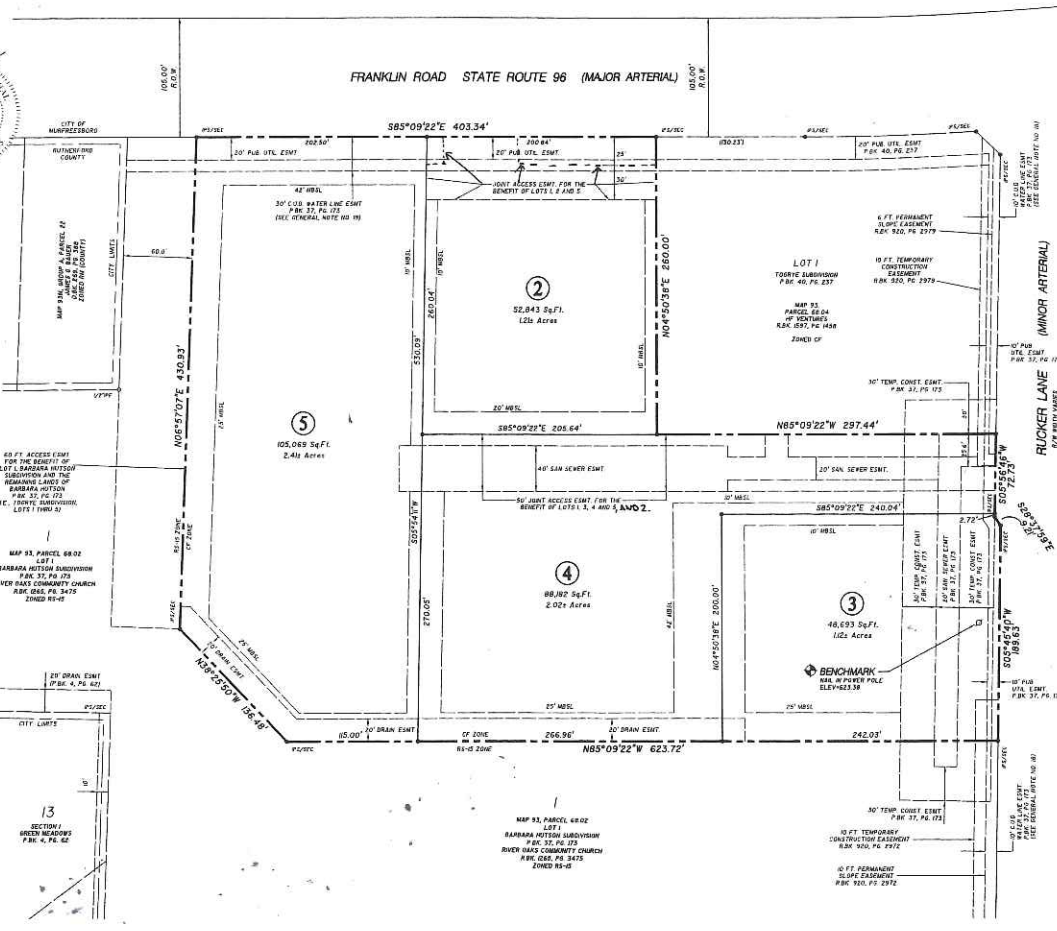
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MEMPHIS ELECTRIC DEPARTMENT FOR ELECTRICAL POWER SERVICE, THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF M.E.D. AND THAT M.E.D. IS WILLING TO PROVIDE ELECTRICAL POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE ORDINANCES CONTAINING WITH THE APPLICABLE RULES AND REGULATIONS OF M.E.D. ELECTRICAL POWER SERVICE WILL BE PROVIDED DATE, M.E.D. REQUIREMENTS FOR ELECTRICAL POWER SERVICE HAVE BEEN MET.

DATE: 10/17/19

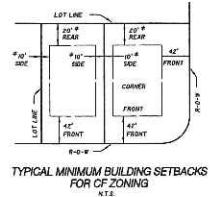
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO AND THAT 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 THE YEAR OF THIS DATE.

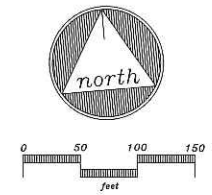
DATE: 10-24-19



- GENERAL NOTES**
- 1 THE SURVEY OF THE FINAL PLAT IS TO CREATE FOUR (4) LOTS OF SECOND AND TO RECORD EASEMENTS ON-SITE.
 - 2 DRAINAGE SYSTEM IS BASED ON TENNESSEE STATE PLAIN CORRODED TOPO TO CITY OF MURFREESBORO URBAN DRAINAGE ESTIMATION METHOD (UBEM) FOR YEAR 1980.
 - 3 THIS PROPERTY LIES WITHIN ZONE R, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP FOR MURFREESBORO COUNTY, MAP NO. 4746C0303 K, EFFECTIVE DATE JANUARY 8, 2007.
 - 4 ANY ANNUAL FLOOD ELEVATION (HAY FRET) SHOWN INCLUDES THE MAIN BUILDING, GARAGE AND NECESSARY STRUCTURES.
 - 5 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES ABOVE OR BELOW THE UNDERGROUND UTILITY SYSTEMS. THEREFORE, THE PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
 - 6 NO TITLE REPORT HAS BEEN PROVIDED TO THE SUBDIVISION. THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
 - 7 SUBJECT PROPERTY IS ZONED CF - MURFREESBORO UTILITIES FOR THIS SITE ARE: WATER - 48" DI. J. L. SEC. 10" DI. (SEE DETAIL IN LOWER LEFT CORNER OF THIS PLAT FOR FURTHER CLARIFICATION); SEWER - 24" DIA. SAN SEWER ENST.; GAS - 12" DIA. GAS ENST.; TELEPHONE - 12" DIA. TELEPHONE ENST.; CABLE - 12" DIA. CABLE ENST.
 - 8 THE SOIL MATERIALS ON THIS LOT ARE NOT SUITABLE FOR FOUNDATION DEVELOPMENT. THEREFORE, THE NUMBER OF AND TYPE OF FOUNDATIONS SHALL BE DETERMINED BY A REGISTERED PROFESSIONAL ENGINEER. THE ENGINEER SHALL INVESTIGATE THE SOIL CONDITIONS AND CORRECTLY DESIGN FOUNDATIONS TO BE SUFFICIENT TO ASSURE SAFETY. THE DESIGN OF THE PROPOSED FOUNDATIONS IS ADEQUATE.
 - 9 IT IS THE RESPONSIBILITY OF EACH LOT OWNER OR OWNER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE LAWS WHICH MAY APPLY TO THE SUBDIVISION. WITHOUT FURNISHING TO THE SUBDIVISION FROM THE SUBDIVISION DEVELOPER TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
 - 10 PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES UNDER AS AUTHORIZED ELECTRIC DEPARTMENT, NATURAL GAS COMPANIES, AND CABLE TELEVISION SERVICES AND OTHERS.
 - 11 UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (MFE) TO BE SET AT OR ABOVE THE TOP OF CEILING FINISH OF THE FLOORING FINISHES THAT IS SPECIFIED IN THE SEWER ELEVATION CORRELATION AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKFLOW VALVE FOR THE PLUMBING CODES AND EXISTING AND RECORD A RECORDATION AGAINST THE CITY OF MURFREESBORO WITH REGARD TO THE SANITARY SEWER CONNECTION. THE HOME OWNER SHALL BE RESPONSIBLE FOR THE RECORDATION COMPLIANT WITH THE REQUIREMENT.
 - 12 THE STREETS SHOWN ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OF NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
 - 13 EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEIR LIMITS. SOME FUTURE TIES AND THERE MAY BE NO NOTICE OF CONSULTATION WITH THE ORIGINAL LOT OWNERS AT THE CONSTRUCTION.
 - 14 PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL POST A BONDING PERMIT SUBJECT TO AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SOCIALLY DRAINAGE IMPROVEMENTS, STORMWATER MAINTENANCE PLAN OR FILE WITH THE CITY OF MURFREESBORO.
 - 15 THIS SITE CONTAINS POST-CONSTRUCTION BEST MANAGEMENT PRACTICES UTILIZED IN FLOODING STORAGE BASIN IN ORDER TO COMPLY WITH MURFREESBORO CITY CODE A STORMWATER MAINTENANCE AGREEMENT IS REQUIRED WITH THE PROPERTY AND SHALL BE ALL SUBSEQUENTLY SPONSORED TO THE STORMWATER MAINTENANCE PLAN ON FILE WITH THE CITY OF MURFREESBORO.
 - 16 THE PROPERTY IS WITHIN THE OVERALL CREEK SANITARY SEWER ASSESSMENT DISTRICT.
 - 17 TEMPORARY CONSTRUCTION EASEMENTS SHALL BE KEPT TO EXIST UPON COMPLETION OF THE UNDER LANE IMPROVEMENTS.
 - 18 THE PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO A RECORDED FINAL PLAT OF THE BARBARA HUTSON SUBDIVISION, AS RECORDED IN PLAT BOOK 37, PAGE 173, D.B.C., PL. AND A RECORDATION OF EASEMENTS AND COVENANTS AND DEED MAINTENANCE AGREEMENT RECORDED IN RECORD BOOK 424, PAGE 148, D.B.C., TN.



- LEGEND**
- IRON PIN (ROUND)
 - IRON PIN (SQUARE)
 - CONC. MONUMENT (ROUND)



I hereby certify that this plat has been reviewed for the Rutherford County Development Code by the Planning Commission on 10/24/19.

OWNER:
 ANTHONY TOGYRE
 152 HERITAGE PARK DRIVE
 MURFREESBORO, TN 37139
 MAP 93, PARCEL 68-02
 R.B.K. 434, PG. 3304

SITE DATA:
 TOTAL AREA = 6.768 ACRES
 NO. OF LOTS = 4
 MINIMUM LOT SIZE = N/A
 ZONING = CF

FINAL PLAT
LOTS 2, 3, 4 AND 5
TOGRYE SUBDIVISION

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

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

859 MOBILE TOWNE SQUARE • MURFREESBORO, TENNESSEE 37139
 PHONE 615-890-7800 • FAX 615-890-2967

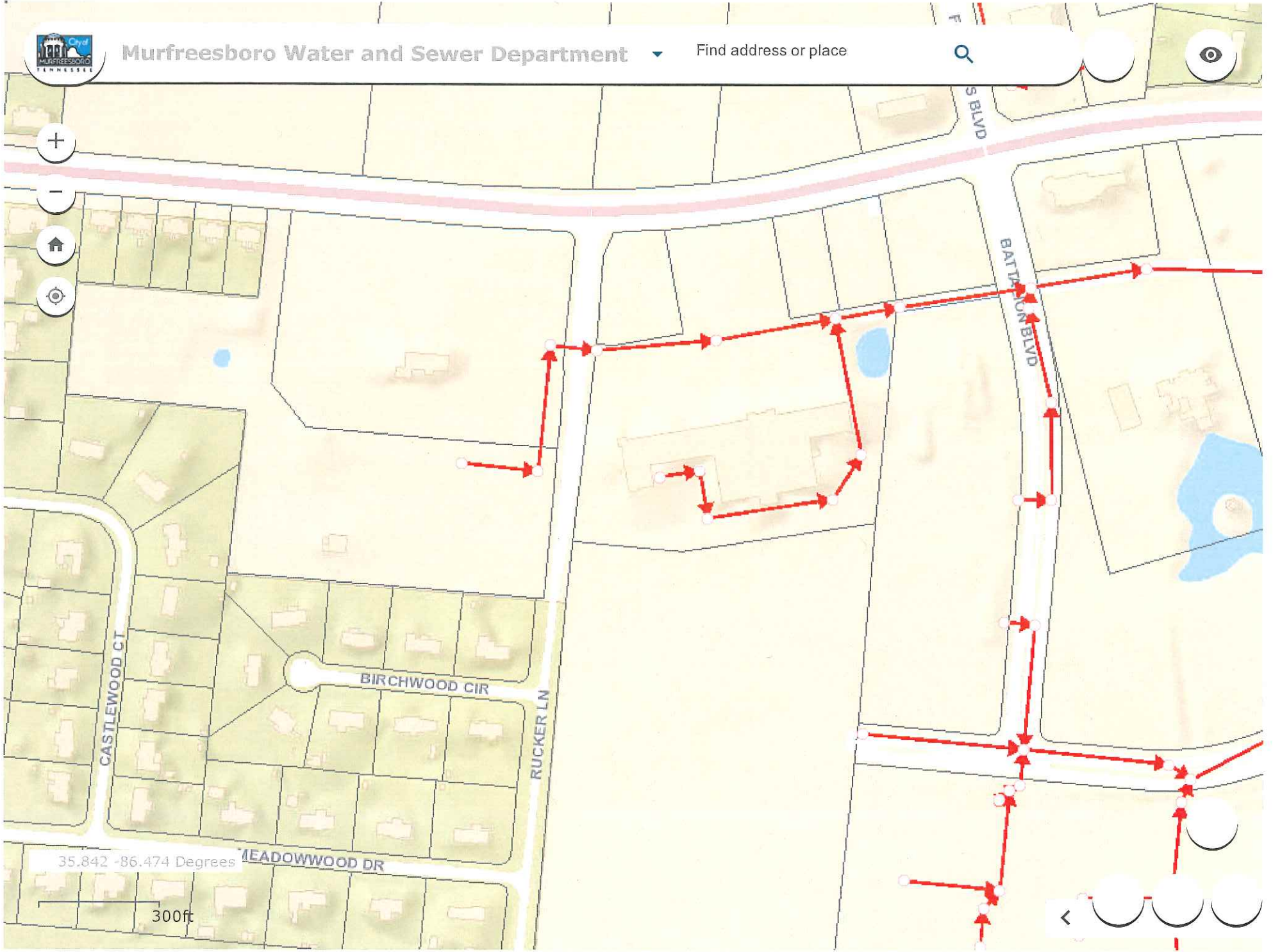
PLAT #	DATE	DATE	FILE	DRAWN BY	SCALE	SHEET
0324	09-20-18	09-20-18	TORREY-01-PLAT	ATG	P=3P	1 OF 1





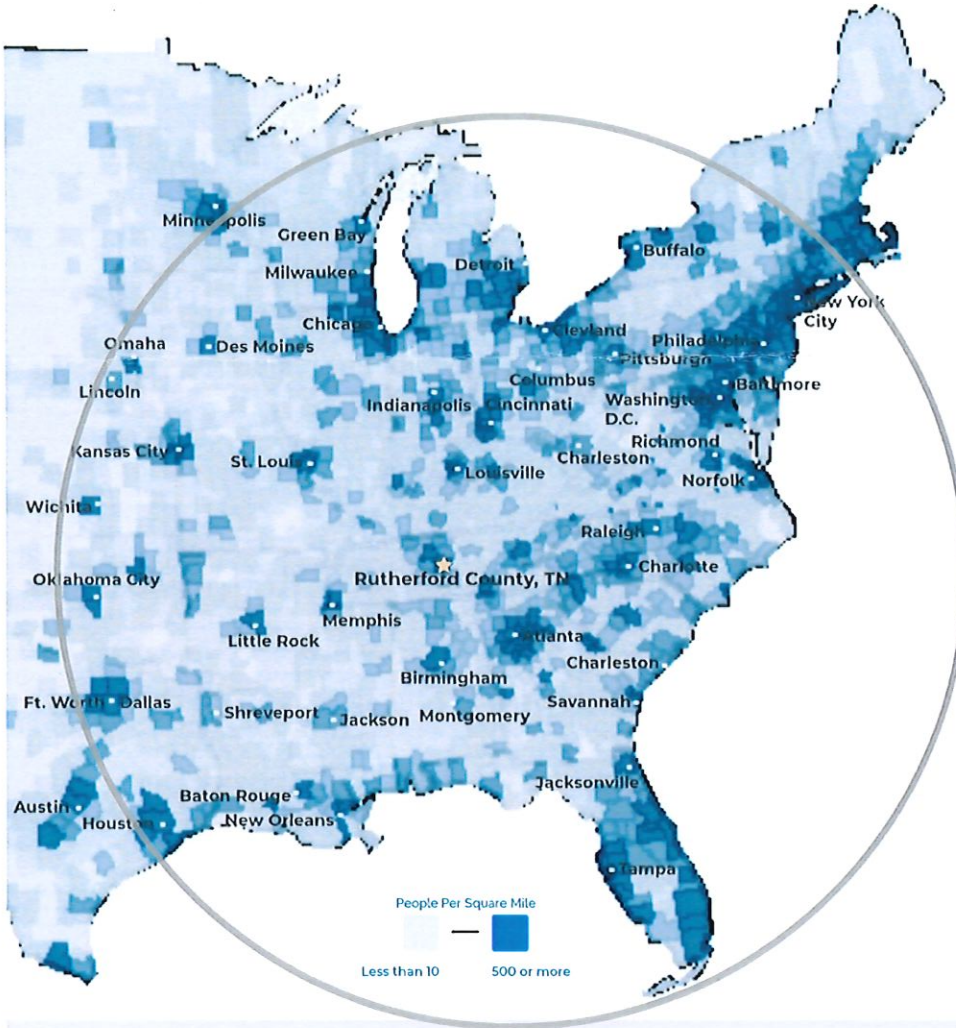
Murfreesboro Water and Sewer Department

Find address or place



RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- # 1** Boomtown in America
- SmartAsset
- # 1** largest suburb of Nashville, TN
- # 1** largest university in Middle Tennessee
- Nashville Business Journal
- # 4** metro for economic strength
- Policom 2022
- 4th** best small city to buy a home in the U.S.
- WalletHub 2021
- 8th** 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	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

2022 RUTHERFORD COUNTY QUICK FACTS

Population

344,000

Median Age

34

Median Home Price

\$400,000

Average HH Income

\$82,000

3 Colleges

25,000 students

College Degrees

42% hold Associate or above

*Sources: 2022 GIS Mapping, Feb. 2022 TN Department of Labor

LABORFORCE DATA	County	Tennessee	United States
Labor Force	191,844	3,348,942	163,990,000
Unemployment Rate	2.7%	3.3%	3.8%
Available Labor Pool	7,937	109,741	6,270,000

RECENT ANNOUNCEMENTS

Gutterglove PRO™

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.

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org