

I-24 Exit 84

## 1.4 to 2.34+/- Acre Commercial Lots

Joe B Jackson Pkwy in MURFREESBORO, TN



### DETAILS:

- Lot 5 - 1.4 Ac: \$9 PSF
- Lot 8 – 2.34 Ac: \$13 PSF (Owner Will Divide)
- Zoned Industrial (allows Retail & Commercial uses)
- All utilities available
- All lots have common easement access to Elam Farms Drive & Joe B Jackson Pkwy
- New traffic lighted Intersection
- Good frontage on 5 lane Joe B Jackson Pkwy
- Easy access to I-24 / Exit 84
- Traffic Count I-24: 49,336

**John Harney**  
AFFILIATE 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



Panatoni

Waffle House

SOLD Restaurant



1.4 Ac  
\$9 PSF

2.34 Ac  
\$13 PSF

Key Oil Company

Wegman Automotive

Interstate Warehousing

NHK

Daiei

Pretoria

Amazon



I-24 FWY  
BUTLER DR

I-24 084E WB ON RAMP  
I-24 FWY  
I-24 FWY  
JOE B JACKSON PKWY

I-24 084B EB OFF RAMP

I-24 084D WB OFF RAMP

I-24 FWY  
I-24 FWY

I-24 FWY  
I-24 FWY

MAYORAL CT

JOE B JACKSON PKWY

ELAM FARMS PKWY

JOE B JACKSON PKWY

JOE B JACKSON PKWY

HOLLIS WESTBROOKS LN

JOE B JACKSON PKWY

JOE B JACKSON PKWY

RICHARD  
TREASURE DR

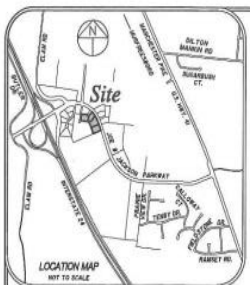
WARMINGFIELD D

SUNRAY DR

GOLDEN SUN CT

RIDGE DR

MANNON CT



- GENERAL NOTES**
1. THE NUMBER OF THIS FINAL PLAT IS TO CREATE A LOT AND SEPARATE ACCESS ADJACENTS.
  2. DRAINAGE SYSTEMS BASED ON FUNDING STATE PLANS COORDINATED TO CITY OF MURFREESBORO URBAN GROWTH ELEMENTARY ADJACENT 1960-200 ROAD 43-40.
  3. THIS PROPERTY LIES WITHIN ZONE L, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP 04-10000000A, EFFECTIVE DATE: JANUARY 8, 2004.
  4. ANY ANTI-SUBSIDY FLOOR ELEVATION (MFL FTE) SHOWN INCLUDES THE MAIN BUILDING, BASEMENT AND ACCESSORY STRUCTURES.
  5. THE SUBDIVISION HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES THERE HAVE BEEN TAKEN FROM PUBLIC APPROPRIATIONS BY THE CITY. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SUBDIVISION MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE TO ANY UTILITIES IN THE AREA OF THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
  6. NO TITLE SEARCH WAS FURNISHED TO THIS SUBDIVISION. THEREFORE, THIS PROPERTY IS SUBJECT TO THE PENDING OF A CONVEYANCE AND ACCURATE TITLE SEARCH.
  7. SUBJECT PROPERTY IS ZONED IN AN ANTI-SUBSIDY OUTREACH FOR THIS SITE AND:
    - PROPOSED LOT: 7.00' x 200' x 120' x 201'
  8. THE SOIL MATERIALS ON LOTS SHOWN HEREIN MAY BE DISTURBED BY CUTTING OFF FILLING OPERATIONS PROPOSED HEREIN OR ANY OTHER DEVELOPMENT. HOWEVER, THE BUILDING OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CORRELATE WITH A GEOTECHNICAL REPORT OF OTHER QUALIFIED PERSON AS BE DEEMED APPROPRIATE TO ADDRESS SAME. THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
  9. IF THE RESPONSIBILITY OF THIS LOT IS TO BE DRAINAGE TO BE DRAINAGE AND CONSTRUCTED IN ACCORDANCE WITH A DRAINAGE AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING ON THE LOT OR INTO THE DRAINAGE FROM THE SOLIDUS SITE TO THE NEAREST EXISTING CONDUIT BY THE SUBDIVISION DEVELOPER.
  10. PUBLIC UTILITY CONDUITS ARE SHOWN AND LOCATED AND ARE NOT EXCLUDED OR BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANY, AT&T, COMCAST, SOUTHWEST TELECOM, SOUTHWEST TELECOM AND OTHERS.
  11. UNDER THE CURRENT ADAPTED PLANNING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (MFL) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE HIGHEST ADJACENT LOT TO THE INTERSECTION OF THE NEAREST CONDUIT AS AN ALTERNATIVE, NO NAME OWNER SHALL INSTALL A BACKFLOW VALVE FOR THE PLUMBING CODE AND EXISTING, NO NAME OWNER A HOLDING PERMIT FROM THE CITY OF MURFREESBORO WITH REGARD TO THE SANITARY SEWER CONNECTION. THE NAME OWNER AND/OR NAME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
  12. ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJACENT PROPERTY AT ANY TIME WITHOUT ADVANTAGE NOTICE OF CONSULTATION.
  13. THE STREET IN THIS PLAT MAY BE CONTRACTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNER OF THE LOTS IN THIS SUBDIVISION. A CEMENTATION IN THE ADJACENT MAY BE HAVE INFRASTRUCTURE CONSTRUCTION WITHIN THEIR LOTS, SOME FUTURE THE AND THERE MAY BE NO NOTICE OF CONSULTATION WITH THE ADJACENT LOT OWNER OF THE CONSTRUCTION.
  14. FROM TO ADVANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL FIRST OBTAIN A CERTIFICATE OF OCCUPANCY AS 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.
  15. PROPERTY IS WITHIN THE BISHOP/ANGLIAN AFFIRMATION DISTRICT.

**KEY OIL**

**SOLD**

**WAFFLE HOUSE  
TACO BELL**

**1.4 Acres  
\$9 PSF**

**NEW SHELL  
C-STORE**

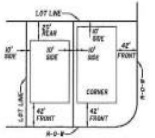
**2.34 Acres  
\$13 PSF**

**LEGEND**

- 100' MIN PERMITS
- 100' MIN PERMITS
- CONC. BOUNDARY (100')

**OWNER:**  
VIRGINIA L. STEWART &  
FISH CREEK VENTURE LP  
P.O. BOX 164  
MILL BRIDGE, TN 37000  
MAP 026, A PORTION OF PARCEL 80  
R.R. BOX, PG. 3525

**SITE DATA:**  
TOTAL AREA = 6.8 ACRES  
AREA IN RIGHT-OF-WAY = N/A  
NO. OF LOTS = 4  
MINIMUM LOT SIZE = N/A  
ZONING = IH (HEAVY INDUSTRIAL)



TYPICAL MINIMUM BUILDING SETBACKS FOR IH ZONING  
N/A

**CERTIFICATE OF ACCURACY**  
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE BASIS OF PRECISION OF THE UNADJUSTED SURVEY IS A CLASS OF SURVEY AS SHOWN HEREIN. ALSO I CERTIFY THAT THE INSTRUMENT HAS BEEN IN FULL COMPLIANCE WITH THE SPECIFICATIONS OF THE CITY ENGINEER.  
DATE: \_\_\_\_\_ REGISTERED SURVEYOR  
TRONK R.L.E. IN \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DESIGNATION**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND RECORDING HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH ALL THE RIGHTS AND OBLIGATIONS OF THE UNDERGROUND UTILITY LINES AND ASSOCIATE ALL STRUCTURE, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  
RECORD BOOK NO. PAGE 3525 VIRGINIA L. STEWART  
**CERTIFICATE OF OWNERSHIP AND DESIGNATION**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND RECORDING HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH ALL THE RIGHTS AND OBLIGATIONS OF THE UNDERGROUND UTILITY LINES AND ASSOCIATE ALL STRUCTURE, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  
RECORD BOOK NO. PAGE 3525 FISH CREEK VENTURE, LP

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE. WITH THE EXCEPTION OF SUCH REGULATIONS AS SHOWN IN THE ANALYSIS 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 THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ PLANNING COMMISSION SECRETARY

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**  
I HEREBY CERTIFY THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS AND STORMWATER DRAINAGE CONTROL FOR THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS. OR, IF A STREET FOR THE DRAINAGE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.  
DATE: \_\_\_\_\_ CITY ENGINEER

**CERTIFICATE OF APPROVAL FOR ELECTRIC POWER**  
I HEREBY CERTIFY THAT THE SUBDIVISION HEREIN HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT AS TO THE ELECTRIC POWER SERVICE THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF AREA AND THAT IT IS IN LINE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE APPROVAL OF THE CITY OF MURFREESBORO AND THE CITY OF MURFREESBORO. THE SERVICE AREA OF THE CITY OF MURFREESBORO SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
I HEREBY CERTIFY THAT THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE WATER LINES AND APPURTENANCES SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ CONSULTED UTILITY DISTRICT OF RUTHERFORD COUNTY OFFICIAL

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**  
I HEREBY CERTIFY THAT THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE SEWER LINES AND APPURTENANCES SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO WATER RESOURCES OFFICIAL

**CERTIFICATE OF APPROVAL OF BATHING AND RECREATION**  
I HEREBY CERTIFY THAT THE BATHING AND RECREATION AREAS FOR THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE BATHING AND RECREATION AREAS SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO BATHING AND RECREATION OFFICIAL

**CERTIFICATE OF APPROVAL OF AIR QUALITY**  
I HEREBY CERTIFY THAT THE AIR QUALITY AREAS FOR THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE AIR QUALITY AREAS SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO AIR QUALITY OFFICIAL

**CERTIFICATE OF APPROVAL OF LAND USE**  
I HEREBY CERTIFY THAT THE LAND USE AREAS FOR THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE LAND USE AREAS SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO LAND USE OFFICIAL

**CERTIFICATE OF APPROVAL OF ENVIRONMENTAL IMPACT STATEMENT**  
I HEREBY CERTIFY THAT THE ENVIRONMENTAL IMPACT STATEMENT FOR THE SUBDIVISION HEREIN HAS BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE ENVIRONMENTAL IMPACT STATEMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO ENVIRONMENTAL IMPACT STATEMENT OFFICIAL

**CERTIFICATE OF APPROVAL OF HISTORIC PRESERVATION**  
I HEREBY CERTIFY THAT THE HISTORIC PRESERVATION AREAS FOR THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE HISTORIC PRESERVATION AREAS SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO HISTORIC PRESERVATION OFFICIAL

**CERTIFICATE OF APPROVAL OF PUBLIC SAFETY**  
I HEREBY CERTIFY THAT THE PUBLIC SAFETY AREAS FOR THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE PUBLIC SAFETY AREAS SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO PUBLIC SAFETY OFFICIAL

**CERTIFICATE OF APPROVAL OF TRANSPORTATION**  
I HEREBY CERTIFY THAT THE TRANSPORTATION AREAS FOR THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE TRANSPORTATION AREAS SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO TRANSPORTATION OFFICIAL

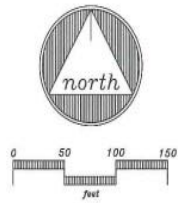
**CERTIFICATE OF APPROVAL OF UTILITIES**  
I HEREBY CERTIFY THAT THE UTILITIES AREAS FOR THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE UTILITIES AREAS SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO UTILITIES OFFICIAL

**CERTIFICATE OF APPROVAL OF ZONING**  
I HEREBY CERTIFY THAT THE ZONING AREAS FOR THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE ZONING AREAS SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO ZONING OFFICIAL

**CERTIFICATE OF APPROVAL OF OTHER**  
I HEREBY CERTIFY THAT THE OTHER AREAS FOR THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE OTHER AREAS SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO OTHER OFFICIAL

**CERTIFICATE OF APPROVAL OF RECORDING**  
I HEREBY CERTIFY THAT THE RECORDING AREAS FOR THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE RECORDING AREAS SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO RECORDING OFFICIAL

**CERTIFICATE OF APPROVAL OF OTHER**  
I HEREBY CERTIFY THAT THE OTHER AREAS FOR THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE SPECIFICATIONS OF THE CONSULTED CITY ENGINEER. THE OTHER AREAS SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE. THE CITY OF MURFREESBORO DEPARTMENT OF ENVIRONMENT AND CONSTRUCTION COMMUNITY WATER SYSTEMS DEPARTMENT SHALL BE PROVIDED WITHIN THE YEAR OF THE DATE.  
DATE: \_\_\_\_\_ MURFREESBORO OTHER OFFICIAL



**FINAL PLAT**  
**LOTS 5 - 8**  
**ELAM ROAD**  
**SUBDIVISION**

**CITY OF MURFREESBORO, TENNESSEE**  
**18th CIVIL DISTRICT OF RUTHERFORD COUNTY**

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

**LANDSCAPE ARCHITECTURE**  
800 WOODLAWN AVENUE • MURFREESBORO, TENNESSEE 37050  
PHONE: (615) 895-7500 • FAX: (615) 895-2507

**WWW.SEC-INC.COM**  
DATE: 10/1/2008  
DRAWN BY: [Name]  
SCALE: P=1"=50'  
SHEET: 1

**NHK**

# Demographic Summary Report

## Joe B. Jackson Pky, Murfreesboro, TN 37133

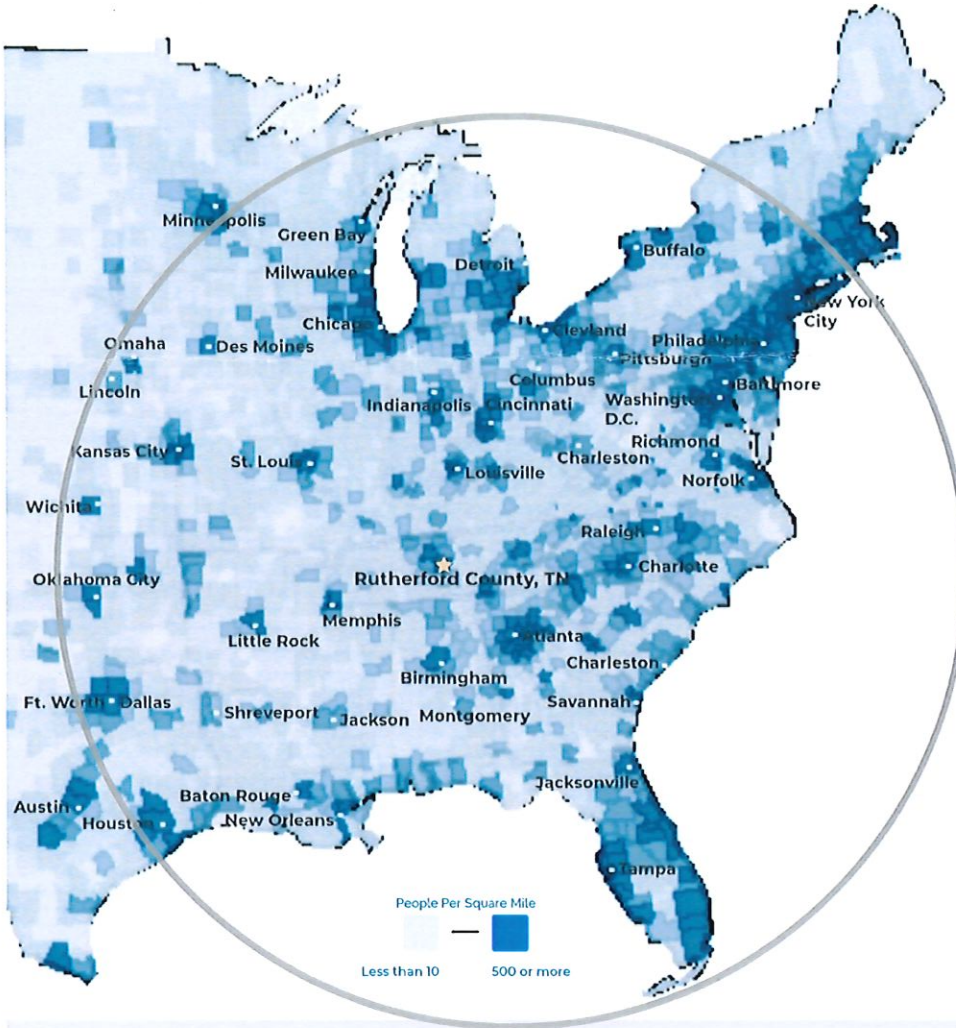
Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	2,485	34,783	91,128
2022 Estimate	2,100	30,431	79,482
2010 Census	1,113	24,881	61,980
Growth 2022 - 2027	18.33%	14.30%	14.65%
Growth 2010 - 2022	88.68%	22.31%	28.24%
<b>2022 Population by Hispanic Origin</b>	95	2,436	6,702
<b>2022 Population</b>	2,100	30,431	79,482
White	1,676 79.81%	21,763 71.52%	55,923 70.36%
Black	302 14.38%	5,759 18.92%	16,918 21.29%
Am. Indian & Alaskan	9 0.43%	201 0.66%	433 0.54%
Asian	81 3.86%	1,613 5.30%	3,500 4.40%
Hawaiian & Pacific Island	0 0.00%	28 0.09%	92 0.12%
Other	32 1.52%	1,067 3.51%	2,616 3.29%
U.S. Armed Forces	3	78	162
<b>Households</b>			
2027 Projection	855	12,925	33,531
2022 Estimate	725	11,357	29,313
2010 Census	388	9,372	22,979
Growth 2022 - 2027	17.93%	13.81%	14.39%
Growth 2010 - 2022	86.86%	21.18%	27.56%
Owner Occupied	621 85.66%	7,664 67.48%	17,223 58.76%
Renter Occupied	105 14.48%	3,693 32.52%	12,090 41.24%
<b>2022 Households by HH Income</b>	725	11,356	29,312
Income: <\$25,000	18 2.48%	1,674 14.74%	5,233 17.85%
Income: \$25,000 - \$50,000	136 18.76%	2,773 24.42%	7,530 25.69%
Income: \$50,000 - \$75,000	181 24.97%	2,219 19.54%	5,755 19.63%
Income: \$75,000 - \$100,000	89 12.28%	1,325 11.67%	3,500 11.94%
Income: \$100,000 - \$125,000	84 11.59%	1,056 9.30%	2,695 9.19%
Income: \$125,000 - \$150,000	104 14.34%	936 8.24%	1,878 6.41%
Income: \$150,000 - \$200,000	89 12.28%	835 7.35%	1,716 5.85%
Income: \$200,000+	24 3.31%	538 4.74%	1,005 3.43%
<b>2022 Avg Household Income</b>	\$98,141	\$83,118	\$75,049
<b>2022 Med Household Income</b>	\$82,724	\$62,546	\$57,408

# 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
- 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	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.



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



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.

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