



FOR SALE or GROUND LEASE – 2.6 AC Com./Office Lot

Medical Center Pkwy – Murfreesboro, TN



DETAILS:

- **Lot 2A: 2.6 AC for \$2,265,120**
- High visibility commercial/office lot on Medical Center Pkwy.
- Great location in Murfreesboro’s hot Gateway corridor
- Directly across from St. Thomas Rutherford Hospital
- Pad ready with all utilities

John Harney
AFFILIATE BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE

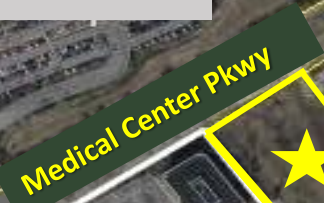


1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129
615.896.4045

www.parks-group.com

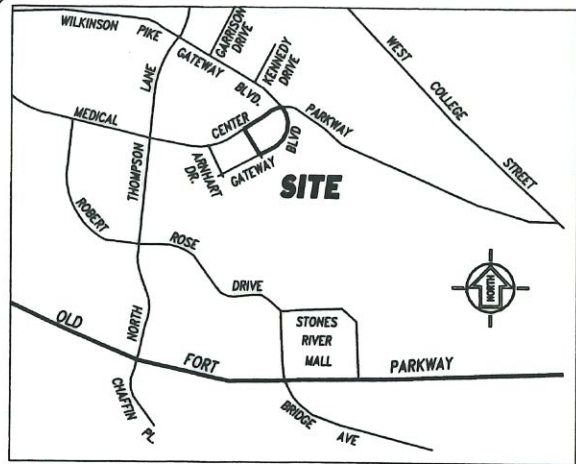


Diabetes Clinic



2.6 AC SITE





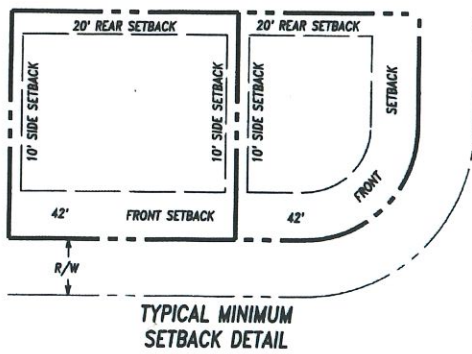
LOCATION MAP
NOT TO SCALE

100 YEAR FLOOD ELEVATION FOR SITE = 574.0'
MINIMUM FLOOR ELEVATION REQUIREMENT = 575.0'

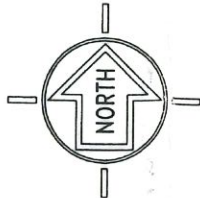
THE PURPOSE OF THIS PLAT IS TO CREATE TWO SMALLER LOTS FROM THE ORIGINAL LARGE LOT.

GENERAL NOTES

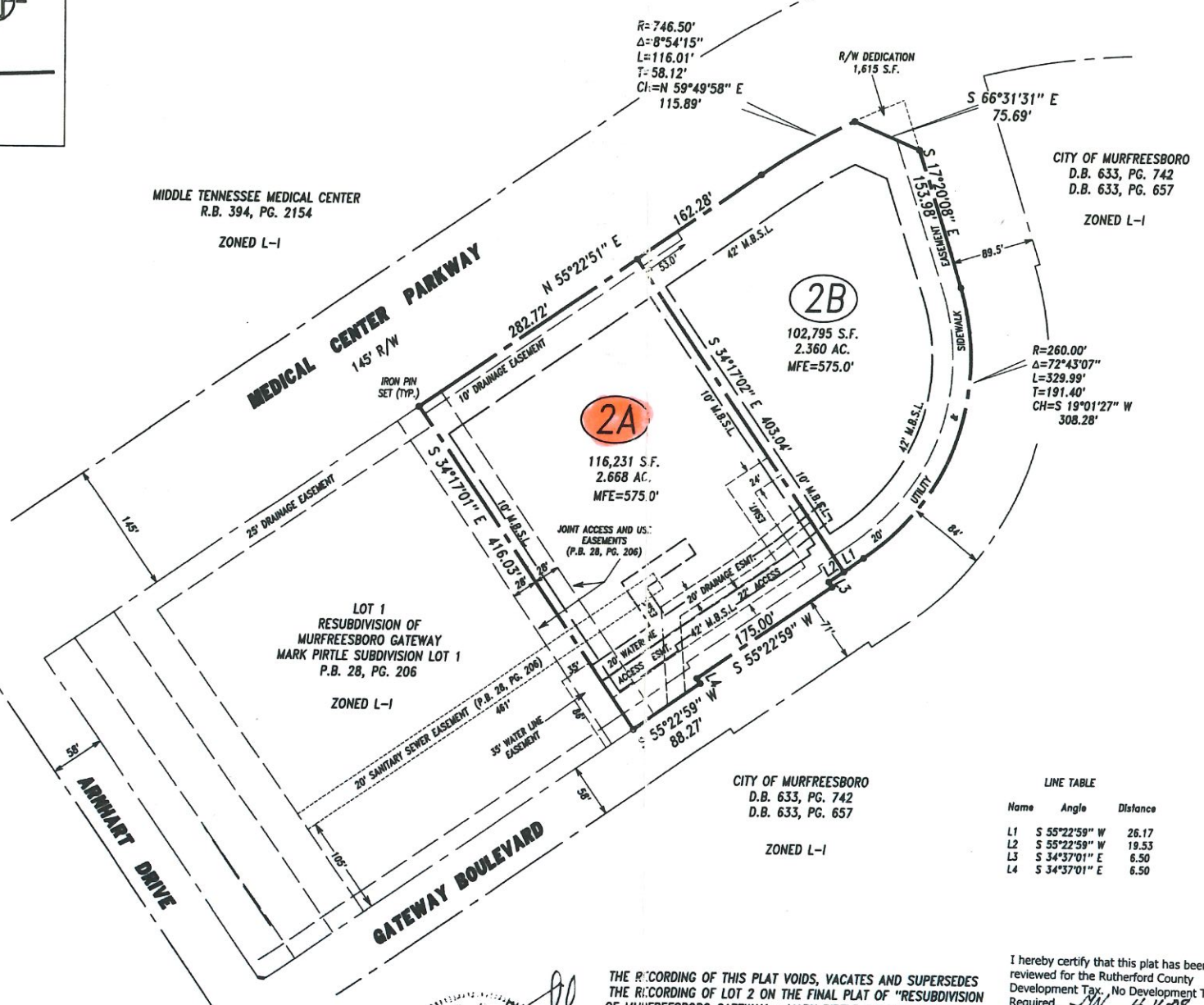
- Bearings are based on City of Murfreesboro Urban Growth Boundary GPS control network (NAD 1983-96).
 - Property is shown as Parcel 1.01 Tax Map 91H, Group B.
 - NO portion of this property lies within the 100 year flood plain as determined from elevations shown on a FIRM map for the City of Murfreesboro and Rutherford County, Panel No. 47149C0280H, 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.
 - Subject property is zoned L-1 (Light Industrial) and is within the GDO-3 Gateway Design Overlay District.
- Minimum Building Setbacks for this zoning designation are as follows:
Front - 42'
Side - 10'
Rear - 20'
- Zoning and Setback Requirements may be subject to the Murfreesboro Gateway Design Development Guidelines and the Design Review Committee.
- Property is shown as Lot 2 on the Final Plat entitled "Resubdivision of Murfreesboro Gateway - Mark Pirtle Subdivision Lot 1", recorded in Plat Book 28, Page 206, R.O.R.C., TN.
 - Property is a portion of the same property conveyed to the Stonegate Corporate Center, LLC, of record in Record Book 480, Page 1348, Registrar's Office for Rutherford County, Tennessee.
 - No title report was furnished to this surveyor for review. This survey is subject to the findings of a current title search.
 - Water and Sewer service lines are to be extended to property by Owner/Developer of each respective lot as needed.
 - Any house or 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 33-35(X)(1) which requires the owners to execute a Release and Indemnification Agreement in favor of the City as a prerequisite to connecting to water and/or sewer services.
 - Any minimum finished floor elevation (MFE) shown includes the main building, garages and accessory structures.
 - 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.



Jennifer M Gerhart, Register
Rutherford County Tennessee
Rec #: 553578
Rec'd: 15.00 Instrument #: 1558624
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 4/16/2008 at 2:20 PM
Total: 17.00 in
Plat Cabinet 34 Pgs 26-26



BENCHMARK:
UG802-529
578.55'



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 we hereby adopt this plan of subdivision with my (our) free consent and establish the minimum building restriction lines, dedicate all streets, alleys, walkways, and utilities therein, parks and other open spaces to public or private use as noted.

Date: 3-31-08
Stonegate Corporate Center, LLC
Mark Pirtle, Chief Manager

RECORD BOOK 480, PAGE 1348

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.

Date: APR 1 2008
Will Wahid
Electric Power Official

CERTIFICATE 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 and that the land shown to be subdivided hereon is within the water service jurisdiction of [either Murfreesboro Water and Sewer Department or Consolidated Utility District].

Date: 4/9/08
Murfreesboro Water and Sewer Department

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 the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (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 sewer service jurisdiction of the city of Murfreesboro Water and Sewer Department.

Date: 4/9/08
Murfreesboro Water and Sewer 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 the plat has been approved for recording in the office of the County Register of Deeds.

Date: 4-15-08
Planning Commission Secretary

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that (1) the 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.

Date: 4/15/08
City Engineer

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required.
APR 16 2008
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

FINAL PLAT
2 LOTS ON 5.028 ACRES

RESUBDIVISION OF
MURFREESBORO GATEWAY
MARK PIRTLE SUBDIVISION LOT 2
CITY OF MURFREESBORO - 13TH CIVIL DISTRICT
RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

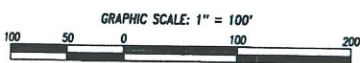
PROJ. # 04156	DATE: 2-21-08 REV'D 3-10-08	FILE: REVISED-10-08 PLAT	DRAWN BY: HASP/TGR	SCALE: 1" = 100'	SHEET 1 OF 1
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CERTIFICATE OF ACCURACY
I hereby certify that this is a Category I Survey and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon. I also certify that the monuments have been, or will be, placed as shown to the specifications of the City Engineer.
Date: 3-18-2008
Surveyor: Jennifer M Gerhart
Tennessee Reg. No. 1805

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 2 ON THE FINAL PLAT OF "RESUBDIVISION OF MURFREESBORO GATEWAY - MARK PIRTLE SUBDIVISION LOT 1", PREVIOUSLY RECORDED IN PLAT BOOK 28, PAGE 206, R.O.R.C., TN.

TIME OF RECORDING: 2:20 P.M.
DATE OF RECORDING: April 16, 2008
PLAT BOOK 34, PAGE 26



Demographic Summary Report

Medical Center Pkwy – Stonegate Lot 2A

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

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

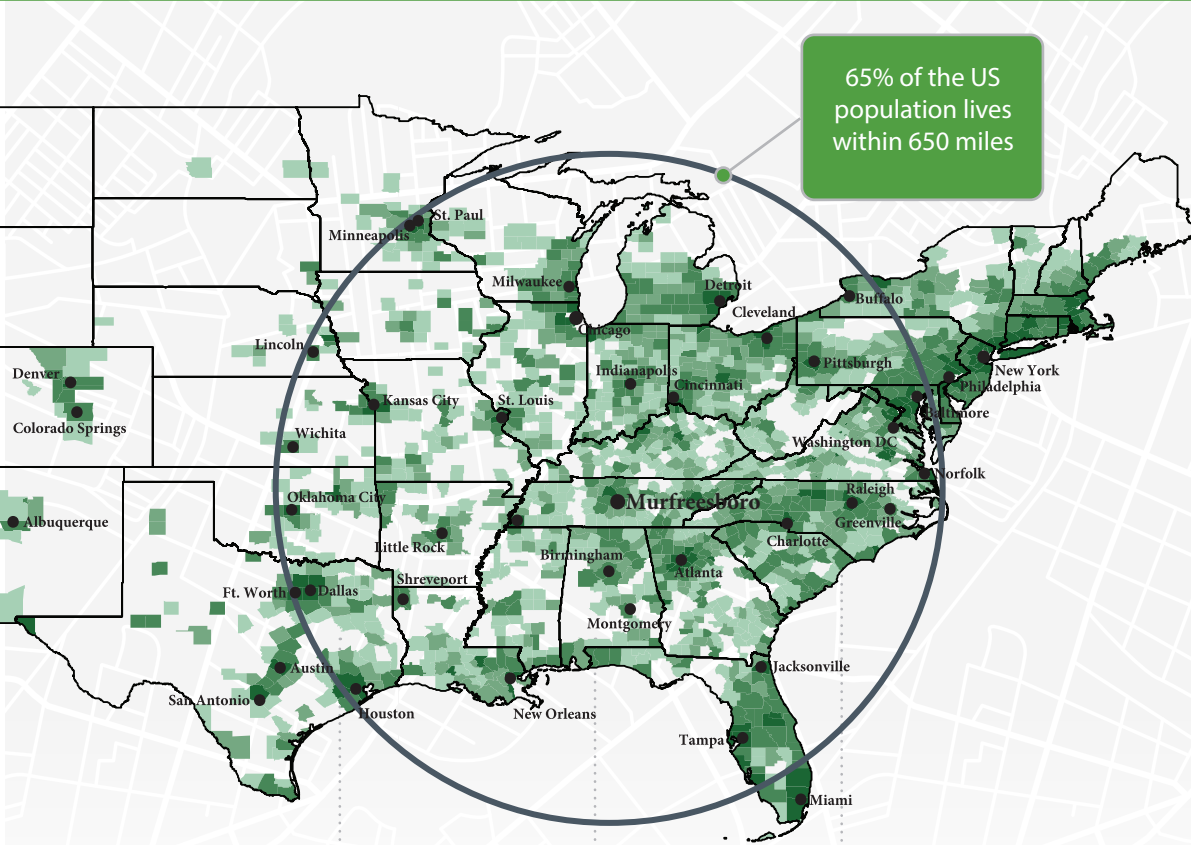


Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	3,701	68,768	176,679
2021 Estimate	3,234	62,105	158,837
2010 Census	1,685	47,910	116,802
Growth 2021 - 2026	14.44%	10.73%	11.23%
Growth 2010 - 2021	91.93%	29.63%	35.99%
2021 Population by Hispanic Origin	207	4,919	12,232
2021 Population	3,234	62,105	158,837
White	2,608 80.64%	46,343 74.62%	118,375 74.53%
Black	411 12.71%	11,223 18.07%	28,643 18.03%
Am. Indian & Alaskan	9 0.28%	302 0.49%	786 0.49%
Asian	123 3.80%	2,297 3.70%	6,191 3.90%
Hawaiian & Pacific Island	0 0.00%	41 0.07%	174 0.11%
Other	83 2.57%	1,899 3.06%	4,670 2.94%
U.S. Armed Forces	6	90	402
Households			
2026 Projection	1,413	27,689	66,632
2021 Estimate	1,243	25,055	59,974
2010 Census	705	19,635	44,610
Growth 2021 - 2026	13.68%	10.51%	11.10%
Growth 2010 - 2021	76.31%	27.60%	34.44%
Owner Occupied	820 65.97%	13,359 53.32%	35,419 59.06%
Renter Occupied	423 34.03%	11,695 46.68%	24,555 40.94%
2021 Households by HH Income			
Income: <\$25,000	242 19.44%	4,045 16.14%	8,891 14.82%
Income: \$25,000 - \$50,000	252 20.24%	5,765 23.01%	13,505 22.52%
Income: \$50,000 - \$75,000	328 26.35%	5,328 21.26%	11,646 19.42%
Income: \$75,000 - \$100,000	141 11.33%	3,387 13.52%	7,698 12.84%
Income: \$100,000 - \$125,000	92 7.39%	2,593 10.35%	6,135 10.23%
Income: \$125,000 - \$150,000	39 3.13%	1,324 5.28%	4,371 7.29%
Income: \$150,000 - \$200,000	130 10.44%	1,636 6.53%	4,712 7.86%
Income: \$200,000+	21 1.69%	978 3.90%	3,016 5.03%
2021 Avg Household Income	\$73,738	\$78,605	\$84,859
2021 Med Household Income	\$58,030	\$62,028	\$66,014

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
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asurion 1,250 Employees	verizon 1,068 Employees	General Mills 1,000 Employees
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ADIENT 1,000 Employees	BRIDGESTONE 987 Employees	CardinalHealth 816 Employees
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rutherford
works

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

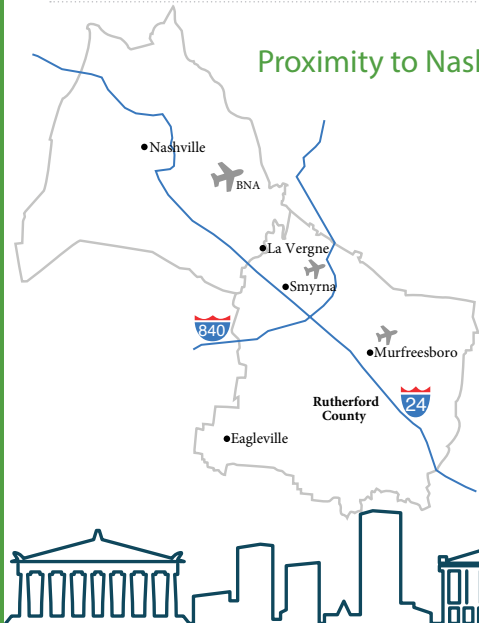
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



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