



12.3 Acres on John Bragg Hwy – Murfreesboro, TN Next to Hop Springs Brewery & Event Center



DETAILS:

- **Price: \$1,228,770**
- Potential Commercial/Industrial Use (Subject to re-zoning)
- Adjacent to Hop Springs Brewery & Event Center
- Site can share private sewer treatment system with Hop Springs
- Call agents for more details
- Traffic Count: Approx. 16,319

PARKS | **P**

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THE PARKS GROUP
COMMERCIAL REAL ESTATE



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John Bragg Hwy

JOHN BRAGG HWY

70S

Freedom Of
Worship
Church

HOP Springs
Brewery

★
SITE

12.3 AC

600ft

★ 12.3 Ac
Site

Hop Springs
Brewery

Murfreesboro

John Bragg Hwy



Site Notes:

1. See architectural drawings for building dimensions.
2. Contractor shall immediately notify the engineer of any discrepancies found between these plans, the architectural plans, and/or field conditions prior to construction.
3. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.
4. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.
5. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.
6. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.
7. The contractor is responsible for the protection and replacement of all property pins on this site.
8. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.
9. Existing conditions and topo shown herein are taken from a County Topo and supplemental topo by S.E.C., Inc.
10. Coordinates referenced are for construction staking purposes and are site assigned. They should be considered local coordinates for this project only.
11. The approval of the site plan does not constitute approval of any signage. Signage has it's own approval process.
12. Building permits will be required for this project following site plan approval. The applicant should contact Tanya Bell with Building Codes Dept. with inquires regarding obtaining a building permit.

General Utility Notes:

1. Existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the owner or engineer prior to beginning construction.
2. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.
3. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities, prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.
4. The contractor shall refer to architect's plans and specifications for actual location of all utility entrances to include sanitary sewer laterals, domestic and fire protection water service, electrical, telephone and gas service. This contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie-ins/connections to their facilities.
5. All underground utilities (water sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous), shall be in-place prior to the placement of base course material.
6. Location of site utilities shall be verified with proper utility company providing service.
7. In Tennessee it is a requirement per "the underground utility damage prevention act" that anyone who engages in excavation must notify all known utility owners, not less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds those utility owners who participate in the Tennessee one call system can be notified toll free at 1-800-351-1111.

Waterline Notes:

1. All water mains shall be hydrostatically tested and disinfected before acceptance.
2. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.
3. Contractor shall comply with all requirements of the latest edition of the CUD specifications.
4. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.
5. Main line water taps shall be made by CUD.
6. The owner/developer for budget purposes should contact CUD for related fees to project which may be substantial.
7. The reduced pressure backflow preventer for the domestic water service must be above ground and outside also.
8. This property is within the service area for consolidated utility district (CUD).

LINE TABLE

LINE	BEARING	DISTANCE
L1	N08°51'53"E	68.73'
L2	N04°18'11"E	68.81'
L3	N02°07'11"W	48.48'
L4	N07°25'45"E	81.02'
L5	N08°08'40"E	114.75'
L6	N04°58'55"E	128.84'
L7	N12°15'54"E	125.81'
L8	N04°28'35"E	67.47'
L9	S05°51'07"W	26.89'
L10	N16°39'13"E	49.05'
L11	N08°28'39"E	36.64'
L12	N06°58'18"E	68.17'
L13	N14°03'28"E	97.78'
L14	N34°38'08"E	98.29'
L15	N08°45'28"E	15.63'
L16	N15°02'48"W	84.19'
L17	N01°15'41"W	33.21'
L18	N07°52'32"E	98.18'
L19	N11°08'11"W	24.91'
L20	N29°30'54"E	23.44'
L21	N09°22'15"E	59.27'
L22	N06°38'34"E	17.58'
L23	N15°02'48"W	13.68'
L24	S05°52'07"W	206.10'
L25	S09°22'15"W	69.68'
L26	S08°30'04"W	26.81'
L27	S07°52'32"W	100.52'
L28	S01°15'41"E	23.17'
L29	S15°02'48"E	80.82'

Legend:

	EXIST. CONCRETE MONUMENT		INLET FILTER PROTECTION
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		PROPOSED SIGN POST
	EXIST. SEWER CLEANOUT		HEADWALL
	EXIST. MANHOLE (SEWER AND PHONE)		WINGED HEADWALL
	EXIST. CATCH BASIN (STORM SEWER)		MANHOLE
	EXIST. WATER/GAS VALVE		PROPOSED SPOT ELEVATION
	EXIST. TELEPHONE RISER		EXIST. SPOT ELEVATION
	EXIST. GAS RISER		POST INDICATOR VALVE
	ELECTRICAL ENCLOSURE		REDUCER
	EXIST. WATER METER		REMOTE FIRE DEPT. CONNECTION
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		R/R RAP
	BENCHMARK		RUNOFF FLOW ARROW
	BLOW OFF VALVE		SEWER/STORM FLOW DIRECTION
	CONCRETE BOLLARD		TRAFFIC ARROW
	CATCH BASIN		TURN LANE ARROWS
	CURB INLET		VAN ACCESSIBLE HANDICAP DESIGNATION
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE AND BOX		CURB AND GUTTER
	EXTERIOR CLEANOUT EOC		CONCRETE SWALE
	WATER METER		TYPE- "U" HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W
PROPOSED WATER	W
EROSION EEL	E E E



Know what's below.
Call before you dig.



Hop Springs Brewing
6790 John Bragg Hwy
Land Exhibit
Rutherford County, Tennessee

Master Plan

C0.1

SEC, Inc.

ENGINEERING - SURVEYING - LAND PLANNING
LANDSCAPE ARCHITECTURE
860 MIDDLE TENNESSEE BOULEVARD
KNOXVILLE, TENNESSEE 37912
TEL: 615-586-1111 FAX: 615-586-1112
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

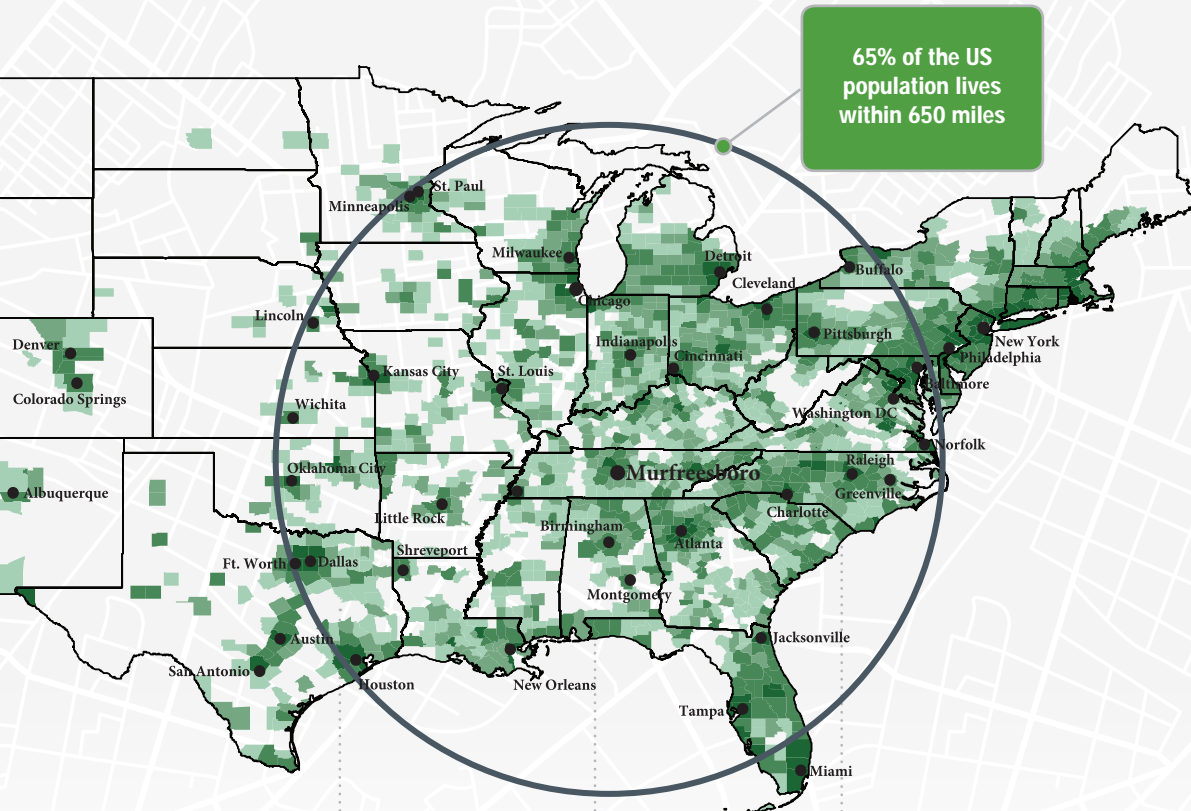
The site as shown on these construction drawings is intended to enhance specific engineering design criteria and objectives. It is the responsibility of the engineer to ensure that the design and construction of the project complies with all applicable laws, regulations, and standards. The engineer shall not be responsible for any errors or omissions in the design or construction of the project.

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

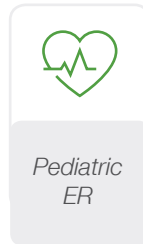
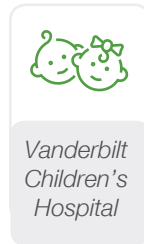
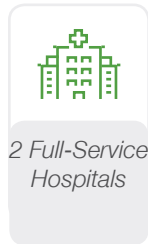


9.1% Lower Cost of Living than US Average

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



CardinalHealth
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