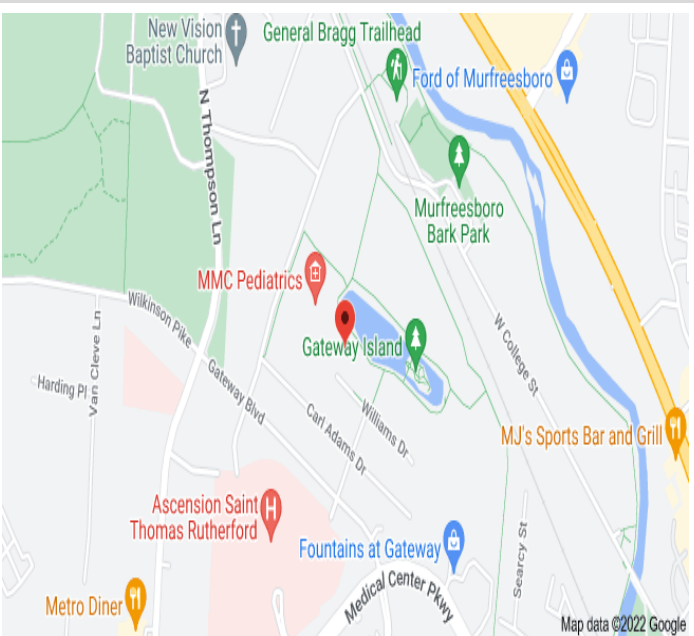




1.57 - 2.92 Ac Commercial Lots

Gateway Office Corridor - Murfreesboro, TN



DETAILS:

- Lot 2 – 1.47 Ac: **SOLD**
- Lot 6A – 1.57 Ac: \$14 PSF
- Lot 9 – 2.92 Ac: \$14.49 PSF – Owner will divide
- Lot 14 – 1.76 Ac: \$18.50 PSF
- Lot 17 – 1.7 Ac: **SOLD - The Goddard School**
- Zoned mixed use – allows office, retail & high density residential
- High visibility commercial/office lot on Medical Center Pkwy.
- Great location in Murfreesboro's hot Gateway corridor
- Directly across from Saint Thomas Rutherford Hospital
- Grade ready with all utilities
- Overlooks the Gateway Lake Park

John Harney
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



Kasai



1.76 AC
Lot 14

2.92 Ac
Lot 9

Gateway Island Park &
Greenway

1.57 Ac
Lot 6A

SOLD
Volunteer
Behavioral
Health

SOLD



SEARCY ST

TUNE AVE

MEDICAL CENTER PKWY

MEDICAL CENTER PKWY

W COLLEGE ST

W COLLEGE ST

GARRISON DR

GARRISON DR

WILLIAMS DR

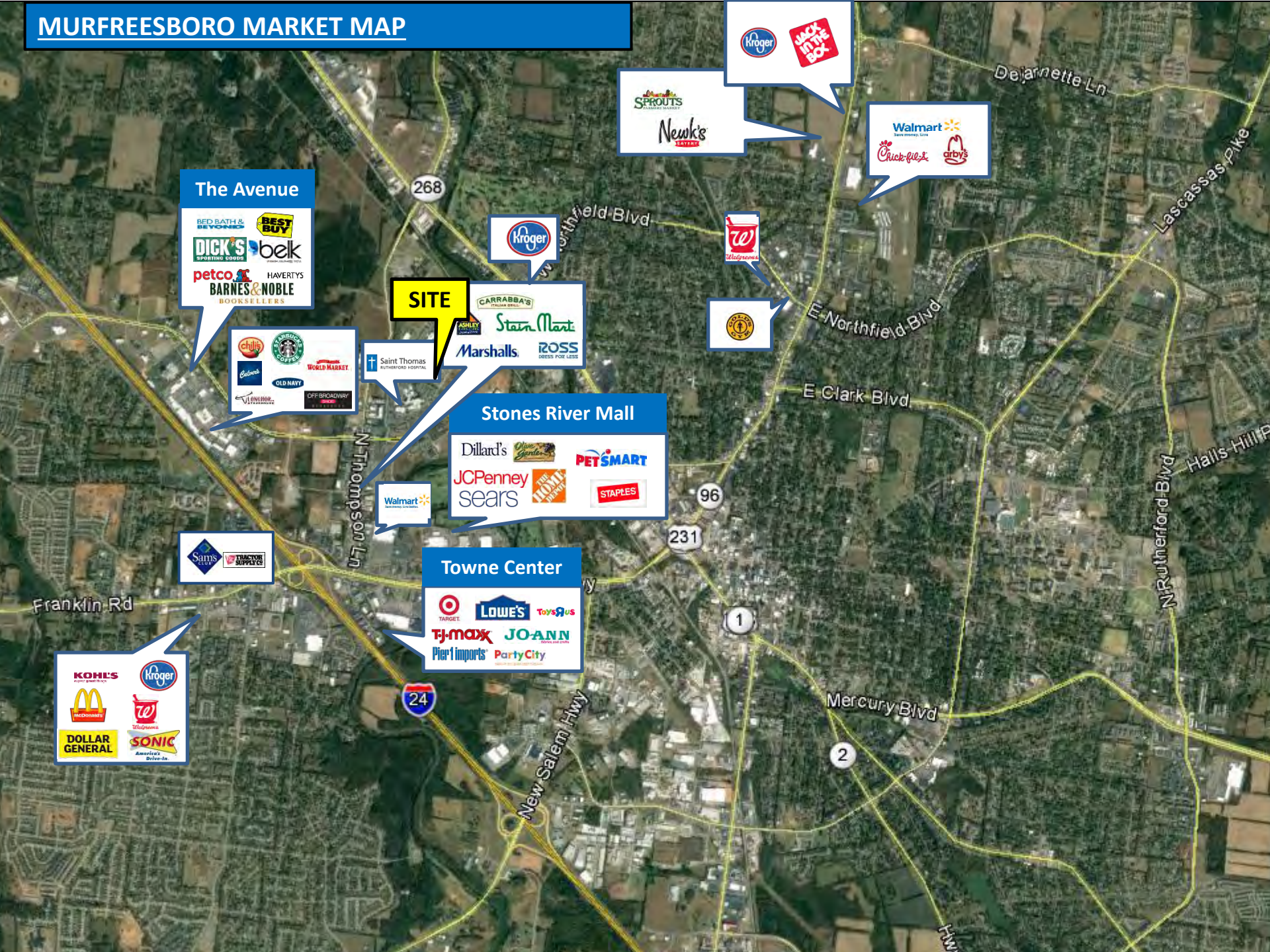
WILLIAMS DR

GATEWAY BLVD

GATEWAY BLVD

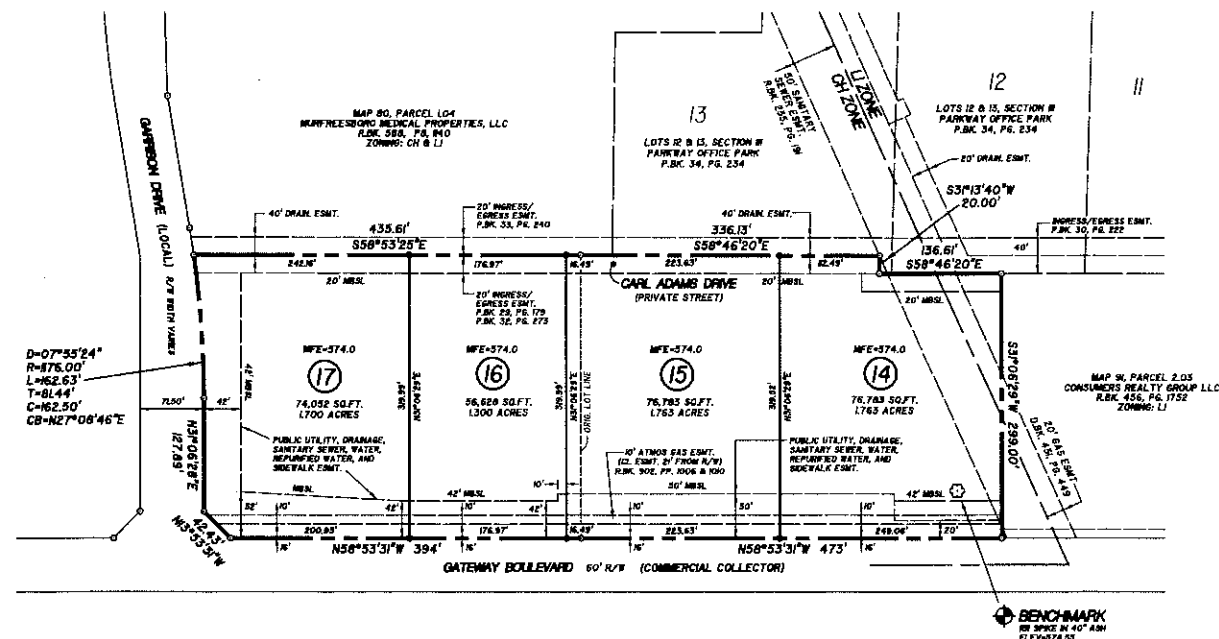
ON LN

MURFREESBORO MARKET MAP



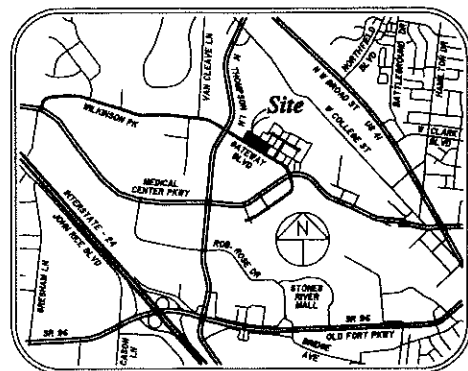
GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO CREATE FOUR COMMERCIAL LOTS.
2. BEARING SYSTEM IS TENNESSEE STATE PLANE BASED ON CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT URB02-353.
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A 100 YEAR FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4790C0000 K, EFFECTIVE DATE JANUARY 3, 2007.
4. SUBJECT PROPERTY IS SHOWN AS PARCELS 101 AND 102 ON RUTHERFORD COUNTY PROPERTY MAP 94.
5. BEING THE SAME PROPERTY CONVEYED TO PIRTELL-DEFOUR GATEWAY, LLC, IN RECORD BOOK 701, PAGE 3279, AND RECORD BOOK 575, PAGE 2682, R.O.C., TN, AND OUTLINED TO MARK PIRTELL GATEWAY, LLC, IN RECORD BOOK 875, PAGE 2484, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TN.
6. 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 COMPOSE 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.
7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
8. SUBJECT PROPERTY IS ZONED CH AND LL MINIMUM BUILDING SETBACKS FOR THESE ZONING DESIGNATIONS ARE AS FOLLOWS:
CH - FRONT = 42' LI - FRONT = 42'
SIDE = 0' SIDE = 0'
REAR = 20' REAR = 20'
IN ADDITION, THIS PROPERTY LIES WITHIN THE GATEWAY DESIGN OVERLAY NO. 3. ANY REQUIREMENTS OR RESTRICTIONS FOR GDO-3 SHALL APPLY.
9. THE SOIL MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
10. 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 FLOODING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
11. PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS BELL SOUTH TELECOMMUNICATIONS (AT&T), MURFREESBORO ELECTRIC DEPARTMENT, CABLE TELEVISION SERVICES, ATMOS GAS AND OTHERS.
12. ANY STRUCTURE WITH A BUILDING DRAIN CONNECTING 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 35-300(d) WHICH REQUIRES THE OWNER(S) TO EXECUTE A RELEASE AND INDEMNIFICATION AGREEMENT IN FAVOR OF THE CITY AS A PREREQUISITE TO CONNECTING TO WATER AND/OR SEWER SERVICES.
13. ACCESS TO GARRISON DRIVE FROM LOT 17 IS RESTRICTED TO CARL ADAMS DRIVE, A PRIVATE STREET.
14. ACCESS TO GATEWAY BOULEVARD FROM LOT 17 SHALL PROVIDE AT LEAST 800 FEET OF CORNER CLEARANCE FROM THE INTERSECTION OF GARRISON DRIVE.

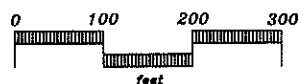
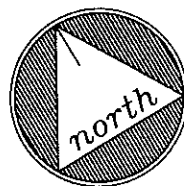


LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)



LOCATION MAP
N.T.S.



I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. 2-4-10 2484
RUTHERFORD COUNTY LEGAL PLANNING COMMISSION

OWNER/DEVELOPER:

MARK PIRTELL GATEWAY, LLC
CONTACT: MARK PIRTELL
1639 MEDICAL CENTER PARKWAY / SUITE 200
MURFREESBORO, TENNESSEE 37129
PROPERTY MAP 94, PARCELS 101 & 102
R.B.K. 575, PG. 2682 & R.B.K. 781, PG. 3279
OC-R.B.K. 875, PG. 2484

SITE DATA:

TOTAL AREA THIS PLAT = 6.525 ACRES
NUMBER OF LOTS = 4
AREA IN RIGHT-OF-WAY = 0.0 ACRES
ZONING = CH AND LI
GATEWAY DESIGN OVERLAY DISTRICT = GDO-3

Jennifer M. Garhart, Register
Rutherford County Tennessee
Exp'd: 01/30/24
Scale: 15.00 Instrument #: 1601561
Stake: 0.00
Circuit: 0.00
CUP: 2.00 2/4/2010 at 3:28 PM
Total: 17.00
Plat Cabinet 35 Pgs 68-69

PLAT BOOK 35, PAGE 68
TIME OF RECORDING: 3:25 P.M.
DATE OF RECORDING: February 4, 2010

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 I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 2-4-10
RECORD BOOK 575, PAGE 2682
RECORD BOOK 781, PAGE 3279
OC - RECORD BOOK 875, PAGE 2484

MARK A. PIRTELL, CHIEF ENGINEER
MARK PIRTELL GATEWAY, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 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.

SEC. INC. SEC. Inc.
DATE 2-04-2010 REGISTERED SURVEYOR
TERM & L.E. No. 1805

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT: (1) THAT 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 2-4-2010 Sam C. Shubert
CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR 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, OR (3) THAT THE SAME AND THAT THE LANE SHOWN TO BE SURVEYED HEREON IS WITHIN THE WATER SERVICE JURISDICTION OF MURFREESBORO WATER AND SEWER DEPARTMENT.

DATE 2/4/2010 J. Kichner
MURFREESBORO WATER AND SEWER OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF 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, OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH AUTHORITY.

DATE 2/4/2010 J. Kichner
MURFREESBORO WATER AND SEWER OFFICIAL

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 2-4-2010 Chris Sam
ELECTRIC POWER 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 IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE 2-4-10 Joseph D. Ayler
PLANNING COMMISSION SECRETARY

THE PURPOSE OF THIS RECORDING IS TO CREATE FOUR COMMERCIAL LOTS.

THE RECORDING OF THIS PLAT VACATES & SUPERSEDES THE RECORDING OF PARCEL J - LOT 1, MURFREESBORO GATEWAY SUBDIVISION, RECORDED IN PLAT BOOK 32, PAGE 275, R.O.C., TN, AND PARCEL J - LOT 2, MURFREESBORO GATEWAY SUBDIVISION, RECORDED IN PLAT BOOK 29, PAGE 179, R.O.C., TN.

FINAL PLAT

Lots 14, 15, 16 and 17
SECTION III, PHASE 2
PARKWAY OFFICE PARK
COMMERCIAL SUBDIVISION

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

SEC. Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

850 MOORE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129

PHONE (615) 890-1901 • FAX (615) 895-2367

PROJ. # 05080 DATE: 8-22-09 FILE: POPPLAT34-17 DRAWN BY: ACAD/JWB SCALE: 1" = 100' SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOP THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, RAILS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.

DATE: 2-28-18
RECORD BOOK 875, PAGE 2484
RECORD BOOK 973, PAGE 394

Mark Pirtle, Chief Manager
MARK PIRTLE GATEWAY, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN, OR WILL BE, PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

SEC. NO. 02-26-18
DATE: 02-26-18
REGISTERED SURVEYOR
TENN. R.L.S. No. 2781

David A. Parker
DAVID A. PARKER
REGISTERED LAND SURVEYOR
COMM. NO. 02-26-18
TENNESSEE NO. 2781

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS 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: March 14, 2018
CITY ENGINEER: David C. Huddleston

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

CITY OF MURFREESBORO WATER SERVICE JURISDICTION

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.

DATE: 3/9/2018
MURFREESBORO WATER RESOURCES OFFICIAL: Valerie H. Smith

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 REQUIREMENTS OF 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, OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

DATE: 3/9/2018
MURFREESBORO WATER RESOURCES OFFICIAL: Valerie H. Smith

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: 3-8-18
MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL: [Signature]

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 IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

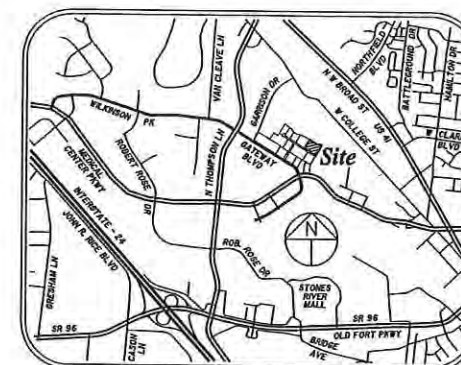
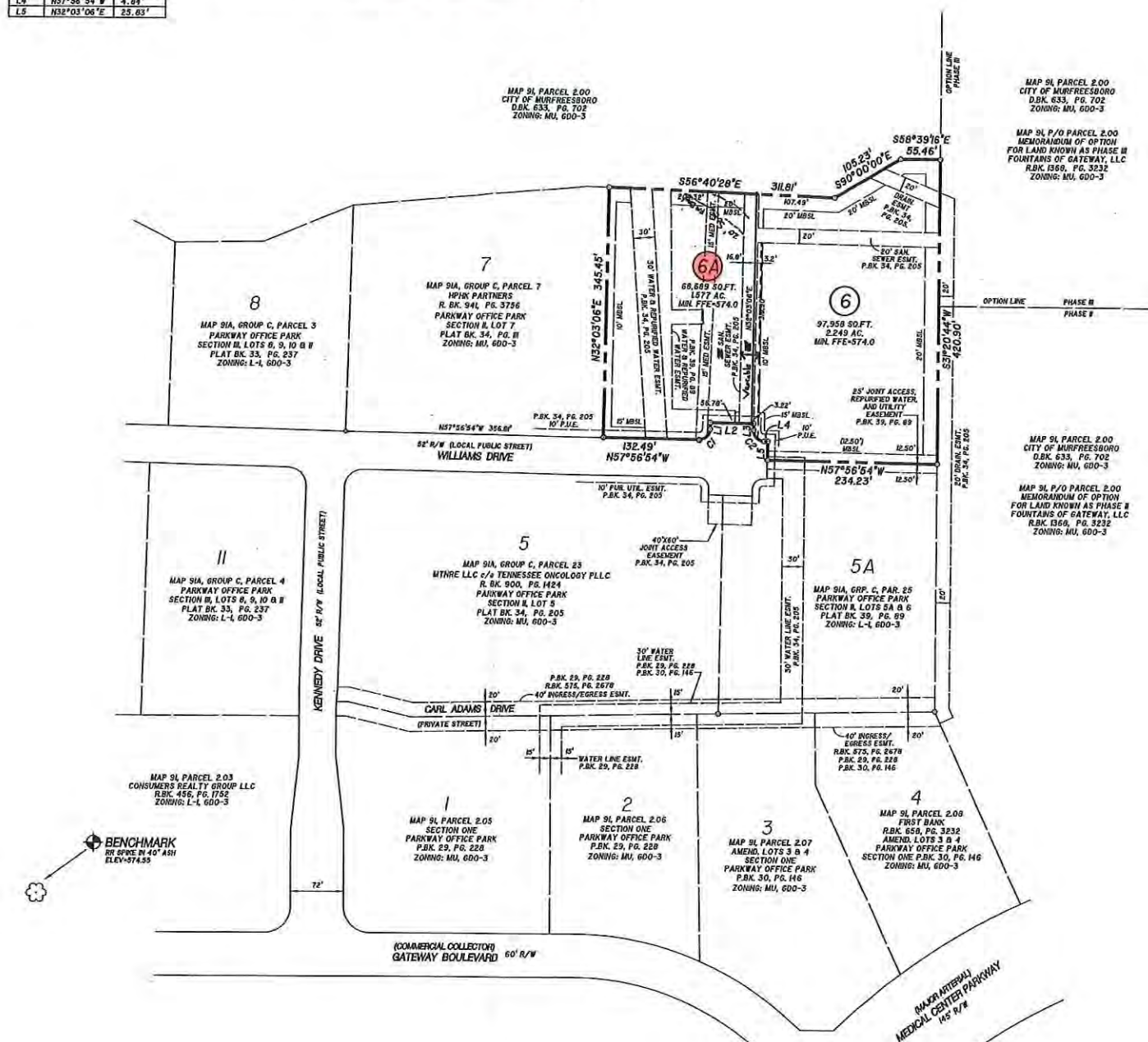
DATE: 3-14-18
PLANNING COMMISSION SECRETARY: [Signature]

LINE DATA

LINE	BEARING	DISTANCE
L1	S32°03'06"W	9.00'
L2	N57°56'54"W	60.00'
L3	N32°03'06"E	9.00'
L4	N57°56'54"W	4.84'
L5	N32°03'06"E	23.83'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	15.00'	23.56'	15.00'	21.81'	S77°03'06"W
C2	90°00'00"	15.00'	23.56'	15.00'	21.81'	N12°56'54"W

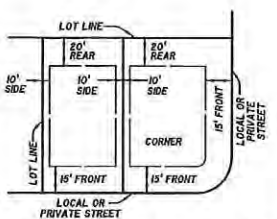


LOCATION MAP
N.T.S.

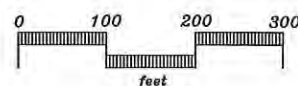
GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO RESUBDIVIDE LOT 6 INTO 2 LOTS, 6A AND 6B, and to record utility easements as shown.
- BOUNDARY SURVEY IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT 10002-323 (DAD 83-56).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47495C0260 H, EFFECTIVE DATE JANUARY 6, 2007.
- ANY MINIMUM FINISHED FLOOR ELEVATION (M.F.F.E.) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
- 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 COMPREHEND 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.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED MU. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: FRONT - 15 FT. (LOCAL STREET), SIDE - 10 FT., REAR - 20 FT. IN ADDITION, THIS PROPERTY LIES WITHIN THE GATEWAY DESIGN OVERLAY NO. 3. ANY REQUIREMENTS OR RESTRICTIONS FOR 600-3 SHALL APPLY.
- THE SOIL MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUTABLE 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.
- PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
- UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
- ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
- THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
- ANY COMMON AREAS SHOWN IN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION TO MAINTAIN.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL POST A BUILDING PERMIT SURETY IN AN AMOUNT TO BE 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.

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax (No Development Tax Required).
3-14-18
RUTHERFORD COUNTY DEVELOPMENT TAX OFFICER: [Signature]



TYPICAL MINIMUM BUILDING SETBACKS FOR MU ZONING
N.T.S.



* MINIMUM FINISHED FLOOR ELEVATION

LOT NOS.	FEMA 100 YR FLOOD	MFL BLDG. PAD ELEV.	MFL FIN. FLOOR ELEV.
6A & 6B	N/A	N/A	574.0

NOTE: THE PROPERTY ON THIS PLAT IS NOT IN A FEMA 100 YEAR FLOOD HAZARD AREA PER MAP NO. 47495C0260 H. MINIMUM FINISHED FLOOR ELEVATIONS HAVE BEEN ESTABLISHED TO PROTECT THE LOT OWNER FROM POSSIBLE HIGH WATER FROM NEARBY DRAINAGE SYSTEMS.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)

OWNER/DEVELOPER:

MARK PIRTLE GATEWAY, LLC
CONTACT: MARK PIRTLE
1630 MEDICAL CENTER PARKWAY
MURFREESBORO, TENNESSEE 37129
MAP 91A, GROUP C, PARCEL 24
R.B.K. 875, PG. 2484
R.B.K. 973, PG. 3914

SITE DATA:

TOTAL AREA = 3.826 ACRES
AREA IN R-O-W = 0.0 ACRES
NO. OF LOTS = 2
ZONING = MU
GATEWAY DESIGN OVERLAY DISTRICT = 600-3
MINIMUM LOT AREA = NONE

THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERSEDES THE RECORDING OF LOT 6 ON A FINAL PLAT ENTITLED LOTS 5A & 6, SECTION II, PARKWAY OFFICE PARK, RECORDED IN PLAT BOOK 39, PAGE 89, R.O.R.C.T.H.

FINAL PLAT

Resubdivision of Lot 6 SECTION II PARKWAY OFFICE PARK COMMERCIAL SUBDIVISION

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

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

850 MOORE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 05090 DATE: 1-26-18 REV: 2-15-18 FILE: POPRESUBLOT6 DRAWN BY: ACAD/JWG SCALE: 1" = 100' SHEET 1 OF 1

Section III Lots 8,9,11-13

MAP 91, PARCEL 2.01
MARK PIRTLE GATEWAY LLC
R.BK. 672, PG. 1615
R.BK. 675, PG. 2484
ZONING: LI/CH



SITE

COMBINATION OF LOTS 9 & 10
SECTION III
PARKWAY OFFICE PARK
P.BK. 34, PG. 110
MAP 91A, GROUP C, PARCEL 2
LAKESIDE PROFESSIONAL LLC
122 HERITAGE PARK DRIVE
MURFREESBORO, TN 37129
R.BK. 661, PG. 1868
ZONING: LI
127,434 SQ.FT.
2.926 ACRES

LOTS 8-11, SECTION III
PARKWAY OFFICE PARK
P.BK. 33, PG. 237
MAP 91A, GROUP C, PARCEL 3
MARK PIRTLE GATEWAY LLC
R.BK. 917, PG. 1672
ZONING: LI
65,796 SQ.FT.
1.510 ACRES

LOTS 12 & 13, SECTION III
PARKWAY OFFICE PARK
P.BK. 34, PG. 234
MAP 91A, GROUP C, PARCEL 12
DIALYSIS CLINIC INC.
1633 CHURCH ST/SUITE 500
NASHVILLE, TN 37203
R.BK. 917, PG. 1616
ZONING: LI
75,802 SQ.FT.
1.740 ACRES

LOTS 8-11, SECTION III
PARKWAY OFFICE PARK
P.BK. 33, PG. 237
MAP 91A, GROUP C, PARCEL 4
EDH GATEWAY CENTER LLC
310 25TH AVE N/SUITE 301
NASHVILLE, TN 37203
R.BK. 816, PG. 2382
ZONING: LI
75,201 SQ.FT.
1.726 ACRES

LOTS 12 & 13, SECTION III
PARKWAY OFFICE PARK
P.BK. 34, PG. 234
MAP 91A, GROUP C, PARCEL 13
MARK PIRTLE GATEWAY LLC
R.BK. 675, PG. 2484
ZONING: CH/LI
92,465 SQ.FT.
2.123 ACRES

LOTS 14, 15, 16 & 17
SECTION III, PHASE 2
PARKWAY OFFICE PARK
P.BK. 35, PG. 68
MAP 91A, GROUP C, PARCEL 14
MARK PIRTLE GATEWAY LLC

LOTS 14, 15, 16 & 17
SECTION III, PHASE 2
PARKWAY OFFICE PARK
P.BK. 35, PG. 68
MAP 91A, GROUP C, PARCEL 15
FIRST NATIONAL BANK

LOTS 14, 15, 16 & 17
SECTION III, PHASE 2
PARKWAY OFFICE PARK
P.BK. 35, PG. 68
MAP 91A, GROUP C, PARCEL 16
MARK PIRTLE GATEWAY LLC

LOTS 14, 15, 16 & 17
SECTION III, PHASE 2
PARKWAY OFFICE PARK
P.BK. 35, PG. 68
MAP 91A, GROUP C, PARCEL 17
MARK PIRTLE GATEWAY LLC

MAP 91, PARCEL 2.03
CONSUMERS REALTY GROUP LLC
R.BK. 456, PG. 1752
ZONING: LI

MAP 80, PARCEL 1.04
MURFREESBORO MEDICAL PROPERTIES, LLC
MURFREESBORO MEDICAL CENTER
R.BK. 588, PG. 1140
ZONING: CH & LI

MAP 91, PARCEL 2.02
CITY OF MURFREESBORO
D.BK. 633, PG. 702
ZONING: LI

Demographic Summary Report

1708 Gateway Blvd, Murfreesboro, TN 37129

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Bank** % Leased: **100%**
 GLA: **5,064 SF** Rent/SF/Yr: **-**
 Year Built: **2011**



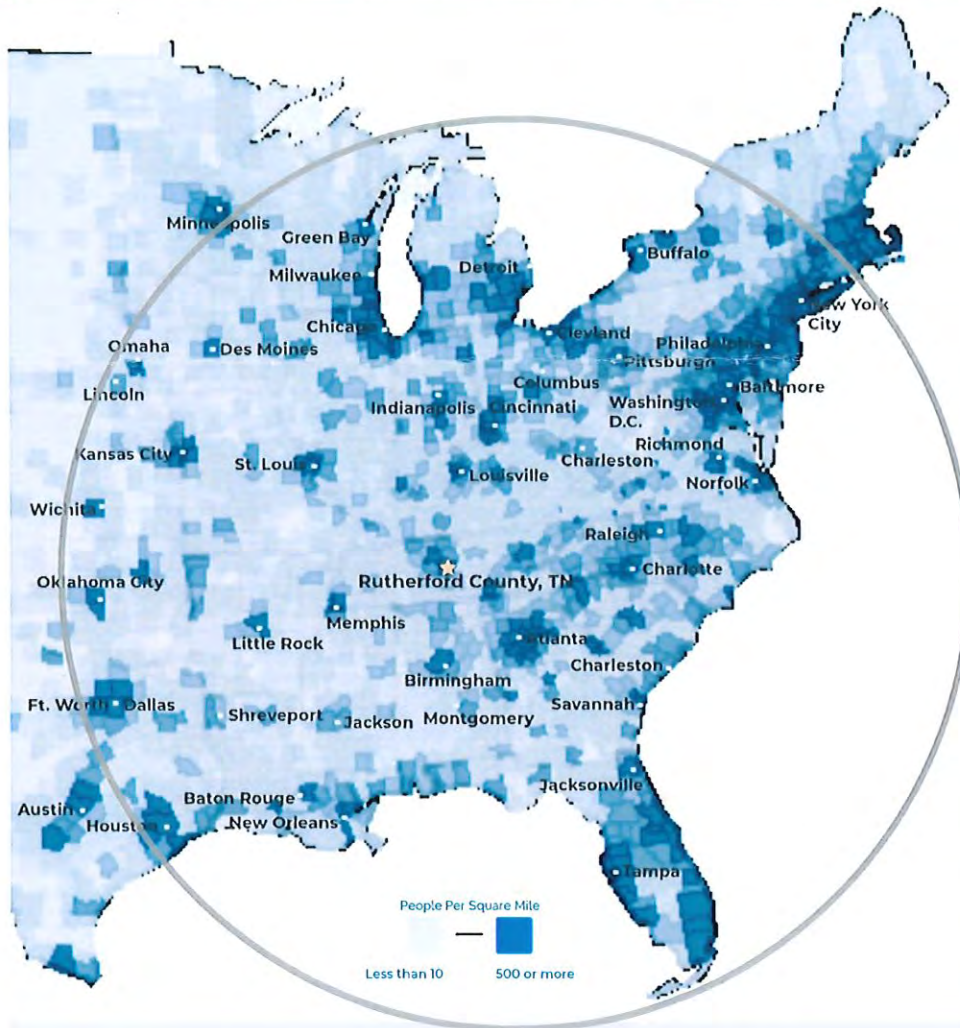
Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	3,967	64,459	171,064
2020 Estimate	3,381	57,366	151,949
2010 Census	1,499	44,285	114,549
Growth 2020 - 2025	17.33%	12.36%	12.58%
Growth 2010 - 2020	125.55%	29.54%	32.65%
2020 Population by Hispanic Origin	202	4,099	11,409
2020 Population	3,381	57,366	151,949
White	2,749 81.31%	43,848 76.44%	114,423 75.30%
Black	395 11.68%	9,378 16.35%	26,651 17.54%
Am. Indian & Alaskan	7 0.21%	289 0.50%	754 0.50%
Asian	153 4.53%	2,126 3.71%	5,616 3.70%
Hawaiian & Pacific Island	0 0.00%	34 0.06%	164 0.11%
Other	77 2.28%	1,692 2.95%	4,340 2.86%
U.S. Armed Forces	0	62	261
Households			
2025 Projection	1,409	25,339	64,465
2020 Estimate	1,208	22,617	57,329
2010 Census	586	17,843	43,678
Growth 2020 - 2025	16.64%	12.04%	12.45%
Growth 2010 - 2020	106.14%	26.76%	31.25%
Owner Occupied	857 70.94%	13,024 57.59%	33,127 57.78%
Renter Occupied	352 29.14%	9,593 42.41%	24,203 42.22%
2020 Households by HH Income	1,210	22,617	57,331
Income: <\$25,000	127 10.50%	3,502 15.48%	9,236 16.11%
Income: \$25,000 - \$50,000	289 23.88%	4,927 21.78%	13,493 23.54%
Income: \$50,000 - \$75,000	355 29.34%	5,308 23.47%	12,249 21.37%
Income: \$75,000 - \$100,000	204 16.86%	3,772 16.68%	8,797 15.34%
Income: \$100,000 - \$125,000	79 6.53%	2,189 9.68%	5,080 8.86%
Income: \$125,000 - \$150,000	36 2.98%	873 3.86%	2,624 4.58%
Income: \$150,000 - \$200,000	95 7.85%	1,318 5.83%	3,678 6.42%
Income: \$200,000+	25 2.07%	728 3.22%	2,174 3.79%
2020 Avg Household Income	\$75,413	\$76,033	\$77,118
2020 Med Household Income	\$59,309	\$63,165	\$61,460

*All information provided by The CoStar Group
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5/4/2021

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



RUTHERFORD

COUNTY | TENNESSEE

MURFREESBORO • SMYRNA • LAVERGNE • EAGLEVILLE

Visit Rutherford County

A vibrant southern community located just 35 minutes southeast of Nashville, TN and within a day's drive of 50% of the U.S. population. Find small town charm with a unique blend of history and the amenities of a major metropolitan area. Numerous companies like Nissan North America, Ingram, Whirlpool, General Mills and State Farm call Rutherford County home. Known as The Sports Capital of Tennessee®, the county plays host to many state, regional and national sporting events and tournaments.



Attractions

Historic sites include the Stones River National Battlefield, Oaklands Mansion, Sam Davis Home and Plantation, Cannonsburgh Village, Bradley Academy Museum & Cultural Center, the Rutherford County Courthouse and The Heritage Center. Explore community favorites like Lucky Ladd Farms, the Discovery Center, Earth Experience: Middle Tennessee Museum of Natural History and Center for the Arts. Stroll through historic downtown Murfreesboro, the Smyrna Depot District and revel in the beauty of Middle Tennessee State University's campus.



Lodging & Meeting Venues

With 55 lodging properties ranging from moderate to luxury, Rutherford County accommodations meet every budget and need. More than 110,000 square feet of meeting space, over 50 unique venues and a beautiful convention center, events of all sizes are welcomed.



Shopping & Dining

The Avenue® Murfreesboro is an open air shopping and dining center within walking distance of many hotels. Stones River Town Centre is a community favorite, featuring a premium AMC theater. Explore the Fountains at Gateway for community events, shopping and dining. Discover unique finds at the many boutiques and specialty shops in the historic downtown district and local antique shops. Pick up a local memento at gift kiosks, located inside the Rutherford County Chamber of Commerce & Visitors Center. Rutherford County offers a wide range of dining options to please every taste. With more than 400 restaurants, diners can enjoy fine dining, unique local flavors, breweries, amazing ethnic food and southern home cooking.

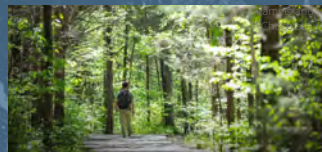
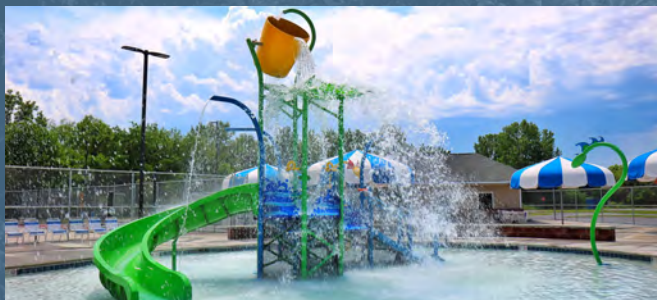


@hattiejanesc Creamery



Recreation

Murfreesboro, Smyrna and La Vergne have beautiful, paved Greenway systems with plenty of recreational amenities and parks. Take a ride and discover the scenic beauty of Eagleville. Cool off at Percy Priest Lake or one of the many splash pads and water parks around the county. Find indoor recreation, including climbing facilities, bowling and hands-on exhibits at local museums.



Noteworthy Events

Uncle Dave Macon Days Festival, JazzFest, TSSAA Spring Fling, Old Timers' Festival, The Great Tennessee Air Show, Boro Art Crawl, Tennessee STEAM Festival, Art Studio Tour, Sip, Shop & Stroll, Murfreesboro Half Marathon

Rutherford County has something for everyone!

Contact us!

Rutherford County Convention & Visitors Bureau
3050 Medical Center Parkway
Murfreesboro, TN 37129
(615) 893-6565 or (800) 716-7560

Barbara Wolke, Senior Vice President
Donna Klempnow, Director of Sales
Abbie Wheeler, Director of Communications & Marketing
Dawn Nasoori, CVB Coordinator



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