



## Property Features

- 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
- **Lot 2 – 1.47 Ac: \$20 PSF**
- **Lot 6A – 1.57 Ac: \$14 PSF**
- **Lot 14 – 1.76 Ac: \$18.50 PSF**
- **Lot 17 – 1.7 Ac: SOLD - The Goddard School**



|                  | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------|----------|----------|----------|
| Population       | 1,544    | 65,560   | 144,607  |
| Household Income | \$53,174 | \$58,389 | \$59,377 |

## **Medical Center Pkwy. Murfreesboro, TN**



**John Harney - Broker**  
**615.542.0715**  
**johnh@parks-group.com**  
**TN License #221569**

Gateway Island Park & Greenway

1.57 Ac  
Lot 6A

SOLD



Williams Dr



Sears St

Tune Ave

SOLD



1.76 AC  
Lot 14

1.47 Ac  
Lot 2

Sennedy Dr

Gateway Blvd

Medical Center Pkwy

Medical Center Pkwy

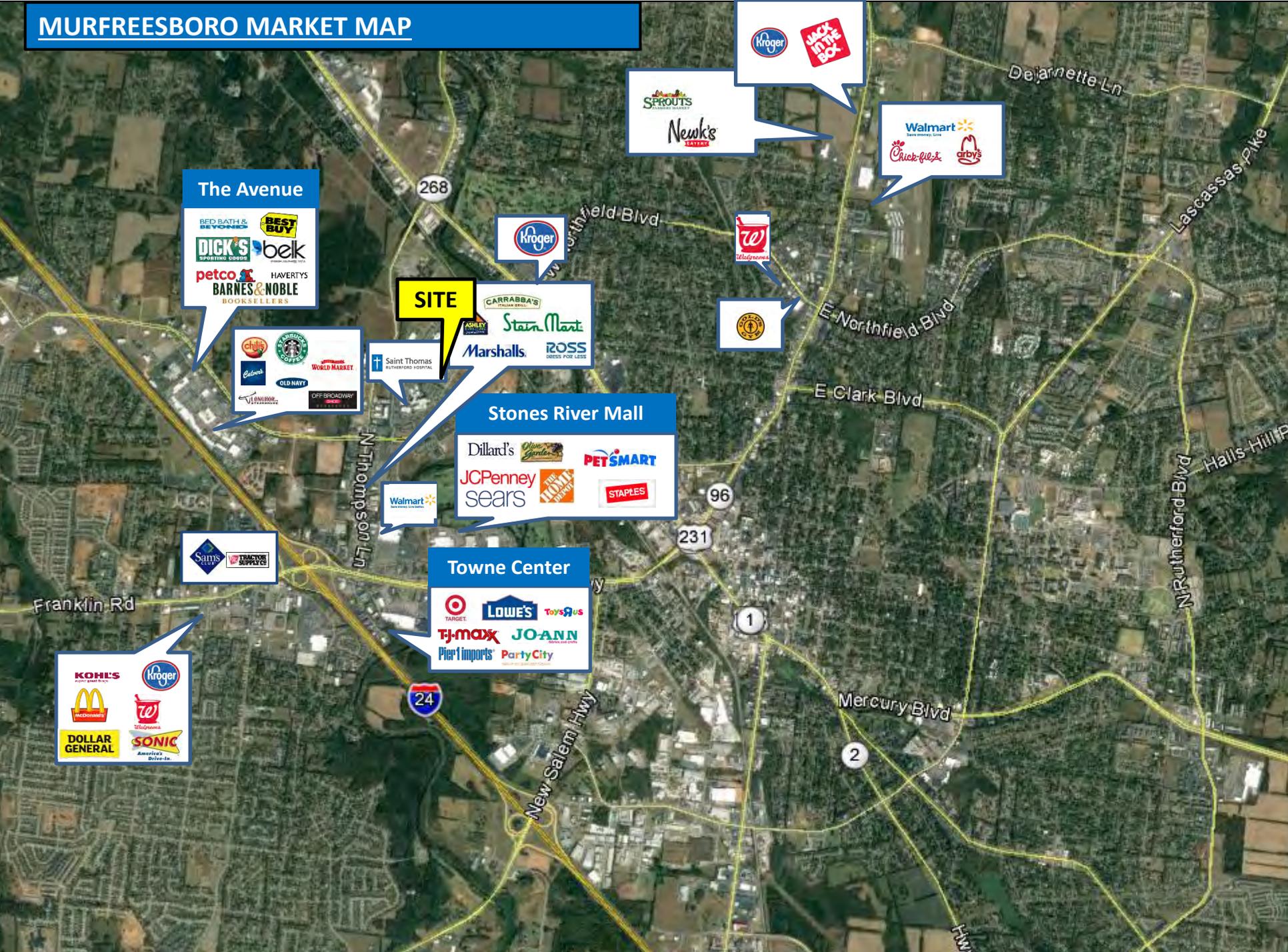
Garrison Dr

Gateway Blvd

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Google Earth

# MURFREESBORO MARKET MAP



## The Avenue

RED BATH & BEYOND  
BEST BUY  
DICK'S SPORTING GOODS  
bek  
petco  
HAVERTY'S  
BARNES & NOBLE BOOKSELLERS

chili's  
Starbucks  
WORLD MARKET  
OLD NAVY  
OFF BROADWAY

**SITE**

Saint Thomas  
Kroger

CARRABBA'S  
Stein Mart  
Marshalls  
ROSS DRESS FOR LESS

## Stones River Mall

Dillard's  
JCPenney  
sears  
PET SMART  
STAPLES

## Towne Center

Target  
Lowe's  
TJ-maxx  
JO-ANN  
Pier 1 Imports  
Party City

KOHL'S  
McDonald's  
DOLLAR GENERAL  
Kroger  
Walmart  
SONIC

Walmart  
Chick-fil-A  
Arby's

Walmart

Walmart

Kroger  
Jack in the Box

SPROUTS  
Newk's

Franklin Rd

N Thompson Ln

268

Northfield Blvd

96

231

1

24

New Salem Hwy

Mercury Blvd

2

DeJarnette Ln

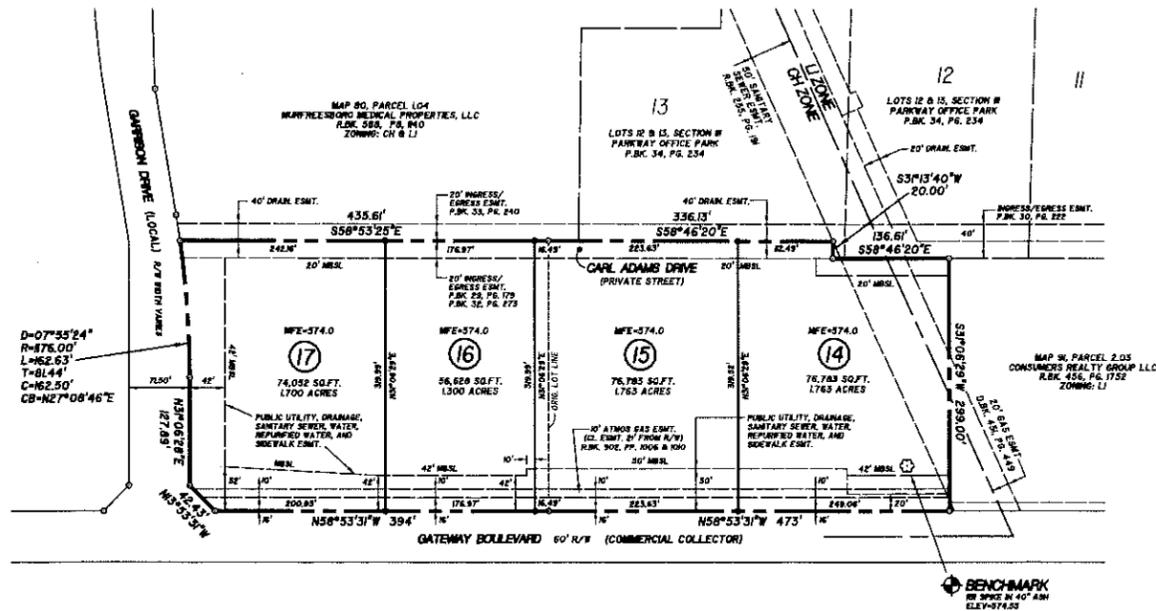
Lascassas Pike

N Rutherford Blvd

Halls Hill Pk

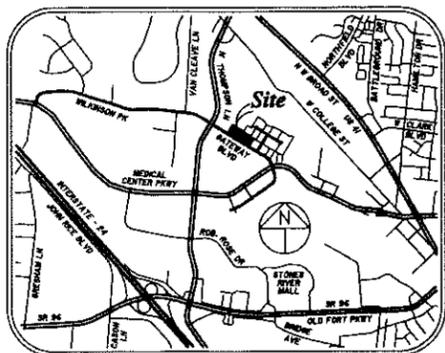
**GENERAL NOTES**

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-SES.
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. 4790C0020A, EFFECTIVE DATE JANUARY 3, 2007.
4. SUBJECT PROPERTY IS SHOWN AS PARCELS 101 AND 102 ON RUTHERFORD COUNTY PROPERTY MAP 51.
5. BEING THE SAME PROPERTY CONVEYED TO PIRTLE-GATEWAY, LLC, IN RECORD BOOK 704, PAGE 3279, AND RECORD BOOK 575, PAGE 2682, R.O.R.C., TN, AND OUTCALMED TO MARK PIRTLE 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 APPEARANCES 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' L1 - FRONT = 42'  
 SIDE = 0' SIDE = 0'  
 REAR = 20' REAR = 20'
9. IN ADDITION, THIS PROPERTY LIES WITHIN THE GATEWAY DESIGN OVERLAY NO. 3. ANY REQUIREMENTS OR RESTRICTIONS FOR GOO-3 SHALL APPLY.
10. 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 BEING APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
11. 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.
12. 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.
13. 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.
14. ACCESS TO GARRISON DRIVE FROM LOT 17 IS RESTRICTED TO CARL ADAMS DRIVE, A PRIVATE STREET.
15. ACCESS TO GATEWAY BOULEVARD FROM LOT 17 SHALL PROVIDE AT LEAST 800 FEET OF CORNER CLEARANCE FROM THE INTERSECTION OF GARRISON DRIVE.

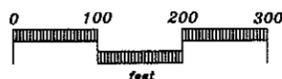


**LEGEND**

- IRON PIN (EXIST)
- 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 REGIONAL PLANNING COMMISSION

**OWNER/DEVELOPER:**

MARK PIRTLE GATEWAY, LLC  
 CONTACT: MARK PIRTLE  
 1639 MEDICAL CENTER PARKWAY / SUITE 200  
 MURFREESBORO, TENNESSEE 37129  
 PROPERTY MAP 51, PARCELS 101 & 102  
 R.B.K. 575, PG. 2692 & 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 = GOO-3

Jennifer M. Garhart, Register  
 Rutherford County Tennessee  
 No. 015024  
 State: 0.00 Instrument #: 1661561  
 County: 15.00 Recorded  
 SFP: 2.00 2/4/2010 at 3:20 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

**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. Shawn S. Pirtle  
 DATE: 2-04-2010 REGISTERED SURVEYOR  
 TERM A.L.E. No. 1805

**CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE**

I HEREBY CERTIFY: (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: 2-14-2010 Sam C. Studdert  
 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 AND THAT THE LAND SHOWN TO BE SURVEYED HEREON IS WITHIN THE WATER SERVICE JURISDICTION OF MURFREESBORO WATER AND SEWER DEPARTMENT.

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

**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 LOCAL HEALTH AUTHORITY.

DATE: 2/4/2010 J. Kirchner  
 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 OTHER COMPLIANCE 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 Beam  
 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. Applebee  
 PLANNING COMMISSION SECRETARY

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

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

**FINAL PLAT**

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

CITY OF MURFREESBORO, TENNESSEE  
 131st CIVIL DISTRICT OF RUTHERFORD COUNTY

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

PROJ. # 05080 DATE: 8-22-09 FILE: POPPLAT14-17 DRAWN BY: ACAD/JMB SCALE: 1" = 100' SHEET 1 OF 1

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM (THE 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 RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, RAILS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

2-28-18 *Mark Pirtle*  
 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.

02-26-18 *David A. Parker*  
 DATE: 02-26-18 REGISTERED SURVEYOR  
 TENN. R.L.S. 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.

March 14, 2018 *Damon C. Huddleston*  
 DATE: March 14, 2018 CITY ENGINEER

**CERTIFICATE OF APPROVAL 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.

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

**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 SEWER WORK; (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.

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

3-8-18 *John Hollings*  
 DATE: 3-8-18 MURFREESBORO ELECTRIC 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 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.

3-14-18 *Mark Pirtle*  
 DATE: 3-14-18 PLANNING COMMISSION SECRETARY

**LINE DATA**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S58°03'06"W | 9.00'    |
| L2   | N57°56'54"W | 60.00'   |
| L3   | N33°03'06"E | 9.00'    |
| L4   | N57°56'54"W | 4.84'    |
| L5   | N32°03'06"E | 25.83'   |

**CURVE DATA**

| CURVE | DELTA     | RADIUS | LENGTH | TANGENT | CHORD  | CHORD BEARINGS |
|-------|-----------|--------|--------|---------|--------|----------------|
| C1    | 90°00'00" | 15.00' | 23.56' | 15.00'  | 21.21' | S77°03'06"W    |
| C2    | 90°00'00" | 15.00' | 23.56' | 15.00'  | 21.21' | N12°56'54"W    |

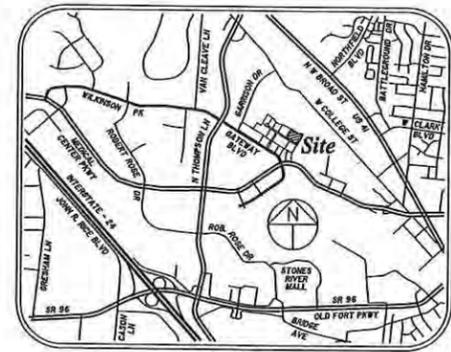


MAP 91, PARCEL 2.00  
 CITY OF MURFREESBORO  
 D.B.K. 633, PG. 702  
 ZONING: MU, 600-3

MAP 91, P/O PARCEL 2.00  
 MEMORANDUM OF OPTION  
 FOR LAND KNOWN AS PHASE II  
 FOUNTAINS OF GATEWAY, LLC  
 R.B.K. 1368, PG. 3232  
 ZONING: MU, 600-3

MAP 91, PARCEL 2.00  
 CITY OF MURFREESBORO  
 D.B.K. 633, PG. 702  
 ZONING: MU, 600-3

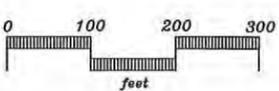
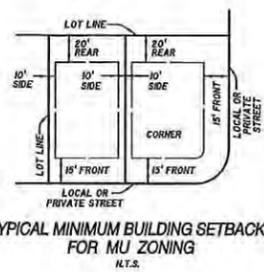
MAP 91, P/O PARCEL 2.00  
 MEMORANDUM OF OPTION  
 FOR LAND KNOWN AS PHASE II  
 FOUNTAINS OF GATEWAY, LLC  
 R.B.K. 1368, PG. 3232  
 ZONING: MU, 600-3



**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO RESUBDIVIDE LOT 6 INTO 8 LOTS, 6A AND 6B, and to record utility easements as shown.
- BOUNDARY SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT 0902-229 (DAD 83-36).
- 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. 4749C0260 II, EFFECTIVE DATE JANUARY 5, 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 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.
- 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 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.
- 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 WAIVER/NOTIFICATION 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 NOTICE OR CONSULTATION.
- THE STREETS ADDITIONAL 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 BOND 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. *CAW 31018*  
 RUTHERFORD COUNTY RECORDS/PANHANDLE COMMISSION



**\* 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. 4749C0260 II. MINIMUM FINISH 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  
 1639 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 5 & 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 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
 PHONE (615) 890-7901 • FAX (615) 895-2567

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

# 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**



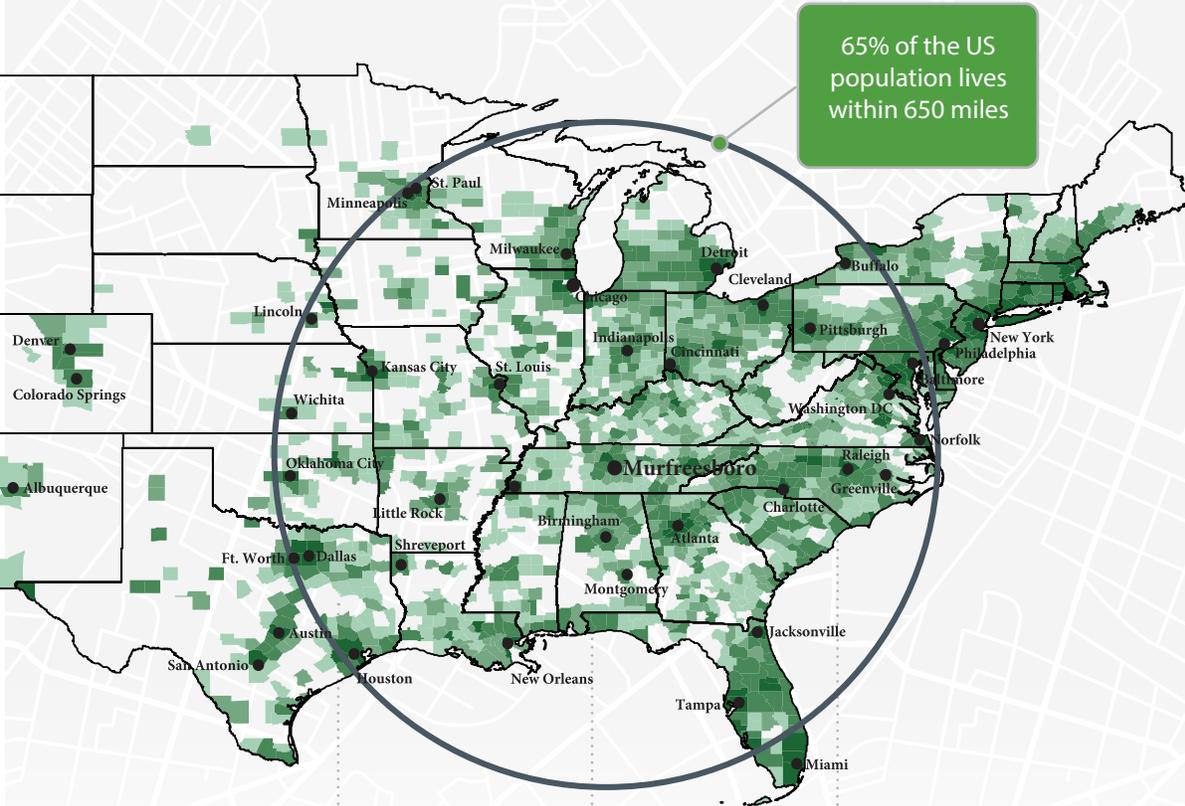
| Radius                                    | 1 Mile       | 3 Mile        | 5 Mile         |
|-------------------------------------------|--------------|---------------|----------------|
| <b>Population</b>                         |              |               |                |
| 2025 Projection                           | 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%         |
| <b>2020 Population by Hispanic Origin</b> | 202          | 4,099         | 11,409         |
| <b>2020 Population</b>                    | 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            |
| <b>Households</b>                         |              |               |                |
| 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%  |
| <b>2020 Households by HH Income</b>       | 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%    |
| <b>2020 Avg Household Income</b>          | \$75,413     | \$76,033      | \$77,118       |
| <b>2020 Med Household Income</b>          | \$59,309     | \$63,165      | \$61,460       |

\*All information provided by The CoStar Group  
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# 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

**asurion**  
1,250 Employees

**verizon**  
1,068 Employees

**General Mills**  
1,000 Employees

**ADIENT**  
1,000 Employees

**BRIDGESTONE**  
987 Employees

**CardinalHealth**  
816 Employees

## 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

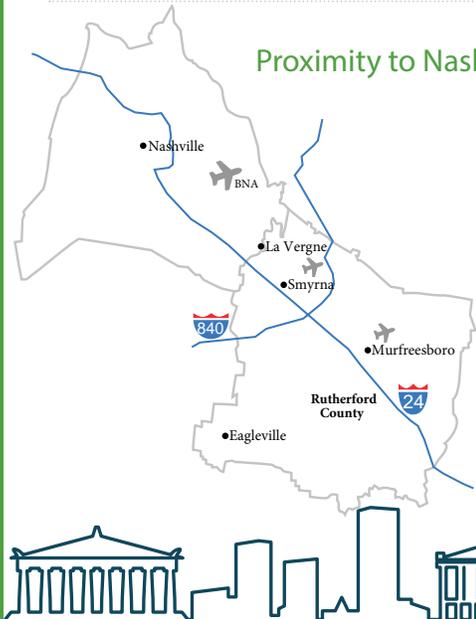
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
  - MTSU: 22,000
  - Motlow: 3,000
  - TCAT: 540



## 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



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.

## 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    |



# 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.



# 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

# 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.



VisitRutherfordTN.com

