



## FOR SALE – Commercial Lots

### Agripark Drive & Makayla Ct – Murfreesboro, TN



#### DETAILS:

- Price: \$10 - \$15 PSF
- Lot sizes from .71 Ac to 1.03 Ac
- Zoned Commercial Hwy
- All Utilities
- Just off Old Fort Pkwy/Franklin Rd
- Good level topo

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



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

615.896.4045

[www.parks-group.com](http://www.parks-group.com)

**John Harney**  
AFFILIATE BROKER

615.542.0715

[johnh@parks-group.com](mailto:johnh@parks-group.com)

TNLIC# 221569





Lot 8  
0.74 AC  
\$10 PSF

Lot 9  
0.71 AC  
\$12 PSF

Lot 10  
0.91 AC  
\$14 PSF

Lot 7  
1.01 AC  
\$10 PSF

Lot 6  
0.84 AC  
\$12 PSF

Lot 5  
1.03 AC  
\$15 PSF

OLD FORT PKWY/HWY 96

Makayla Ct  
Agripark Dr  
Agripark Drive



Old Fort Pkwy

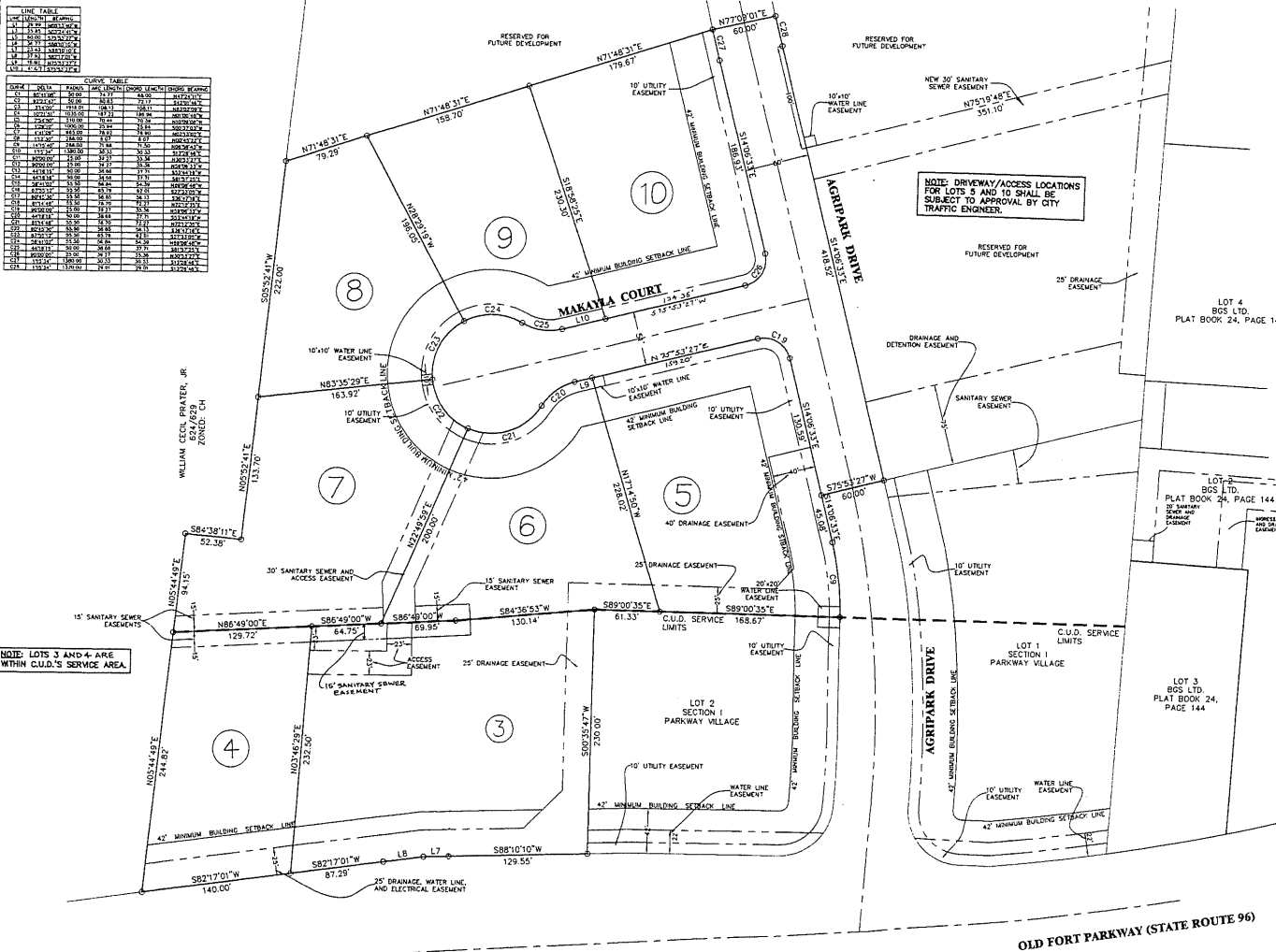
96

96

9

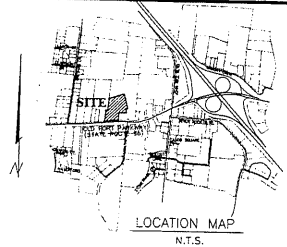
CURVE TABLE						
CURVE	INLET	PAVING	PAVING	PAVING	PAVING	PAVING
C1	10.00	10.00	10.00	10.00	10.00	10.00
C2	10.00	10.00	10.00	10.00	10.00	10.00
C3	10.00	10.00	10.00	10.00	10.00	10.00
C4	10.00	10.00	10.00	10.00	10.00	10.00
C5	10.00	10.00	10.00	10.00	10.00	10.00
C6	10.00	10.00	10.00	10.00	10.00	10.00
C7	10.00	10.00	10.00	10.00	10.00	10.00
C8	10.00	10.00	10.00	10.00	10.00	10.00
C9	10.00	10.00	10.00	10.00	10.00	10.00
C10	10.00	10.00	10.00	10.00	10.00	10.00
C11	10.00	10.00	10.00	10.00	10.00	10.00
C12	10.00	10.00	10.00	10.00	10.00	10.00
C13	10.00	10.00	10.00	10.00	10.00	10.00
C14	10.00	10.00	10.00	10.00	10.00	10.00
C15	10.00	10.00	10.00	10.00	10.00	10.00
C16	10.00	10.00	10.00	10.00	10.00	10.00
C17	10.00	10.00	10.00	10.00	10.00	10.00
C18	10.00	10.00	10.00	10.00	10.00	10.00
C19	10.00	10.00	10.00	10.00	10.00	10.00
C20	10.00	10.00	10.00	10.00	10.00	10.00
C21	10.00	10.00	10.00	10.00	10.00	10.00
C22	10.00	10.00	10.00	10.00	10.00	10.00
C23	10.00	10.00	10.00	10.00	10.00	10.00
C24	10.00	10.00	10.00	10.00	10.00	10.00
C25	10.00	10.00	10.00	10.00	10.00	10.00
C26	10.00	10.00	10.00	10.00	10.00	10.00
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C31	10.00	10.00	10.00	10.00	10.00	10.00
C32	10.00	10.00	10.00	10.00	10.00	10.00
C33	10.00	10.00	10.00	10.00	10.00	10.00
C34	10.00	10.00	10.00	10.00	10.00	10.00
C35	10.00	10.00	10.00	10.00	10.00	10.00
C36	10.00	10.00	10.00	10.00	10.00	10.00
C37	10.00	10.00	10.00	10.00	10.00	10.00
C38	10.00	10.00	10.00	10.00	10.00	10.00
C39	10.00	10.00	10.00	10.00	10.00	10.00
C40	10.00	10.00	10.00	10.00	10.00	10.00
C41	10.00	10.00	10.00	10.00	10.00	10.00
C42	10.00	10.00	10.00	10.00	10.00	10.00
C43	10.00	10.00	10.00	10.00	10.00	10.00
C44	10.00	10.00	10.00	10.00	10.00	10.00
C45	10.00	10.00	10.00	10.00	10.00	10.00
C46	10.00	10.00	10.00	10.00	10.00	10.00
C47	10.00	10.00	10.00	10.00	10.00	10.00
C48	10.00	10.00	10.00	10.00	10.00	10.00
C49	10.00	10.00	10.00	10.00	10.00	10.00
C50	10.00	10.00	10.00	10.00	10.00	10.00
C51	10.00	10.00	10.00	10.00	10.00	10.00
C52	10.00	10.00	10.00	10.00	10.00	10.00
C53	10.00	10.00	10.00	10.00	10.00	10.00
C54	10.00	10.00	10.00	10.00	10.00	10.00
C55	10.00	10.00	10.00	10.00	10.00	10.00
C56	10.00	10.00	10.00	10.00	10.00	10.00
C57	10.00	10.00	10.00	10.00	10.00	10.00
C58	10.00	10.00	10.00	10.00	10.00	10.00
C59	10.00	10.00	10.00	10.00	10.00	10.00
C60	10.00	10.00	10.00	10.00	10.00	10.00
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C70	10.00	10.00	10.00	10.00	10.00	10.00
C71	10.00	10.00	10.00	10.00	10.00	10.00
C72	10.00	10.00	10.00	10.00	10.00	10.00
C73	10.00	10.00	10.00	10.00	10.00	10.00
C74	10.00	10.00	10.00	10.00	10.00	10.00
C75	10.00	10.00	10.00	10.00	10.00	10.00
C76	10.00	10.00	10.00	10.00	10.00	10.00
C77	10.00	10.00	10.00	10.00	10.00	10.00
C78	10.00	10.00	10.00	10.00	10.00	10.00
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C85	10.00	10.00	10.00	10.00	10.00	10.00
C86	10.00	10.00	10.00	10.00	10.00	10.00
C87	10.00	10.00	10.00	10.00	10.00	10.00
C88	10.00	10.00	10.00	10.00	10.00	10.00
C89	10.00	10.00	10.00	10.00	10.00	10.00
C90	10.00	10.00	10.00	10.00	10.00	10.00
C91	10.00	10.00	10.00	10.00	10.00	10.00
C92	10.00	10.00	10.00	10.00	10.00	10.00
C93	10.00	10.00	10.00	10.00	10.00	10.00
C94	10.00	10.00	10.00	10.00	10.00	10.00
C95	10.00	10.00	10.00	10.00	10.00	10.00
C96	10.00	10.00	10.00	10.00	10.00	10.00
C97	10.00	10.00	10.00	10.00	10.00	10.00
C98	10.00	10.00	10.00	10.00	10.00	10.00
C99	10.00	10.00	10.00	10.00	10.00	10.00
C100	10.00	10.00	10.00	10.00	10.00	10.00

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C85	10.00	10.00	10.00	10.00	10.00	10.00
C86	10.00	10.00	10.00	10.00	10.00	10.00
C87	10.00	10.00	10.00	10.00	10.00	10.00
C88	10.00	10.00	10.00	10.00	10.00	10.00
C89	10.00	10.00	10.00	10.00	10.00	10.00
C90	10.00	10.00	10.00	10.00	10.00	10.00
C91	10.00	10.00	10.00	10.00	10.00	10.00
C92	10.00	10.00	10.00	10.00	10.00	10.00
C93	10.00	10.00	10.00	10.00	10.00	10.00
C94	10.00	10.00	10.00	10.00	10.00	10.00
C95	10.00	10.00	10.00	10.00	10.00	10.00
C96	10.00	10.00	10.00	10.00	10.00	10.00
C97	10.00	10.00	10.00	10.00	10.00	10.00
C98	10.00	10.00	10.00	10.00	10.00	10.00
C99	10.00	10.00	10.00	10.00	10.00	10.00
C100	10.00	10.00	10.00	10.00	10.00	10.00



NOTE: LOTS 3 AND 4 ARE  
WITHIN C.U.D.'S SERVICE AREA

**NOTE: DRIVEWAY/ACCESS LOCATIONS FOR LOTS 5 AND 10 SHALL BE SUBJECT TO APPROVAL BY CITY TRAFFIC ENGINEER.**



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein 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, parks and other spaces shown to public or private use as noted.

9.15.06 Date 2006

Deed Book: 605, 642

*Handwritten signature: GENE C. SARRACINI*

GANEH ASSOCIATES II  
SURREY, C. SARRACINI, OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of 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.

10-Z-06 2006  
Date

Joseph D. Cuddeback  
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that (1) the streets, drainage structures, and drainage improvements for the subdivision shown herein have been installed in accordance with City specifications, and (2) a guaranty for these improvements has been posted with the City of Murfreesboro to ensure completion of same.

October 2 2006 Dawn C. D. [Signature]

Date \_\_\_\_\_

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 above named have been related to, and conform with, the City codes and specifications and the Tennessee Department of Environment and Conservation's Imperially Public Water Systems Design Criteria, or (2) that a survey for these appurtenances has been made with the City of Memphis in order to secure compensation of some and that the land shown to be subdivided hereinafter is within water jurisdiction of the Memphis Water and Sewer Department.

Date 9/2/06 2006 *[Signature]*  
MURKILLSBORO 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 herein have been installed in accordance with City Code and specifications of the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Wastewater; (2) that a final inspection of the sewer lines, been passed with the City of Murfreesboro to assure completion of same; and (3) that once the sewage system will be permitted subject to the approval of the local health authority.

9/22/06 2306

Date

*J. K. Smith*  
MURFREESBORO WATER AND  
SEWER OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I hereby certify that the subdivision shown hereon has been approved by the Massachusetts 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 terms and conditions of 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.

Sept 18 2006 Nick Kimbrell

Date ELECTRIC POWER SYSTEM OFFICIAL

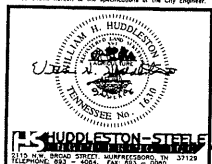
[illegible]

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. P. K. Clark 10-20-06  
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

OWNER: GANESH ASSOCIATES II (c/o SURESH SARASWAT)  
ADDRESS: 611 N. HIGHLAND AVENUE  
MURFREESBORO, TN 37130  
TAX MAP: 92 PART OF PARCEL: JJ  
FLOOD MAP PANEL: 470165 0252 F ZONE: X  
DATED: DECEMBER 20, 2002

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY  
OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED ON BY  
PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown herein. I also certify that the monuments have been or will be placed as shown herein to the specifications of the City Engineer.



DATE OF RECORDING: October 2, 2006  
TIME OF RECORDING: 3:45 P.M.  
PLAT BOOK: 30, PAGE: 238

FINAL PLAT  
SECTION II  
PARKWAY  
VILLAGE

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: FEBRUARY, 2006	SCALE 1"=50'	SH. 1 OF 1
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Elderberry Way

Milkweed Dr

Almar Knot Dr

Edna May Dr

Sharondale Dr

Clairmont Dr

AgriPark Dr

John R Rice Blvd

River Rock Blvd

Cason Ln

Franklin Heights Dr

Pennsauken Ct

Quaker Ct

Olympus Hillwood

Little Caesars Pizza

Sam's Club

GO USA Fun Park

Texas Roadhouse

Clarion Inn

**SITE**

Auto Zone Auto Parts

WATSON

Kroger

Social Security Administration

Middle Tennessee Electric Membership Corp

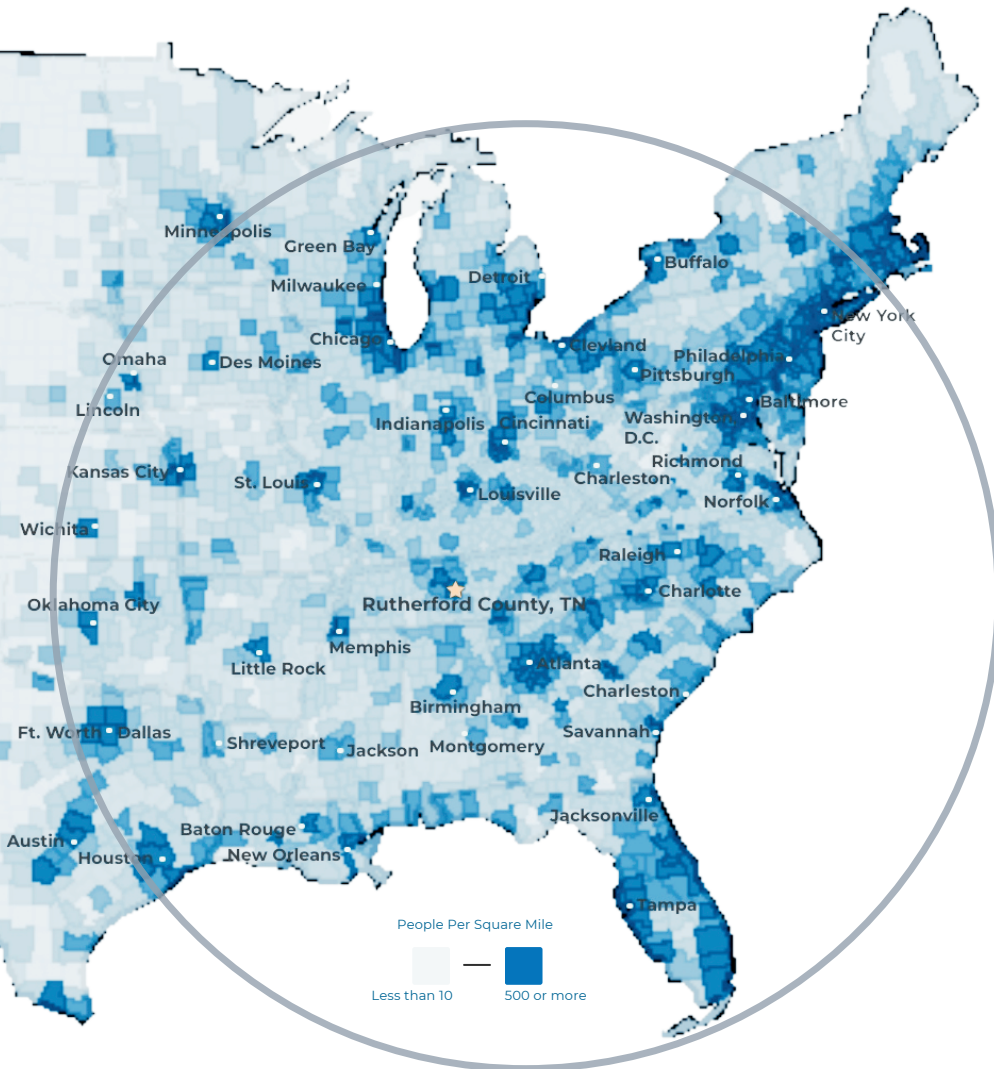
AMC CLASSIC Murfreesboro 16

Old Time Pottery Murfreesboro

Map data ©2020

# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



**#3** Boomtown in America  
- SmartAsset 2022

**#1** largest suburb  
of Nashville, TN

**#1** largest university in  
Middle Tennessee  
- Nashville Business Journal

**#4** metro for economic  
strength  
- Policom 2022

**4<sup>th</sup>** best small city to buy  
a home in the U.S.  
- WalletHub 2021

**8<sup>th</sup>** fastest growing  
midsize city in the U.S.  
- Census 2020

**50%** of U.S. Population lives  
with 650 mile radius

## RUTHERFORD COUNTY INSIGHTS

**3** major  
interstates

**1.6** million residents  
within a 45 min  
drive

**12** million people  
within a 2.5 hour  
drive

**#1** elementary, middle  
and high schools in  
Tennessee

**30** minutes to Nashville  
attractions

**5** hospital expansions  
since 2018 serving  
infants to seniors

## LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

## 2022 RUTHERFORD COUNTY QUICK FACTS

### Population

357,835

### Median Home Price

\$402,162

### 3 Colleges

25,000 students

### Median Age

33

### Median HH Income

\$71,549

### College Degrees

42% hold Associate or above

## LABORFORCE DATA

### Labor Force

#### County

195,178

#### Tennessee

3,337,977

#### United States

164,462,618

### Unemployment Rate

2.6%

3.2%

3.7%

### Labor Force Participation Rate

71.5%

58.8%

61.9%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of January 2023

## RECENT ANNOUNCEMENTS



Oshkosh Corporation subsidiary McNeilus creating 230 jobs to manufacture commercial vehicles within Murfreesboro in 845K sf building.



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



Divisional HQ, R&D & Manufacturing Operation Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

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