



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

John Harney
AFFILIATE BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

Lot 8
0.74 AC
\$10 PSF

Lot 9
0.71 AC
\$14 PSF

Lot 10
0.91 AC
\$14 PSF

Lot 7
1.01 AC
\$10 PSF

Lot 6
0.84 AC
\$14 PSF

Lot 5
1.03 AC
\$15 PSF

OLD FORT PKWY/HWY 96

Old Fort Pkwy

96

96

Old Fort Pkwy

Makayla Ct

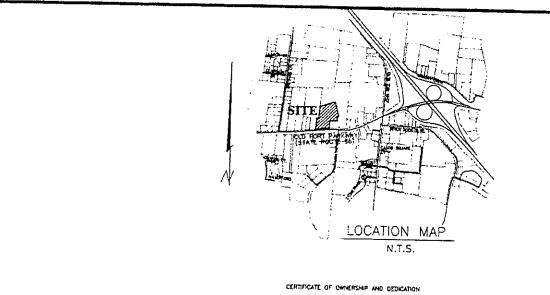
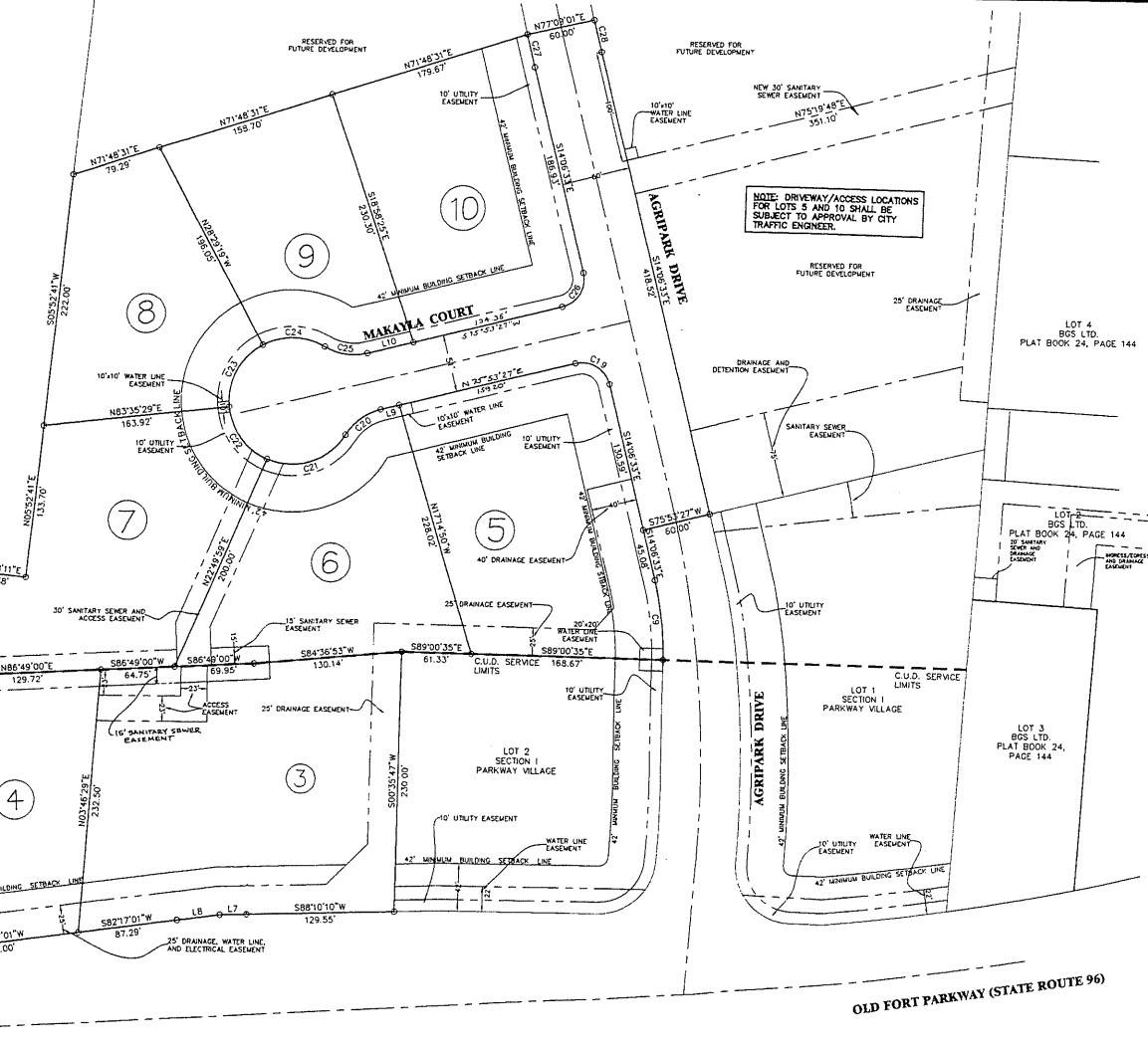
Makayla Ct

Agripark Dr

Agripark Drive



LINE NO.	FROM	TO	BEARING	DIST.	REMARKS
1	110	111	S 89° 00' 00" W	100.00	
2	111	112	S 89° 00' 00" W	100.00	
3	112	113	S 89° 00' 00" W	100.00	
4	113	114	S 89° 00' 00" W	100.00	
5	114	115	S 89° 00' 00" W	100.00	
6	115	116	S 89° 00' 00" W	100.00	
7	116	117	S 89° 00' 00" W	100.00	
8	117	118	S 89° 00' 00" W	100.00	
9	118	119	S 89° 00' 00" W	100.00	
10	119	120	S 89° 00' 00" W	100.00	
11	120	121	S 89° 00' 00" W	100.00	
12	121	122	S 89° 00' 00" W	100.00	
13	122	123	S 89° 00' 00" W	100.00	
14	123	124	S 89° 00' 00" W	100.00	
15	124	125	S 89° 00' 00" W	100.00	
16	125	126	S 89° 00' 00" W	100.00	
17	126	127	S 89° 00' 00" W	100.00	
18	127	128	S 89° 00' 00" W	100.00	
19	128	129	S 89° 00' 00" W	100.00	
20	129	130	S 89° 00' 00" W	100.00	



LINE NO.	FROM	TO	BEARING	DIST.	REMARKS
21	130	131	S 89° 00' 00" W	100.00	
22	131	132	S 89° 00' 00" W	100.00	
23	132	133	S 89° 00' 00" W	100.00	
24	133	134	S 89° 00' 00" W	100.00	
25	134	135	S 89° 00' 00" W	100.00	
26	135	136	S 89° 00' 00" W	100.00	
27	136	137	S 89° 00' 00" W	100.00	
28	137	138	S 89° 00' 00" W	100.00	
29	138	139	S 89° 00' 00" W	100.00	
30	139	140	S 89° 00' 00" W	100.00	

CERTIFICATE OF OWNERSHIP AND DESIGNATION

I hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby designate the plan of subdivision with this (our) consent, retaining the minimum building restrictions, laws and covenants of record, and all other laws and ordinances in force or in effect as to said property.

Date: **9-19-06** 2006
Ganesh Associates II
 SURESH C. SARASWAT, OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan shown herein has been found to comply with the subdivision regulations of the City of Huddleston, Tennessee with the exception of such variances as may be noted in the remarks of the planning commission and that it has been approved for recording in the office of the County Register of Deeds.

Date: **10-2-06** 2006
James D. Adkins
 PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that (1) the water lines and storm drainage improvements shown herein have been installed in accordance with City Code of Huddleston to serve the subdivision and (2) that the same have been installed in accordance with the City of Huddleston to serve the subdivision.

Date: **October 2, 2006** 2006
Sam D. Adkins
 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 herein have been installed in accordance with City Code of Huddleston and the Tennessee Department of Environment and Conservation, and (2) that the same have been installed in accordance with the City of Huddleston to serve the subdivision.

Date: **9-19** 2006
B. J. Adkins
 REGIONAL WATER SERVICE OFFICER

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 of Huddleston and the Tennessee Department of Environment and Conservation, and (2) that the same have been installed in accordance with the City of Huddleston to serve the subdivision.

Date: **9/22/06** 2006
James D. Adkins
 SEWER OFFICER

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I hereby certify that the subdivision shown herein has been approved by the Huddleston Electric Department (HED) for electric service in accordance with the electric power service to the subdivision subject to the provisions of the applicable laws and regulations of HED. The electric power system will be provided in accordance with the requirements of the applicable laws and regulations of HED.

Date: **Sept 18** 2006
Mark J. Adkins
 ELECTRIC POWER SYSTEM OFFICER

PLAT NOTES

- It is the responsibility of each residential builder to design and construct a building grading and drainage scheme which will control surface water, without ponding in the lot or under the house, from the drainage system constructed by the subdivision.
- Parties may be subject to additional easements, and/or restrictions, by future or pre-existing, that a complete title search only.
- Public utility and drainage easements shown herein are intended to indicate easements for identification, inspection, and maintenance of existing lines and easements, including but not limited to utility lines, water lines, telephone lines, electric lines, sewer lines, and drainage lines.
- In Tennessee, it is a requirement for the Underground Utility Damage Prevention Act that anyone who is excavating or otherwise may be liable for damage to utility lines, and that the excavator shall be liable for damage to utility lines.
- Any excavation or other activity which may be subject to the Underground Utility Damage Prevention Act shall require the excavator to obtain a permit from the Huddleston Electric Department.
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CERTIFICATE OF ACCURACY - I hereby certify that this is a correct and true copy of the plan of subdivision as shown herein, and that the same has been approved by the City of Huddleston, Tennessee.

Date of Recording: **October 3, 2006**
 Time of Recording: **3:45 P.M.**
 Plat Book: **30**, Page: **238**

FINAL PLAT SECTION II

PARKWAY VILLAGE

8TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN

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

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

Amelia W. Markert, Register
 Huddleston County Register
 100 N. 1st Street, Huddleston, TN 37066
 Phone: (615) 202-1111
 Fax: (615) 202-1112
 Email: amelia@huddlestoncountyt.com

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

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Elderberry Way

Milkweed Dr

Edna May Dr

Sharondale Dr

Clairmont Dr

Olympus Hillwood

Sam's Club

GO USA Fun Park

Texas Roadhouse

Clarion Inn

Little Caesars Pizza

SITE

Auto Zone Auto Parts

WATSON

Kroger

AMC CLASSIC
Murfreesboro 16

Social Security
Administration

Middle Tennessee
Electric Membership...

Old Time Pottery
Murfreesboro

Pennsauken Ct

Franklin Heights Dr

Quaker Ct

Agripark Dr

John R Rice Blvd

Cason Ln

River Rock Blvd



RUTHERFORD COUNTY, TN

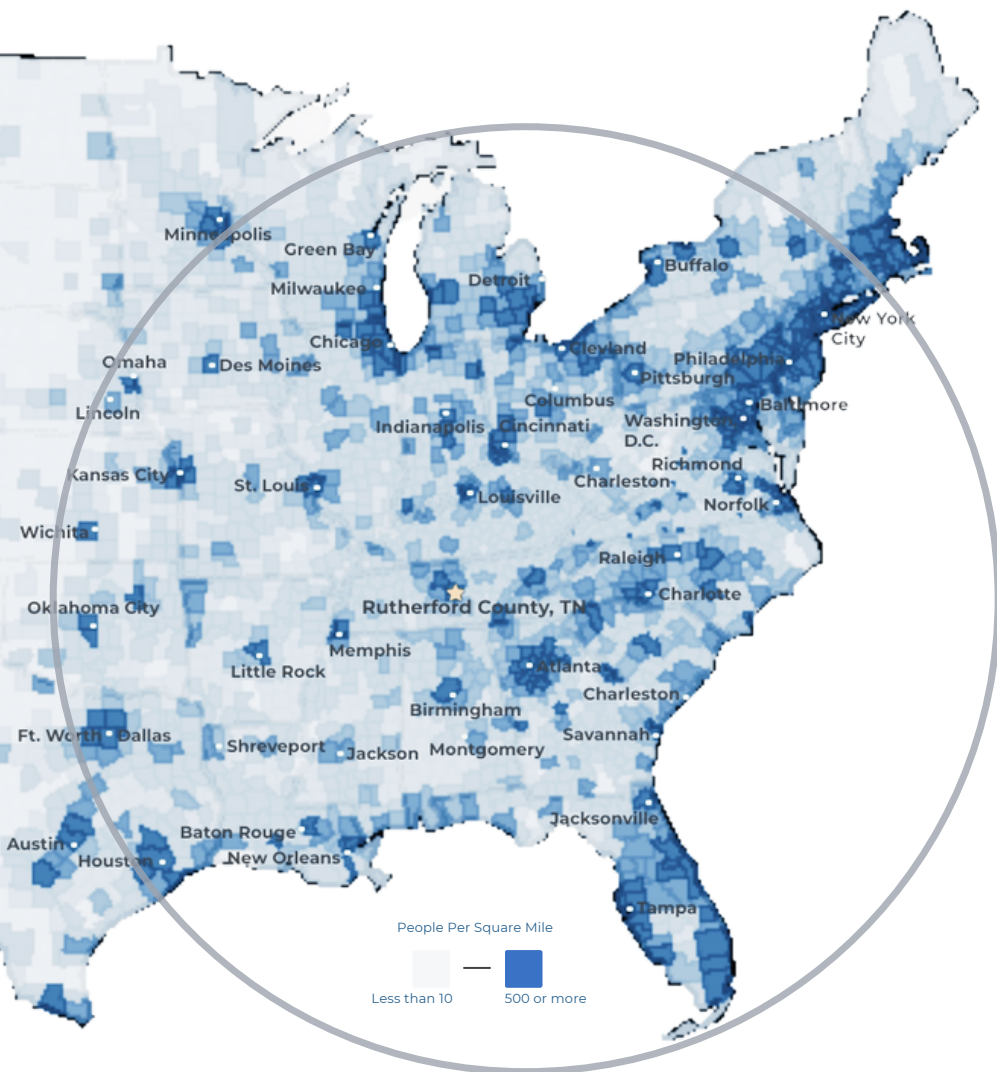
COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

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

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	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

2023 RUTHERFORD COUNTY QUICK FACTS

Population

357,835

Median Home Price

\$402,875

3 Colleges

25,000 students

Median Age

33

Median HH Income

\$71,549

College Degrees

42% hold Associate or above

LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,377	3,359,776	166,818,000
Unemployment Rate	2.8%	3.3%	3.7%
Labor Force Participation Rate	69.1%	59.2%	62.4%

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

RECENT ANNOUNCEMENTS

McNeilus

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

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

