



FOR SALE – Commercial/Retail Lots

Southgate Blvd – Murfreesboro, TN

DETAILS:

- Lot 9 – 0.84 AC / 36,472 SF
Price: \$22 PSF / \$765,000
- Lot 10 – 0.78 AC / 34,137SF
Price: \$23.50 PSF / \$800,000
- Zoned Commercial Hwy
- All Utilities
- Near I-24 Exit 81 & S Church Street



Co-Listing Agent:

Bill Carey

AFFILIATE BROKER

615.849.5597

careyb@realtracs.com

TNLIC# 7338

THE PARKS GROUP
COMMERCIAL REAL ESTATE

1535 W Northfield Blvd., Suite 7

Murfreesboro, TN 37129

615.896.4045

www.parks-group.com



Co-Listing Agent:

John Harney

AFFILIATE BROKER

615.542.0715

johnh@parks-group.com

TNLIC# 221569

Vista Inn
& Suites

I-24 Exit 81

Westgate Blvd

Shelbyville Hwy

Lot 10
0.78 AC/
34,137 SF

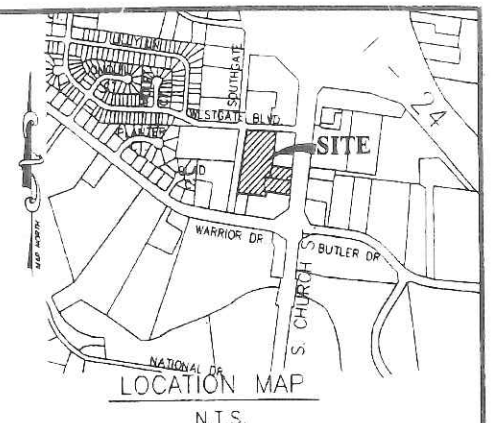
Lot 9
0.84 AC/36,472 SF



Southgate Blvd

231

10



CERTIFICATE OF OWNERSHIP AND EDUCATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby consent this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, roads, easements and other open spaces to public or private use as noted.
Date: 12-11-06
Deed Book: 585
SRI RAM FAMILY PARTNERSHIP LP
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 for the City of Murfreesboro, Tennessee with the exception of such variance, 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: 12-11-06
J. D. Gault
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 initiated 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 and that the land shown to be subdivided/developed is within the jurisdiction of Murfreesboro Water and Sewer Department.
Date: 12-11-06
Chris Sipe
CITY ENGINEER

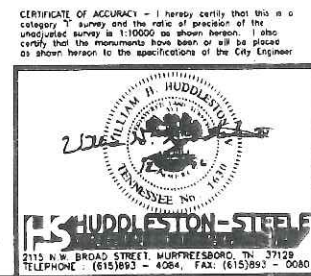
CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that (1) the water lines and appurtenances for the water system of the subdivision shown herein have been initiated in accordance with City codes and specifications and the Tennessee Department of Environment and Conservation, Community Public Water System 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 subdivided/developed is within the jurisdiction of Murfreesboro Water and Sewer Department.
Date: 12/5/06
Don W. Gore
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 herein have been initiated in accordance with City codes and specifications and the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works, or (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: 12/5/06
Don W. Gore
MURFREESBORO WATER AND SEWER OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
I hereby certify that the subdivision shown herein 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: Dec 5
Mike Purcell
ELECTRIC POWER SYSTEM OFFICIAL

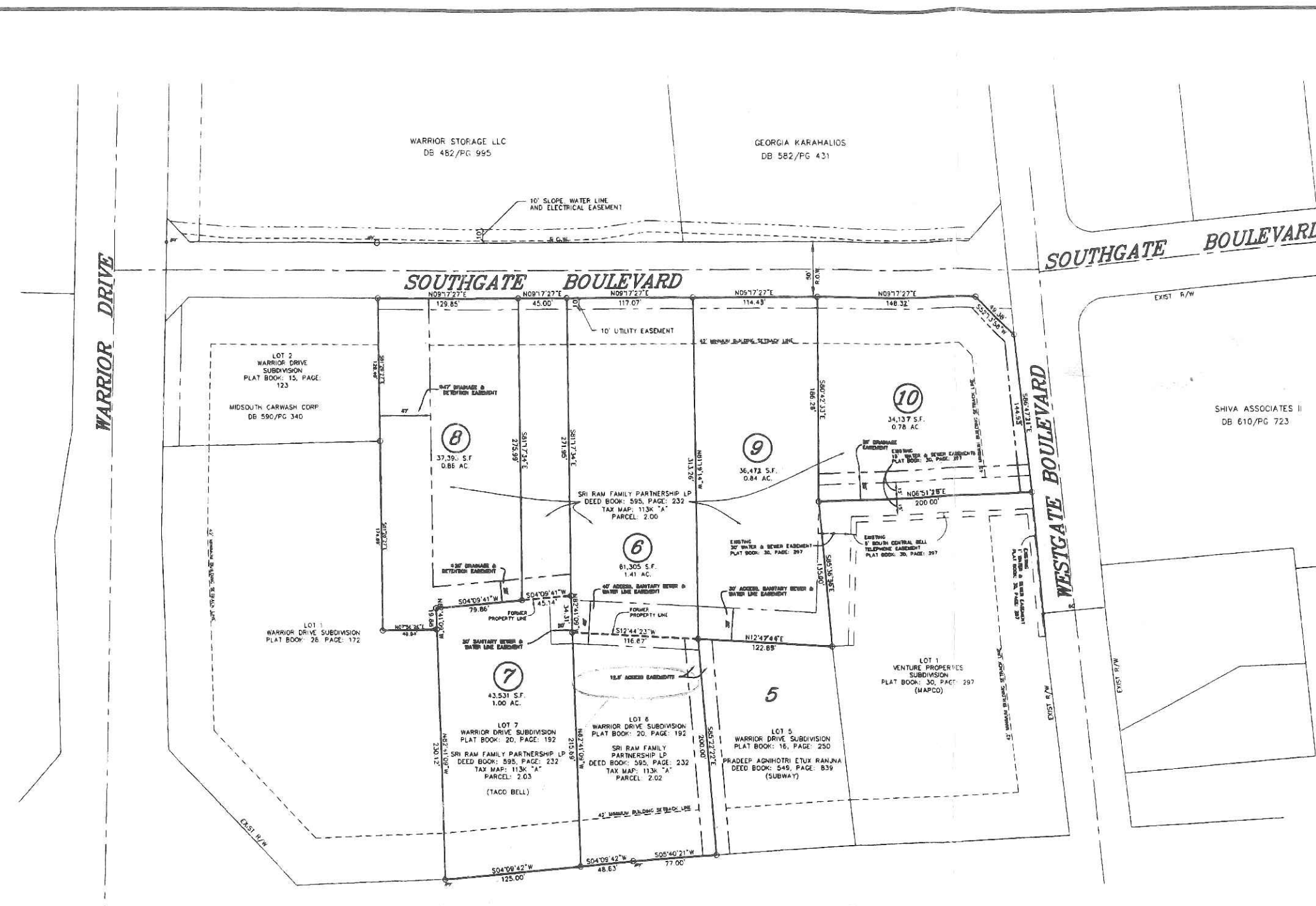
PLAT NOTES
1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners. He has then three nor more than ten working days of their intent to excavate a list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
4. Portions may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. Public utility and drainage easements shown herein are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage, including, but not limited to, sanitary sewers, stormwater, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.

DATE OF RECORDING: December 11, 2006
TIME OF RECORDING: 3:45 P.M.
PLAT BOOK: 31, PAGE: 15



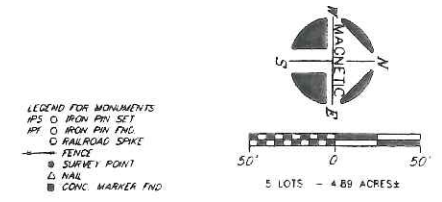
FINAL PLAT
LOTS 8 - 10 & RESUB LOTS 6 & 7
WARRIOR DRIVE
SUBDIVISION
13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: DECEMBER 2006 SCALE 1"=50' SH. 1 OF 1
06-2120

OWNER: SRI RAM FAMILY PARTNERSHIP LP
ADDRESS: 1426 GEORGETOWN LN
MURFREESBORO, TN 37129
TAX MAP: 81 PARCELS: 2, 2.02 & 2.03
FLOOD MAP PANEL: 470168 0276 F ZONE: X
FLOOD MAP DATED: DEC. 20, 2002
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL



U.S. HWY 231 SOUTH
(SOUTH CHURCH STREET)
(RIGHT-OF-WAY WIDTH VARIES)

* THE OWNER OF LOT 8 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AND DETENTION EASEMENT ON LOTS 7 AND 8

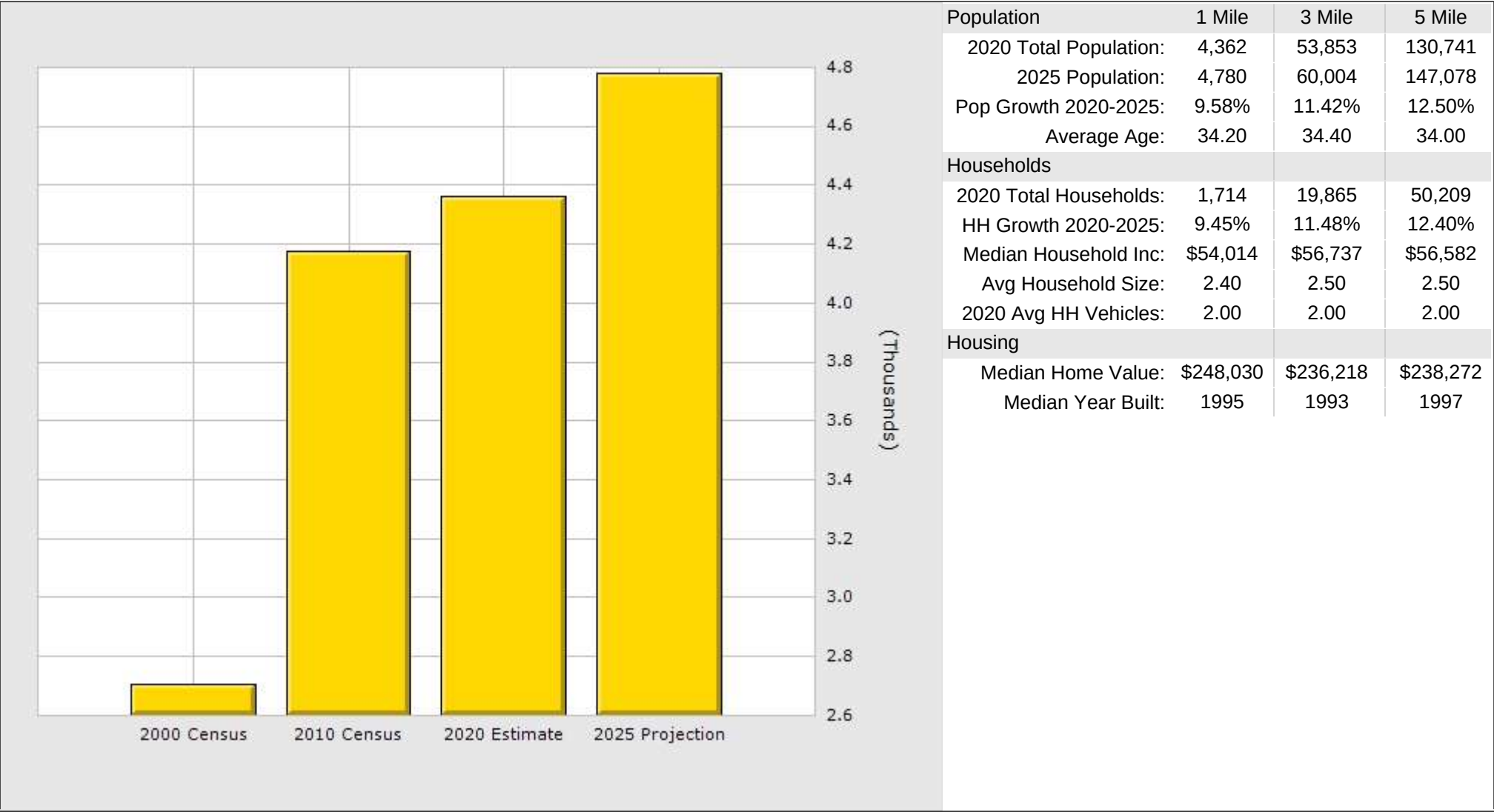


ZONING: OH
FRONT SETBACK: 42'
SIDE SETBACK: 10'
REAR SETBACK: 20'
HEIGHT RESTRICTIONS: 75 FEET
BULK RESTRICTIONS: NONE
* THE MINIMUM SIDE YARD SHALL APPLY ONLY IF THE PROPERTY ADJUTS OR IS ADJACENT TO PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES OR THE RESIDENTIAL PORTION OF AN APPROVED PLANNED DEVELOPMENT. OTHERWISE, NO SIDE YARD IS REQUIRED.

John H. H. Gerhart, Register	
Rutherford County Tennessee	
Book 81	Page 15
Dec 11, 2006	Instrument 81-10038
Blade: 0.00	Recovery: 0.00
Base: 0.00	12/11/2006 at 3:11 PM
8091	2.00
Total:	17.00
	Plot Cabinet 31 pgs 15-18

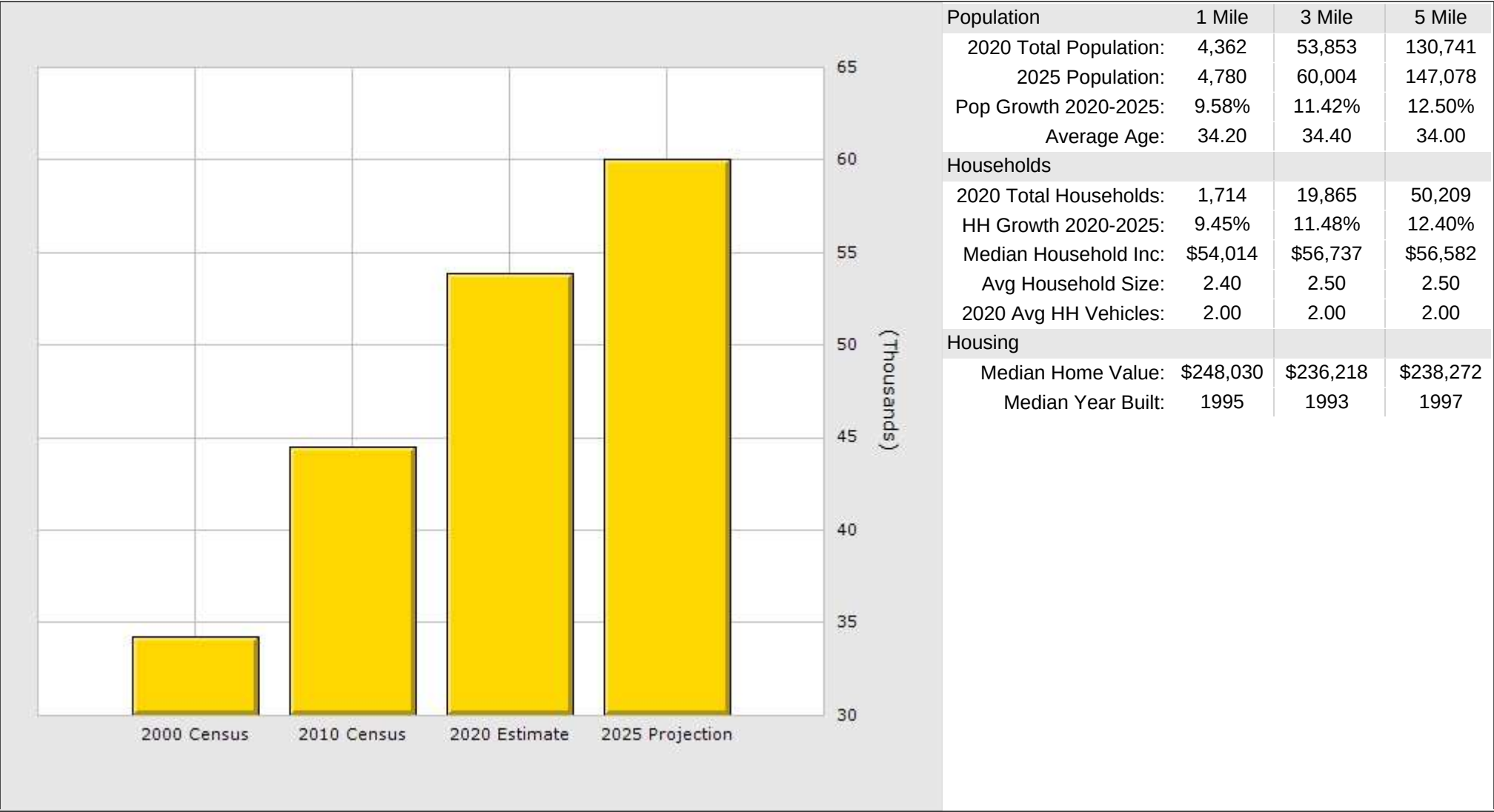
Population for 1 Mile Radius

2340 Southgate Blvd, Murfreesboro, TN 37128



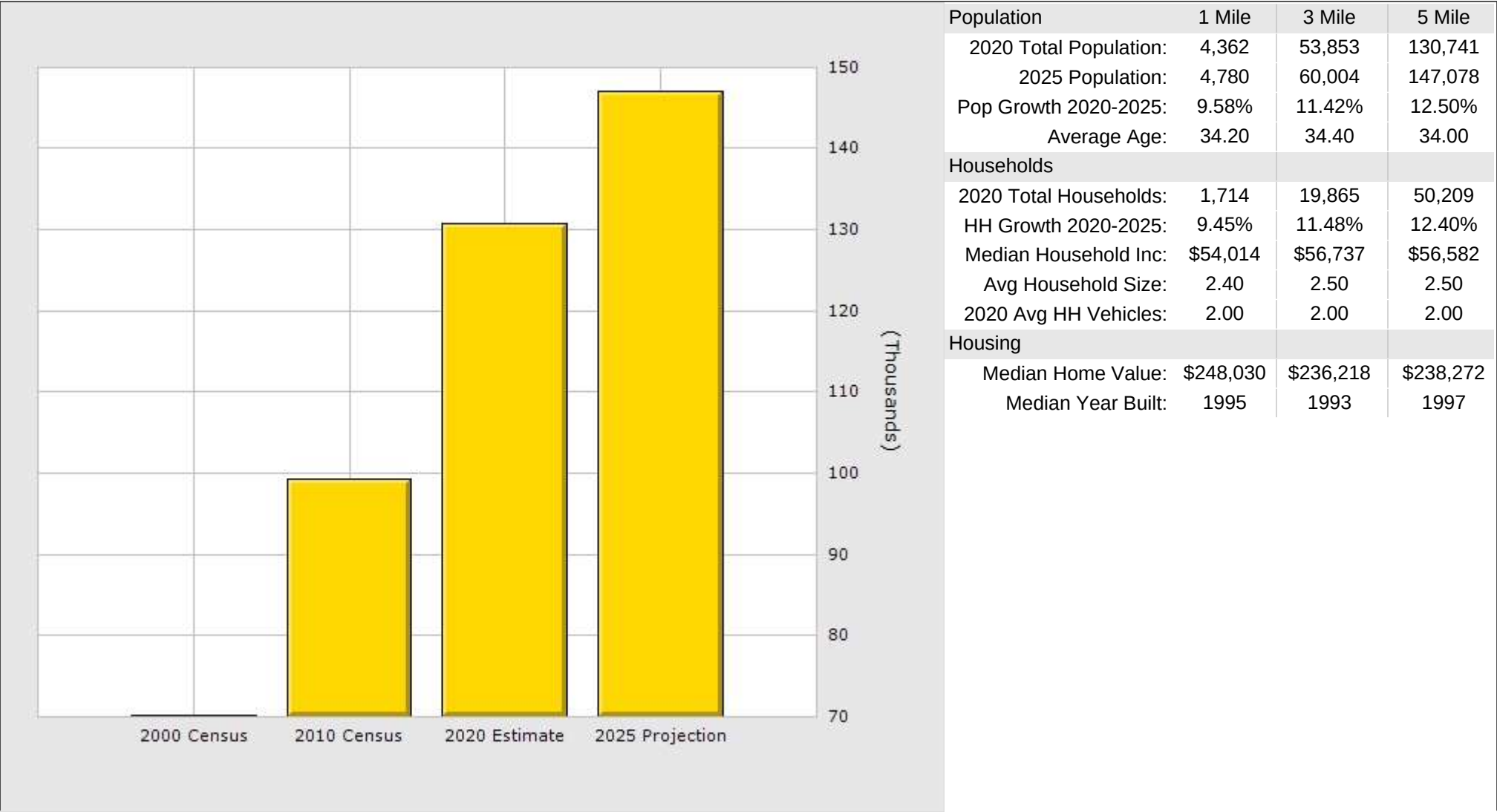
Population for 3 Mile Radius

2340 Southgate Blvd, Murfreesboro, TN 37128



Population for 5 Mile Radius

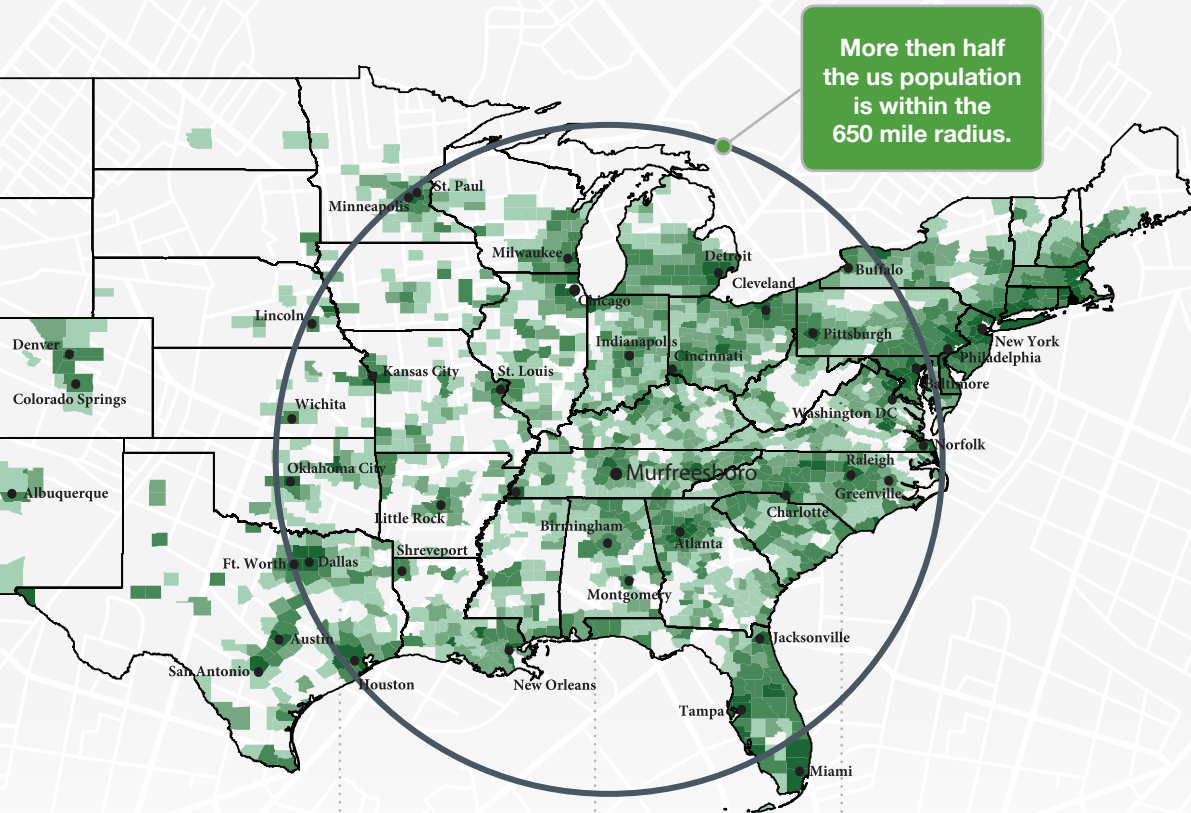
2340 Southgate Blvd, Murfreesboro, TN 37128



Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



90.9

Cost of living index vs. National Average of 100

Source: 3rd Quarter 2018 ACCRA Cost of Living Index

6th

Best Real Estate Market in the Nation

Source: WalletHub 2018

8th

Fastest Growing Midsize City in the United States with 23 new residents per day

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

Laborforce Data
June 2019

Top Rated Schools

- 5th Best High School in the US (Central Magnet School)
- 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

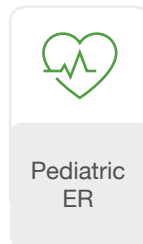
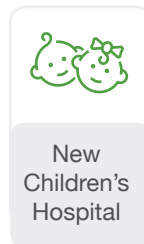
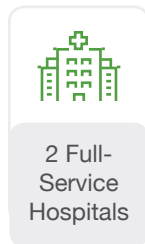


9.1% Lower Cost of Living than US Average

2018 Average Home Sale: \$276,000 (\$131/sq ft)



Healthcare Hub



Proximity to Nashville

- 3 Professional Sports Teams
- Live Music at the Ryman Auditorium, Grand Ole Opry, and Bluebird Cafe
- TN State Capitol



Recent Additions



207 New HQ Jobs
\$10.3 Million Investment



95 New Jobs
\$21.3 Million Investment



50 New Tech Jobs
Relocation from Atlanta

Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,391,624	1,044,120	185,555
Unemployment Rate	4.0%	3.2%	3.2%
Available Labor Pool	136,545	32,940	5,936