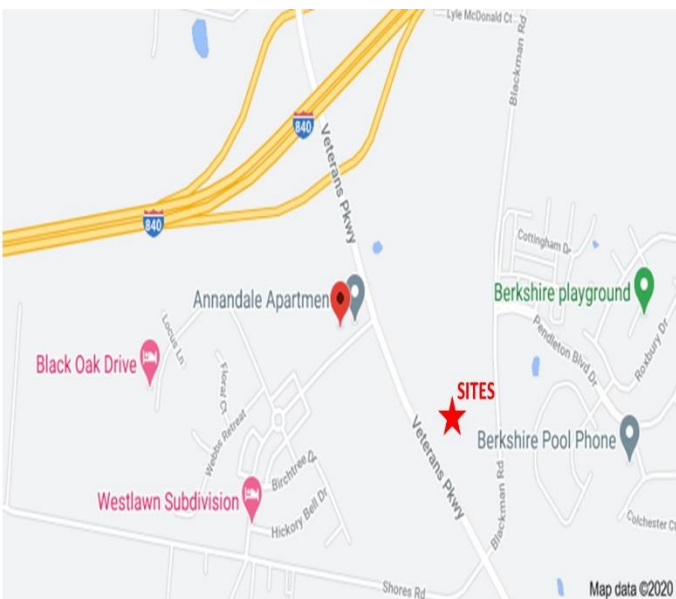


FOR SALE – Commercial/Retail Lots

Veterans Pkwy @ I-840 – Murfreesboro, TN

DETAILS:

- Zoned for Commercial, Retail, Medical & Office Use
- Next to Future Vanderbilt Hospital
- Across from St Thomas Neighborhood Hospital, TOA, Publix Murfreesboro Medical Clinic
- Easy Access to I-840
- All utilities available



John Harney
AFFILIATE 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



**Future Vanderbilt
Hospital**

Berkshire Subdivision

**New Day
School**

**Saint Thomas Neighborhood Hospital
TOA
Murfreesboro Medical Clinic**

I-840

**3.04 Ac
PENDING**

**5.50 Ac
\$22 PSF**

**2.39 Ac
PENDING**

**1.93 Ac
SOLD**

**3.5 Ac
SOLD**

**1.4 Ac
\$32 PSF**

**3.1 Ac
SOLD**

Westlawn Blvd

Veterans Pkwy

Veterans Pkwy

Veterans Pkwy

Blackman Rd

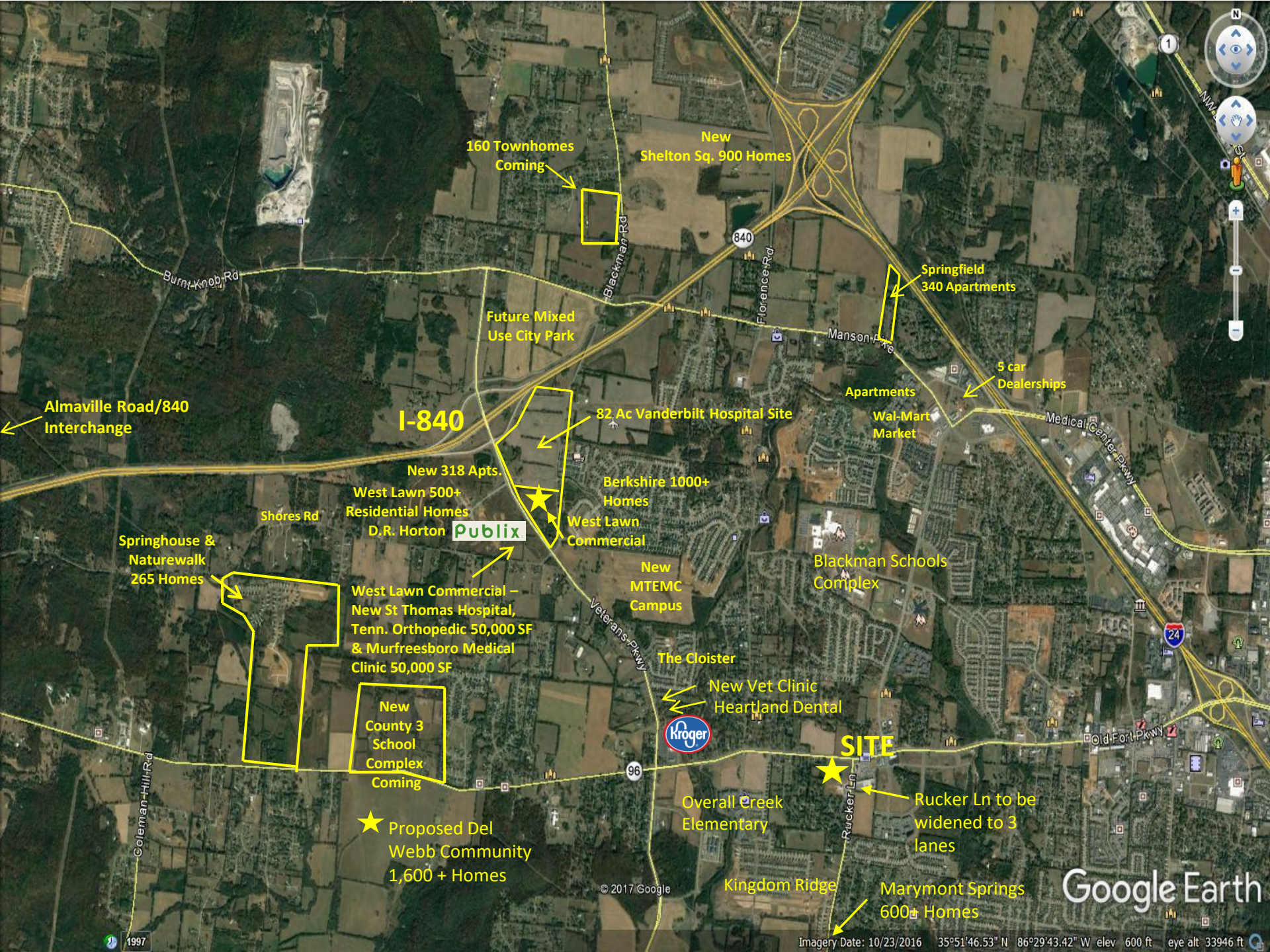
Pendleton Blvd

Pendleton Blvd

Enclave Dr

Hartlepool

Pendleton Blvd



160 Townhomes Coming

New Shelton Sq. 900 Homes

Springfield 340 Apartments

Future Mixed Use City Park

I-840

Almaville Road/840 Interchange

82 Ac Vanderbilt Hospital Site

Apartments

5 car Dealerships

New 318 Apts.
West Lawn 500+ Residential Homes
D.R. Horton

Berkshire 1000+ Homes
West Lawn Commercial

Wal-Mart Market

Medical Center Pkwy

Springhouse & Naturewalk 265 Homes

West Lawn Commercial - New St Thomas Hospital, Tenn. Orthopedic 50,000 SF & Murfreesboro Medical Clinic 50,000 SF

New MTEMC Campus

Blackman Schools Complex

New County 3 School Complex Coming

The Cloister

New Vet Clinic
Heartland Dental

SITE

Proposed Del Webb Community 1,600 + Homes

Overall Creek Elementary

Rucker Ln to be widened to 3 lanes

Kingdom Ridge

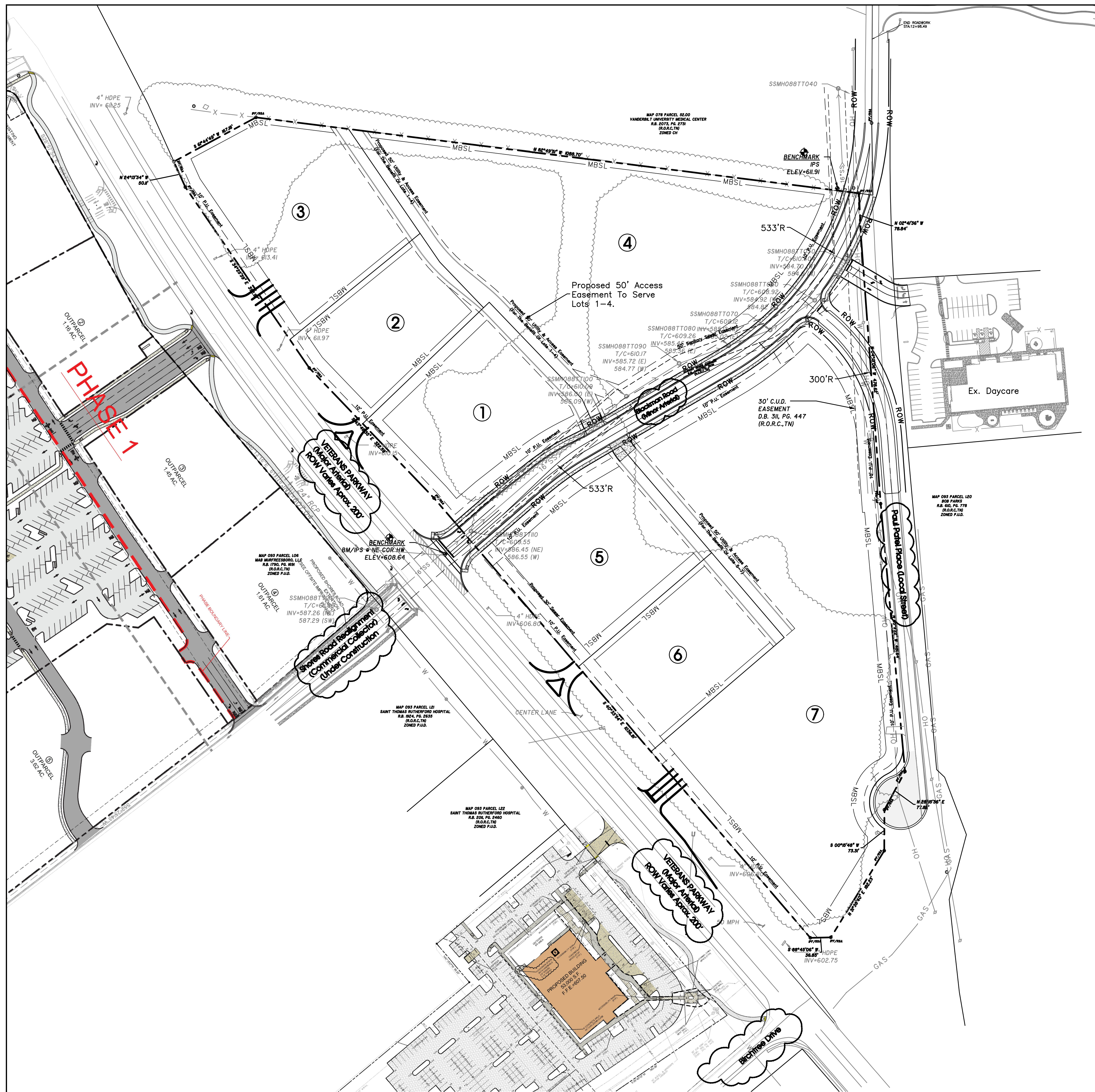
Marymont Springs 600+ Homes

Google Earth

© 2017 Google

Imagery Date: 10/23/2016 35°51'46.53" N 86°29'43.42" W elev 600 ft eye alt 33946 ft

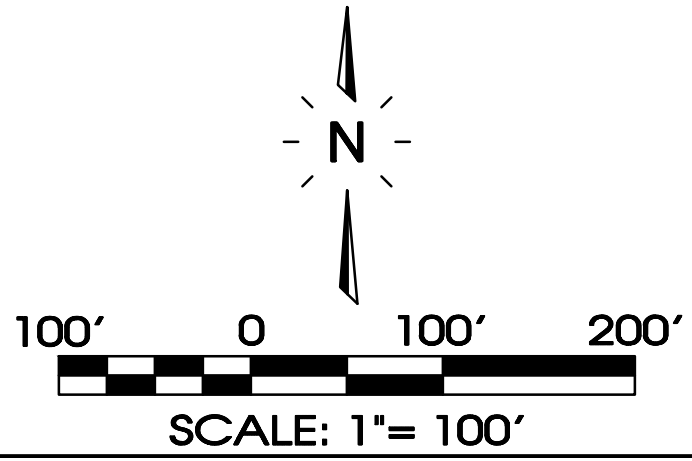
1997



NOTE:
Proposed 50' Access Easements To Serve Lots 1-4 & 5-7.

Note:
Access points onto Veterans Parkway shall be determined with site plans.

- 1.) Private Access Drive To Be Built by Site Plan
- 2.) Private Access Drive To Be Lit By Public Street Standards & To Be Installed With Site Plans
- 3.) Private Access Drive To Be Maintained By Owners Association
- 4.) Sidewalks & Street Trees To Be Constructed by Site Plan



Legend:			
□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	⊗	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	+	HC SIGN
—	EXIST. SEWER CLEANOUT	+	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
⊖	EXIST. CATCH BASIN (STORM SEWER)	—	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	—	CONCRETE SIDEWALK
⊕	EXIST. TELEPHONE RISER	—	EXTRUDED CURB
⊕	EXIST. GAS RISER	—	CURB & GUTTER
⊕	ELECTRICAL ENCLOSURE	➔	TRAFFIC ARROW
⊕	EXIST. WATER METER	➔	TURN LANE ARROWS
○	EXIST. UTILITY POLE	⚠	REVISION NUMBER
⊕	EXIST. FIRE HYDRANT VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⊕	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
⊕	BLOW OFF VALVE	⊗	RIP RAP
⊕	REDUCER	➔	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	⊕	INLET FILTER PROTECTION
⊕	CONCRETE THRUST BLOCK	⊕	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE (63.25)	⊕	EXIST. SPOT ELEVATION
⊕	FIRE DEPT. CONNECTION	➔	SEWER/STORM FLOW DIRECTION
⊕	FIRE HYDRANT	⊕	CATCH BASIN
⊕	GATE VALVE & BOX	⊕	CURB INLET
⊕	WATER METER	⊕	AREA DRAIN
⊕	GAS METER	—	HEADWALL
⊕	GREASE TRAP	⊕	WINGED HEADWALL
○	EXTERIOR CLEANOUT ECO	⊕	CONCRETE SWALE
○	MANHOLE	⊕	TYPE- X- HEADWALL

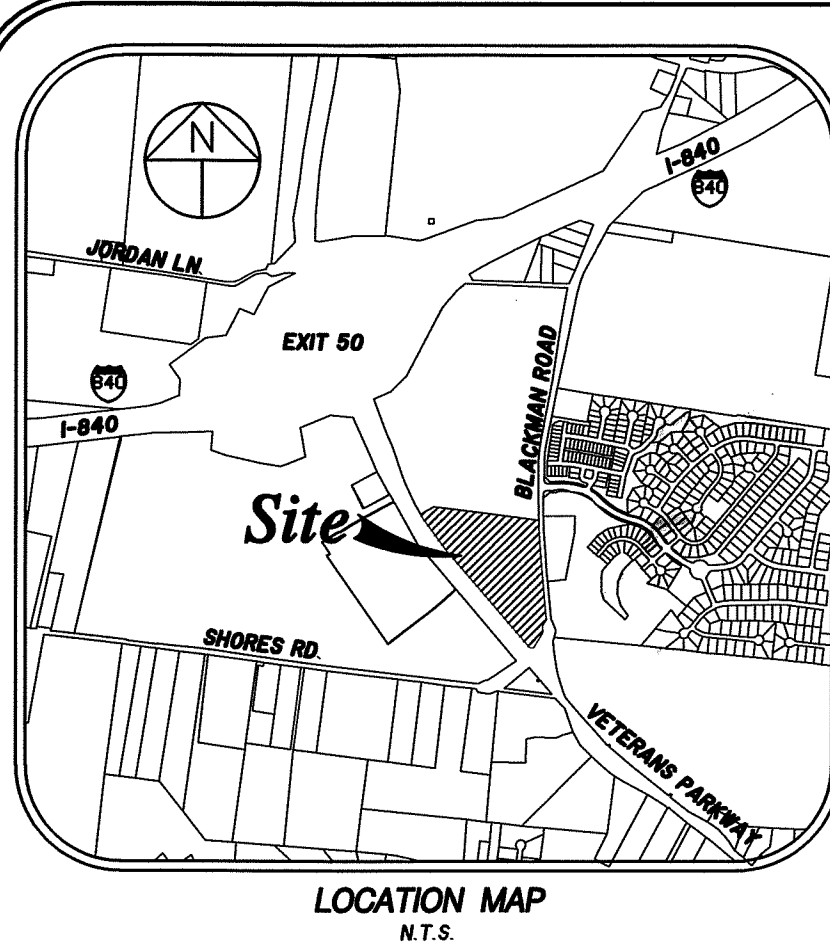
EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	—
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	---
PHASE BOUNDARY	■■■■■■■■■■
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 880-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

Westlawn Commercial East
Murfreesboro, Tennessee

(Not Intended for Construction)

<p>REVISIONS: 1-5-2022: PC Comments</p> <p>DRAWN: SJA/CFB3 DATE: 12-9-2021 CHECKED: MAT, DGW FILE NAME: 19164prelim SCALE: 1" = 100' JOB NO. 19164 SHEET:</p>	<p>Master Plan</p> <p style="font-size: 2em; font-weight: bold;">C0.2</p>
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- GENERAL NOTES**
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 7 COMMERCIAL LOTS FROM A PARCEL OF LAND, AND DEDICATE EASEMENTS AND ROAD RIGHT-OF-WAY AS SHOWN.
 - BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO USING TDOT GPS NETWORK SYSTEM (MAD 83-96).
 - 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. 47149C0235 H, EFFECTIVE DATE JANUARY 5, 2007.
 - ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. FFE) 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 PUD, SETBACKS FOR THIS SITE ARE:
FRONT = 30' / SIDE = 10' / REAR = 20'
 - THE SOILS 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 FLOODING 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.
 - 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.
 - THE ACCESS EASEMENTS SHOWN ARE FOR THE BENEFIT OF THE LOTS SHOWN ON THIS PLAT AND ADJACENT LAND WHICH WILL BE MAINTAINED UNDER MAINTENANCE AGREEMENT BETWEEN BENEFICIARIES. ADDITIONALLY, THE ALL 50' ACCESS DRIVES SHOWN HEREON SHALL BE LIT TO PUBLIC STREET STANDARDS.
 - A PORTION OF THIS SUBDIVISION IS IDENTIFIED AS AREA C-2 IN THE APPROVED ZONING PLAN AND A PORTION IS IDENTIFIED AS AREA C-3 AND OUT PARCEL "F". THIS LOT SHALL CONFORM WITH THE STANDARDS PUT IN PLACE BY THE GATEWAY DISTRICT OVERLAY.
 - PROPERTY IS WITHIN OVERALL CREEK SEWER ASSESSMENT DISTRICT.
 - WATER SERVICE FOR LOT ONE IS DEPENDENT ON THE COMPLETION OF THE NEW ROAD CONSTRUCTION AND UTILITIES TO BE INSTALLED. CUD CANNOT PROVIDE WATER SERVICE UNTIL NEW WATER MAIN IS INSTALLED ALONG THE PROPOSED RE-ROUTED BLACKMAN ROAD.
 - CONSOLIDATED UTILITY DISTRICT MAY REQUIRE AN AMENDMENT PLAT OR SURVEY METES AND BOUNDS DESCRIPTION WITH EXHIBIT TO DEDICATE ANY NECESSARY EASEMENTS WITH THE DEVELOPMENT ONCE CONSTRUCTION IS COMPLETE.
 - THE TEMPORARY DETENTION EASEMENT WILL BE DISSOLVED WHEN A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A BUILDING ON LOT 4.

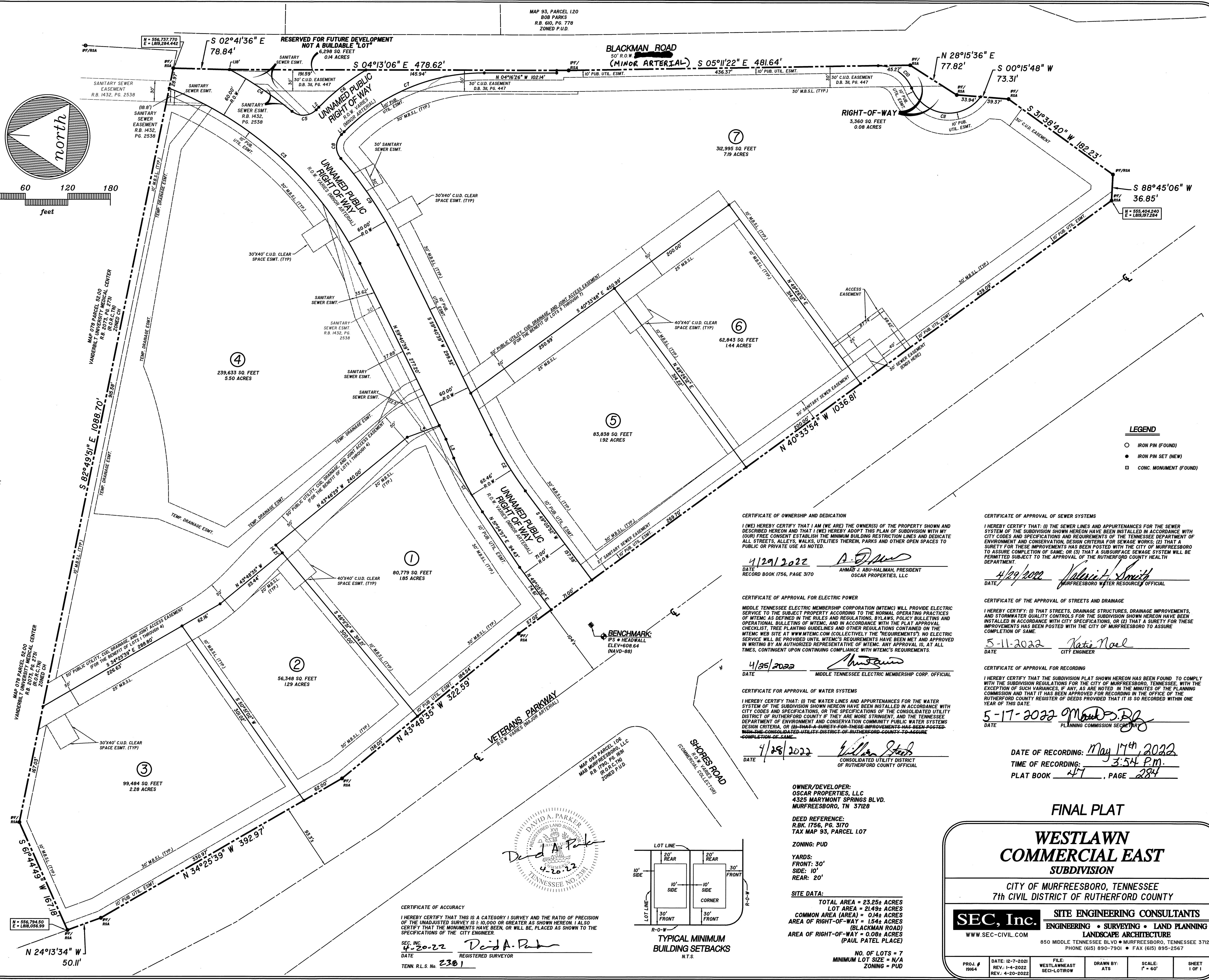
LINE DATA

LINE	BEARING	DISTANCE
L1	S 0°09'41" E	15.45'
L2	N 4°30'49" W	8.29'
L3	N 63°28'10" E	28.90'
L4	N 24°27'01" W	146.13'

Heather Dabman, Registrar
Rutherford County Tennessee
Rec #: 1176203
State: 15
Instrument #: 2442480
Date: 05/17/2022 at 3:54 PM
Total: 17.00
Plat Cabinet # 47 Pgs 284-294

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	129.35°	430.00'	86.25'	43.27'	N 57°40'22" E	86.1'
C2	109.5477°	503.00'	92.86'	46.57'	S 54°23'15" W	92.75'
C3	47.5010°	503.00'	96.37'	48.18'	S 54°23'15" W	96.37'
C4	107.4453°	263.00'	105.61'	52.96'	S 29°32'24" W	105.46'
C5	85.2959°	25.00'	37.30'	23.11'	S 07°46'59" E	33.94'
C6	14°59'58"	325.00'	85.08'	42.78'	S 42°33'23" E	84.84'
C7	49°33'19"	272.00'	220.24'	106.41'	N 77°23'23" E	214.40'
C8	85°07'19"	25.00'	37.14'	22.96'	S 87°16'40" W	33.62'
C9	14°57'29"	363.00'	147.01'	73.92'	S 52°47'45" W	146.59'
C10	63°16'47"	50.00'	60.43'	34.57'	S 29°18'02" W	56.87'
C11	22°23'14"	56.00'	89.72'	102.05'	S 02°52'48" W	98.19'



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 RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 4/29/2022
RECORD BOOK 1756, PAGE 3170

AMAD J. ABU-HALIMAN, PRESIDENT
OSCAR PROPERTIES, LLC

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: 4/26/2022
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

CERTIFICATE FOR 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, OR THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY IF THEY ARE MORE STRINGENT, 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 WITHIN ONE YEAR OF THIS DATE.

DATE: 4/28/2022
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY 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 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: 4/29/2022
MURFREESBORO WATER RESOURCES OFFICIAL

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: 5-11-2022
CITY ENGINEER

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: 5-17-2022
PLANNING COMMISSION SECRETARY

DATE OF RECORDING: May 17th, 2022
TIME OF RECORDING: 3:54 P.M.
PLAT BOOK: 47, PAGE 284

OWNER/DEVELOPER:
OSCAR PROPERTIES, LLC
4325 MARYMONT SPRINGS BLVD.
MURFREESBORO, TN 37128

DEED REFERENCE:
R.B.K. 1756, PG. 3170
TAX MAP 93, PARCEL 107

ZONING: PUD
YARDS:
FRONT: 30'
SIDE: 10'
REAR: 20'

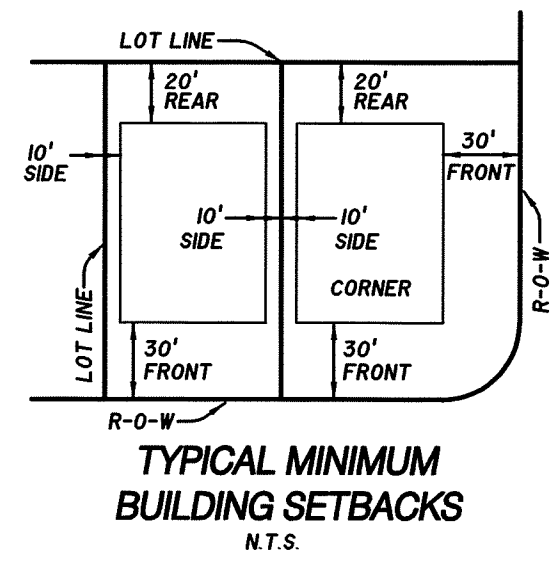
SITE DATA:
TOTAL AREA = 23.25± ACRES
LOT AREA = 21.49± ACRES
COMMON AREA (AREA) = 0.14± ACRES
AREA OF RIGHT-OF-WAY = 1.54± ACRES
(BLACKMAN ROAD)
AREA OF RIGHT-OF-WAY = 0.08± ACRES
(PAUL PATEL PLACE)

NO. OF LOTS = 7
MINIMUM LOT SIZE = N/A
ZONING = PUD

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. INC. 4-20-2022 David A. Parker
DATE REGISTERED SURVEYOR
TENN. R.L.S. NO. 2381



FINAL PLAT

WESTLAWN COMMERCIAL EAST SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
7th CIVIL DISTRICT OF RUTHERFORD COUNTY

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

PROJ. # 1964
DATE 12-7-2021
REV. 1-4-2022
REV. 4-20-2022

FILE WESTLAWN EAST SEC-LOTROW
DRAWN BY: ATS
SCALE: 1" = 60'
SHEET 1 OF 1

2021-2128

Demographic Summary Report

Westlawn

Veterans Pkwy @ Westlawn Blvd., Murfreesboro, TN 37128

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

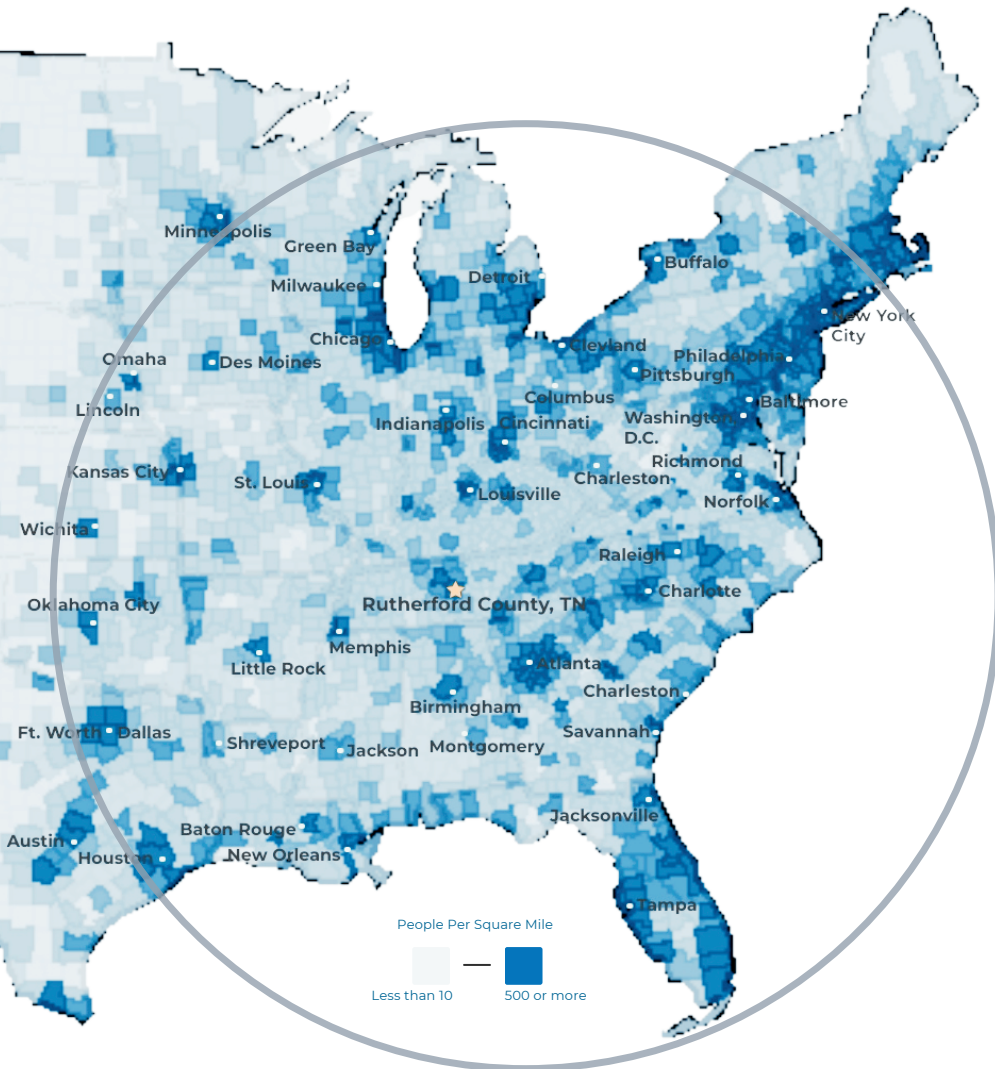
Total Available: **6,580 SF**
 % Leased: **0%**
 Rent/SF/Yr: **\$32.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	4,577	41,285	94,510
2022 Estimate	3,822	34,846	80,505
2010 Census	1,632	18,075	47,989
Growth 2022 - 2027	19.75%	18.48%	17.40%
Growth 2010 - 2022	134.19%	92.79%	67.76%
2022 Population by Hispanic Origin	165	2,241	5,360
2022 Population	3,822	34,846	80,505
White	3,112 81.42%	28,273 81.14%	64,748 80.43%
Black	451 11.80%	3,971 11.40%	9,570 11.89%
Am. Indian & Alaskan	15 0.39%	195 0.56%	377 0.47%
Asian	141 3.69%	1,426 4.09%	3,546 4.40%
Hawaiian & Pacific Island	2 0.05%	37 0.11%	82 0.10%
Other	102 2.67%	944 2.71%	2,182 2.71%
U.S. Armed Forces	29	130	256
Households			
2027 Projection	1,394	13,943	33,206
2022 Estimate	1,169	11,813	28,414
2010 Census	511	6,237	17,318
Growth 2022 - 2027	19.25%	18.03%	16.86%
Growth 2010 - 2022	128.77%	89.40%	64.07%
Owner Occupied	1,070 91.53%	9,386 79.45%	21,604 76.03%
Renter Occupied	98 8.38%	2,427 20.55%	6,809 23.96%
2022 Households by HH Income	1,170	11,814	28,414
Income: <\$25,000	54 4.62%	708 5.99%	1,934 6.81%
Income: \$25,000 - \$50,000	80 6.84%	1,630 13.80%	4,784 16.84%
Income: \$50,000 - \$75,000	124 10.60%	2,318 19.62%	5,938 20.90%
Income: \$75,000 - \$100,000	222 18.97%	2,002 16.95%	4,722 16.62%
Income: \$100,000 - \$125,000	142 12.14%	1,494 12.65%	3,946 13.89%
Income: \$125,000 - \$150,000	164 14.02%	1,540 13.04%	2,852 10.04%
Income: \$150,000 - \$200,000	270 23.08%	1,436 12.16%	2,916 10.26%
Income: \$200,000+	114 9.74%	686 5.81%	1,322 4.65%
2022 Avg Household Income	\$130,236	\$104,870	\$97,000
2022 Med Household Income	\$118,485	\$90,621	\$83,211

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	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

	County	Tennessee	United States
Labor Force	195,178	3,337,977	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

McNeilus

Oshkosh Corporation subsidiary McNeilus creating 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.

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