



FUTURE
Publix

**Future Vanderbilt
Hospital**

Berkshire Subdivision

**New Day
School**

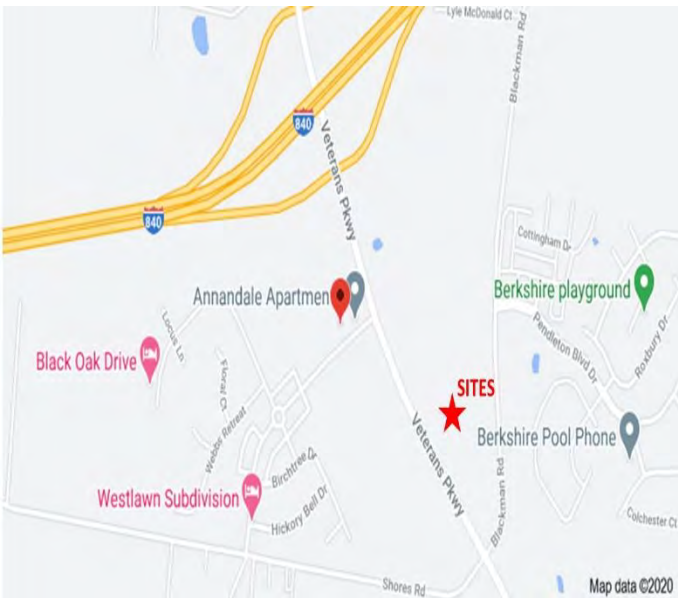
**Saint Thomas Neighborhood Hospital
TOA
Murfreesboro Medical Clinic**

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
Publix

**Future Vanderbilt
Hospital**

Berkshire Subdivision

**3.04 Ac
PENDING**

**5.50 Ac
SOLD**

Wawa
2.39 Ac
SOLD

**1.93 Ac
SOLD**

**3.5 Ac
SOLD**

**1.4 Ac
PENDING**

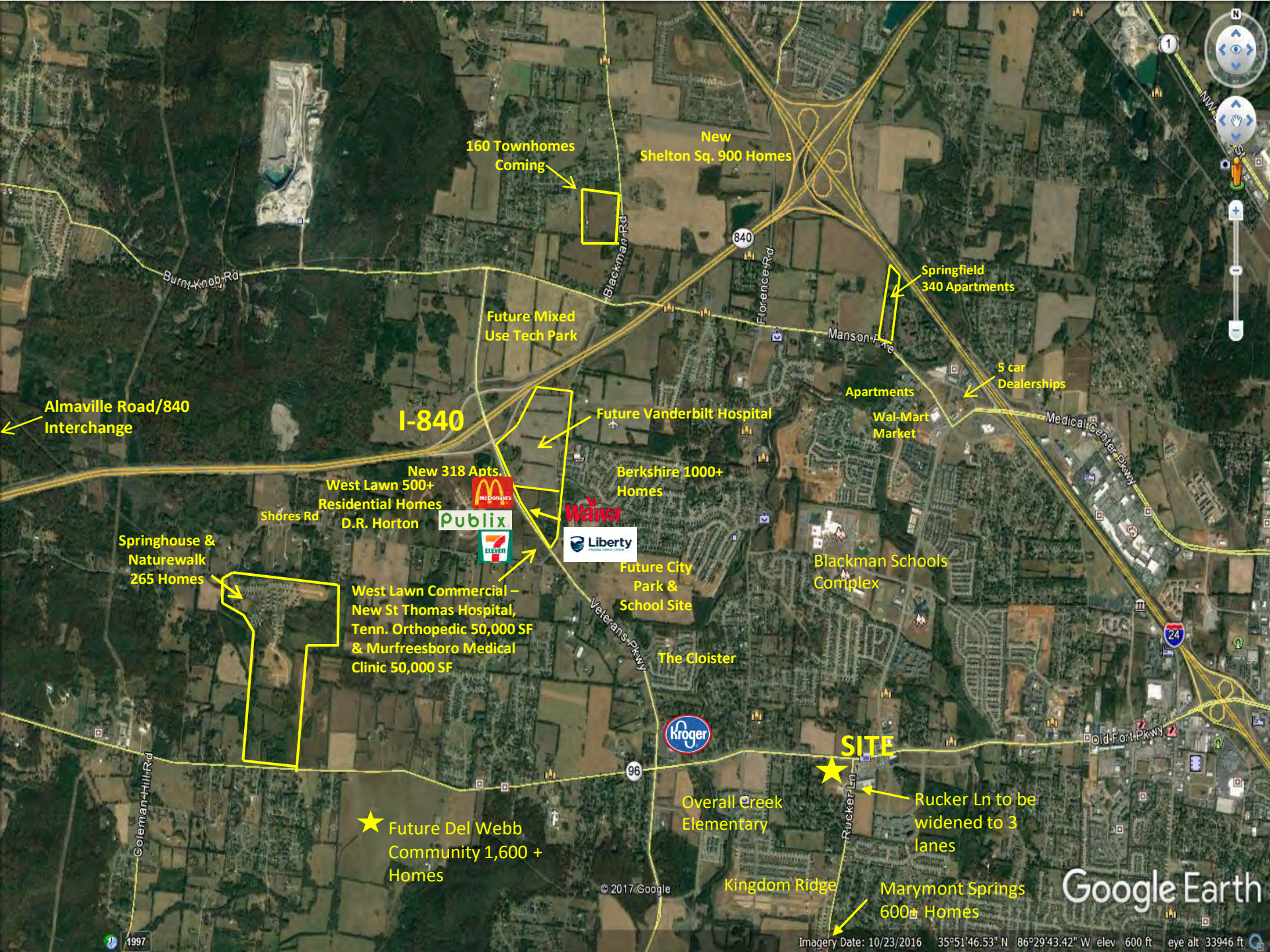
Liberty
FEDERAL CREDIT UNION

**3.1 Ac
SOLD**

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

**New Day
School**





160 Townhomes Coming

New Shelton Sq. 900 Homes

Springfield 340 Apartments

Future Mixed Use Tech Park

Future Vanderbilt Hospital

Berkshire 1000+ Homes

Future City Park & School Site

The Cloister

Overall Creek Elementary

Kingdom Ridge

Marymont Springs 600+ Homes

Rucker Ln to be widened to 3 lanes

★ Future Del Webb Community 1,600 + Homes

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

West Lawn 500+ Residential Homes

New 318 Apts.

Springhouse & Naturewalk 265 Homes

Almaville Road/840 Interchange

5 car Dealerships

Apartments

Wal-Mart Market

Blackman Schools Complex

Medical Center Pkwy

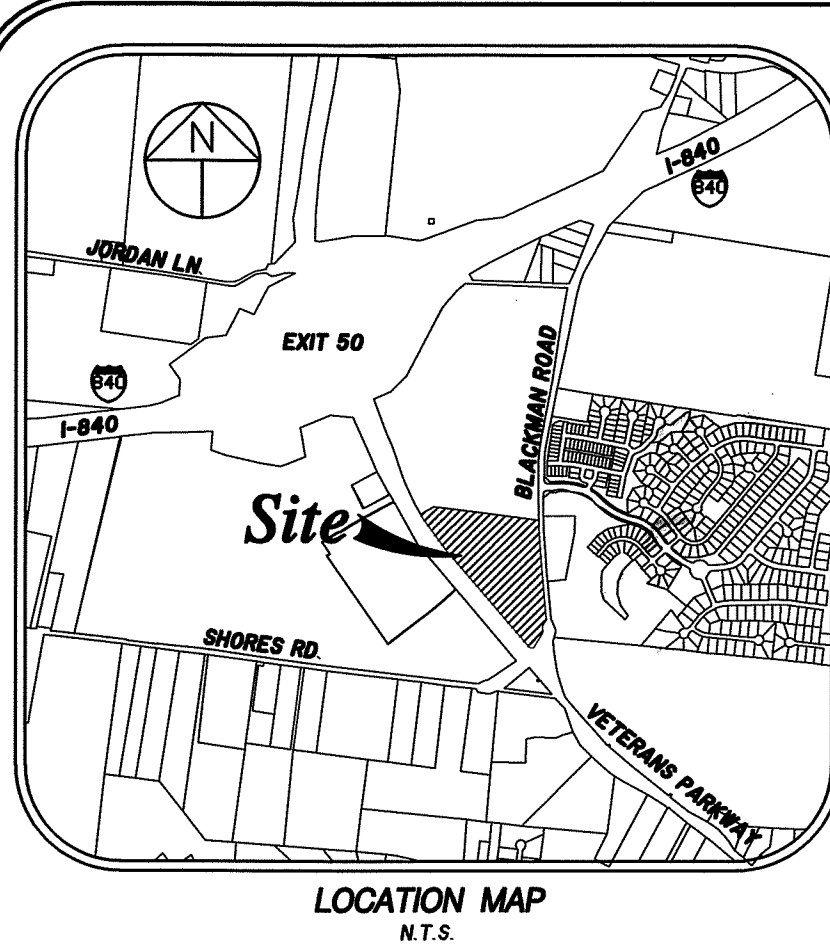
★ SITE

© 2017 Google

Google Earth

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

1997



- 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.

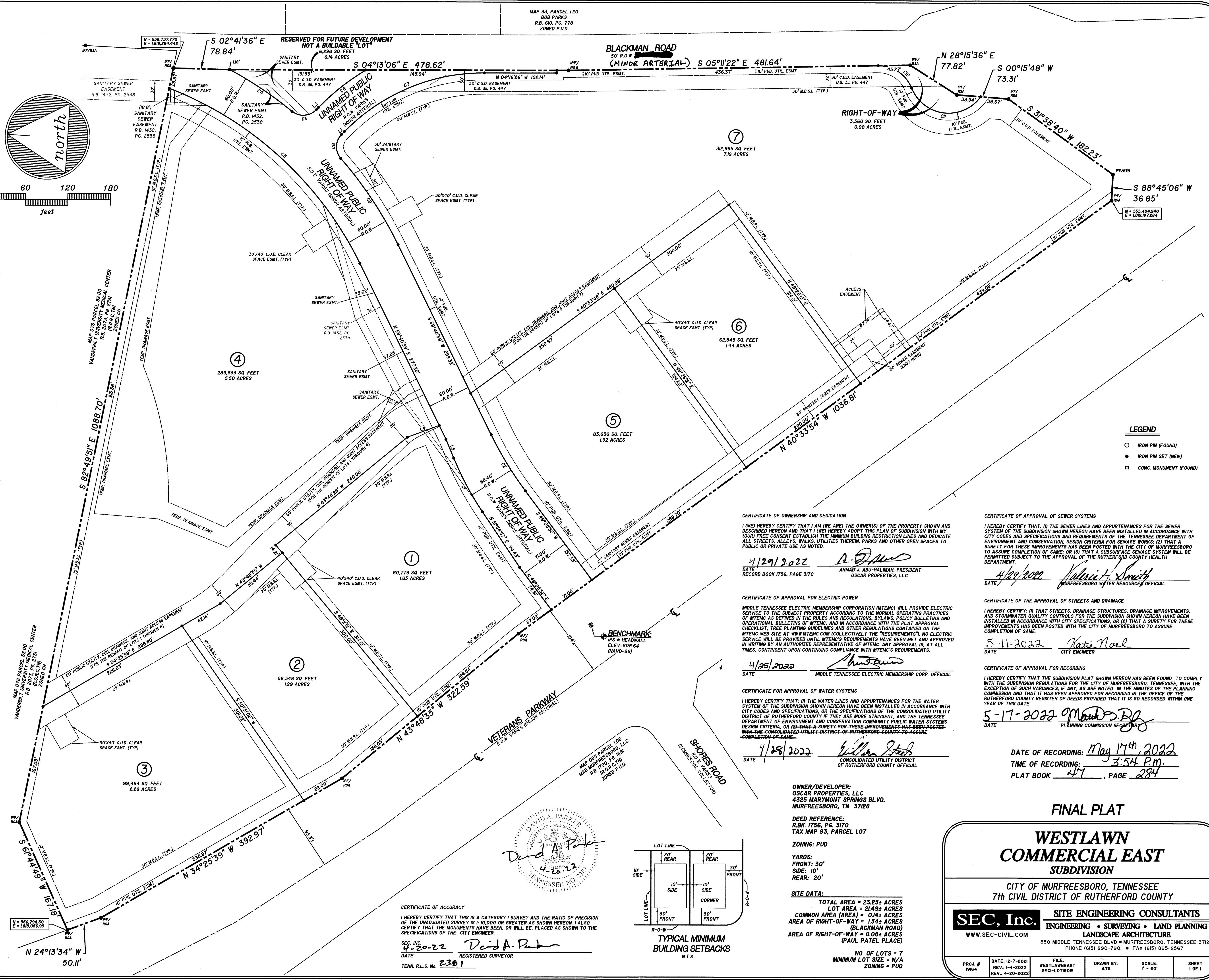
LINE DATA

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: TN
Date: 5/17/2022 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°34'47"	503.00'	92.86'	46.57'	S 54°23'15" W	92.75'
C3	47°30'19"	503.00'	96.37'	49.37'	S 68°57'15" W	96.37'
C4	10°44'53"	263.00'	105.61'	52.96'	S 29°32'24" W	105.46'
C5	85°29'59"	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°12'02" W	58.87'
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-HALIMAH, 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

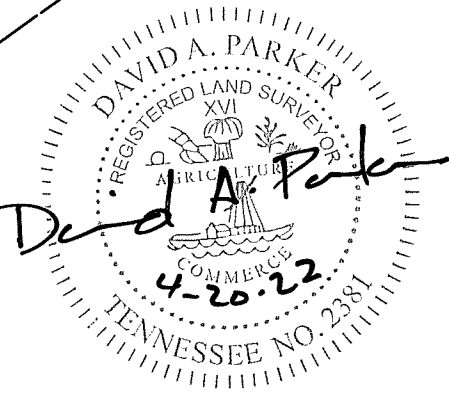
OWNER/DEVELOPER:
OSCAR PROPERTIES, LLC
4325 MARYMONT SPRINGS BLVD.
MURFREESBORO, TN 37128

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)

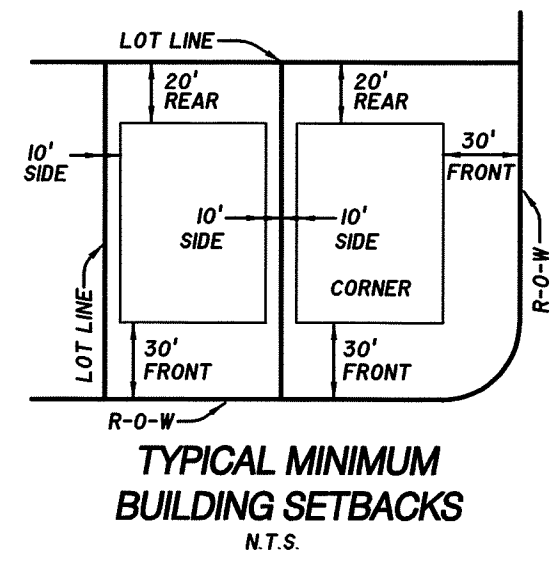
NO. OF LOTS = 7
MINIMUM LOT SIZE = N/A
ZONING = PUD



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

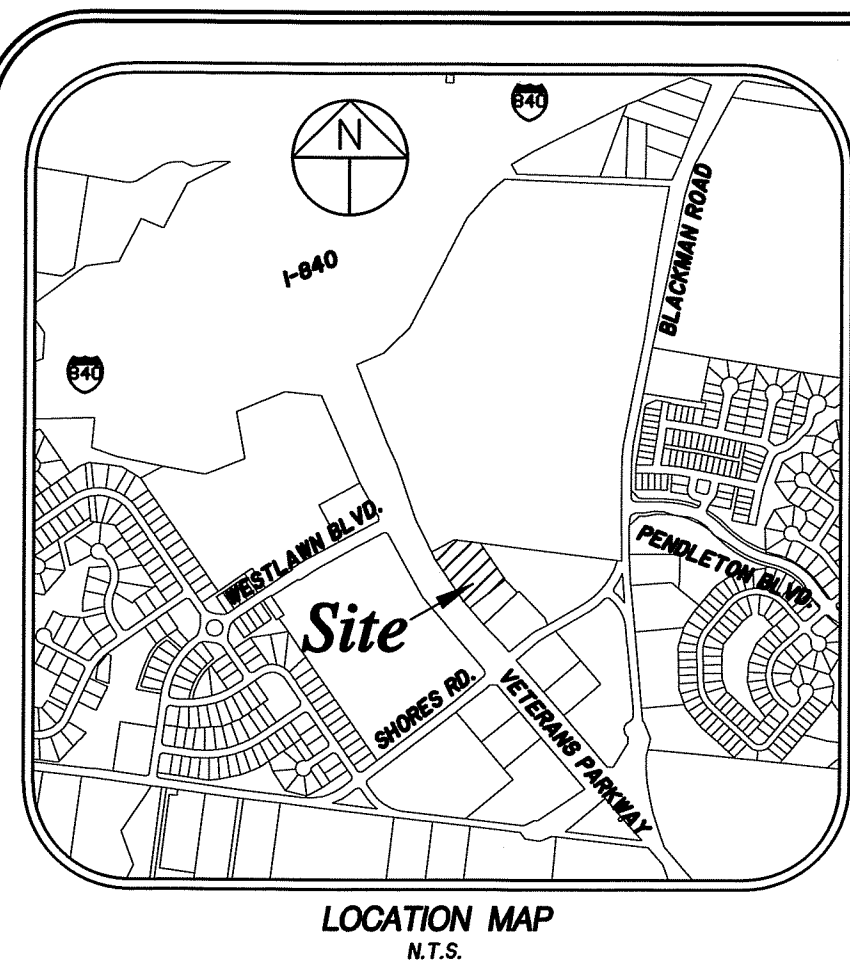
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
WWW.SEC-CIVIL.COM
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

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

FILE WESTLAWNEAST SEC-LOTROW
DRAWN BY: ATS
SCALE: 1" = 60'

SHEET 1 OF 1

2021-2128



- GENERAL NOTES**
- THE PURPOSE OF THIS FINAL PLAT IS TO RESUBDIVIDE 3 LOTS OF RECORD INTO 2 LOTS OF RECORD
 - BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO USING TDOT GPS NETWORK SYSTEM (NAD 83-96).
 - THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0235 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 BACKFLOW 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 PUD ZONING PLAN. 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 & THREE 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 UNNAMED PUBLIC RIGHT OF WAY.
 - 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.

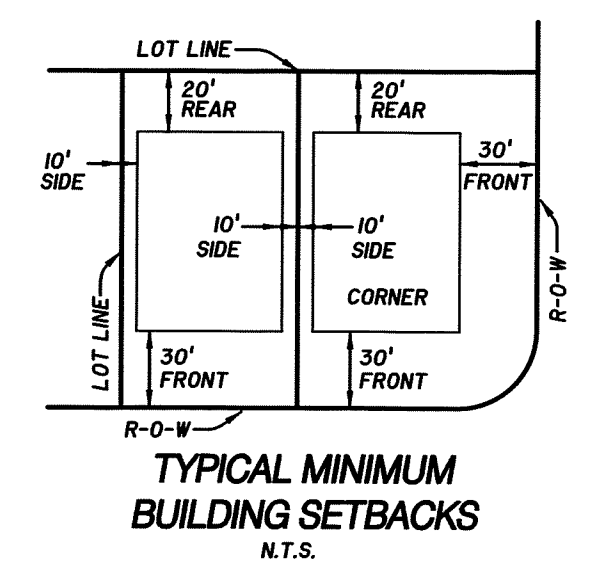
LINE DATA

LINE	BEARING	DISTANCE
L1	N 40°33'54" W	37.02'
L2	N 24°13'34" W	50.11'
L3	N 46°11'31" E	14.21'
L4	S 24°27'01" E	48.13'
L5	S 59°40'39" W	21.62'
L6	S 63°25'10" W	28.90'
L7	S 58°54'57" W	94.43'
L8	S 49°05'52" W	74.61'

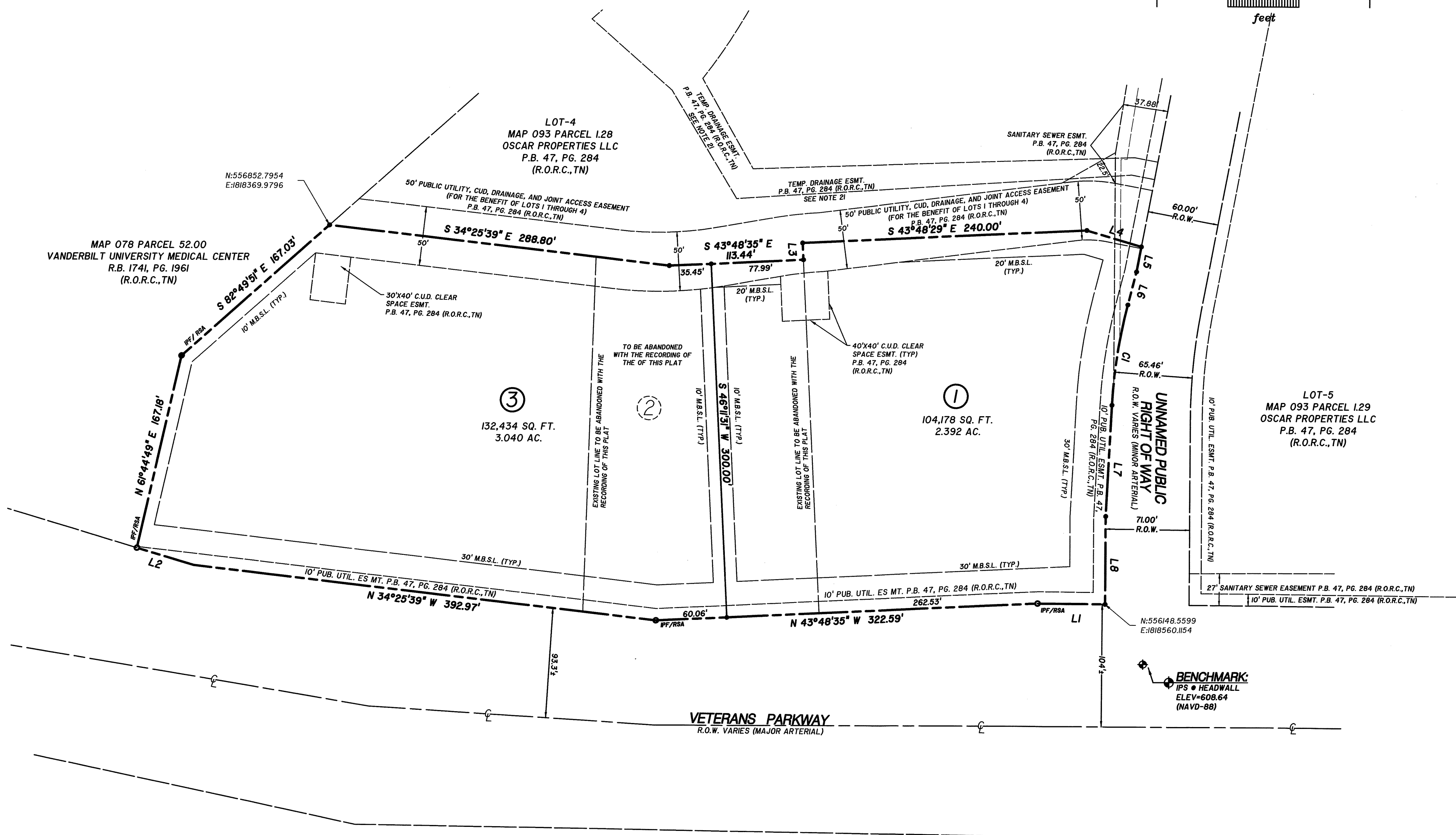
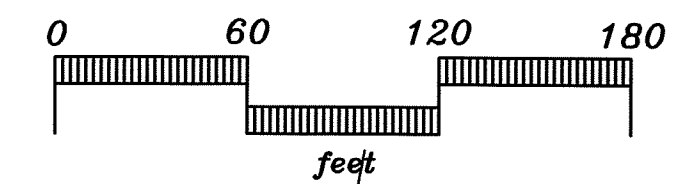
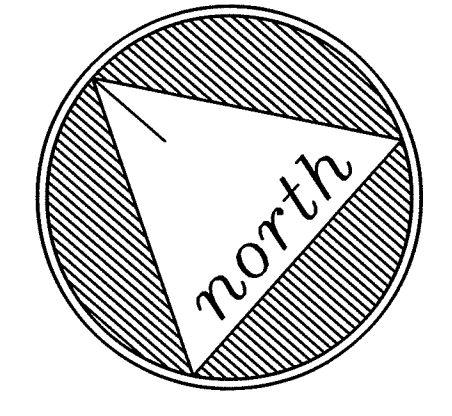
CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	430.00'	86.25'	86.11'	S 57°40'22" W	112°29'35"

- LEGEND**
- IRON PIN (FOUND)
 - IRON PIN (SET)
 - CONC. MONUMENT (FOUND)



THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOTS 1-3, ON A FINAL PLAT ENTITLED "WESTLAWN COMMERCIAL EAST", AS RECORDED IN PLAT BOOK 47, PAGE 284 R.O.R.C., TN. ALL OTHER INFORMATION ON SAID PLAT REMAINS THE SAME.



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, 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 SURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.
 DATE: 10/5/22
 SIGNATURE: Dan W. Go
 TITLE: 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: 10-12-22
 SIGNATURE: Katie Noel
 TITLE: CITY ENGINEER

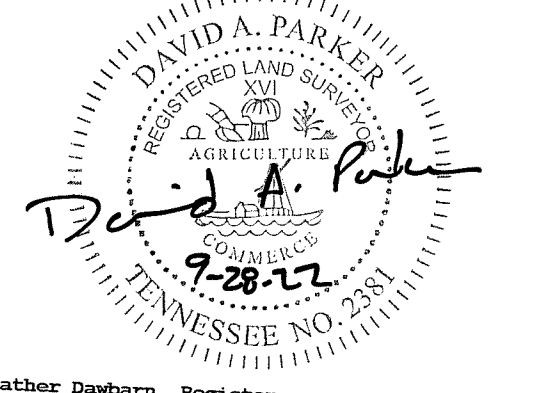
CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS MENTIONED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT 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: 10-12-2022
 SIGNATURE: Matt J. Blay
 TITLE: PLANNING COMMISSION SECRETARY

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 AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITY TRENCHES, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
 DATE: 10/10/2022
 SIGNATURE: Ahmad J. Abu-Halimah
 TITLE: 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 WEBSITE 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: 10/5/2022
 SIGNATURE: [Signature]
 TITLE: 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 (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.
 DATE: 10/4/2022
 SIGNATURE: William Stebbins
 TITLE: CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY OFFICIAL

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.
 DATE: 9-28-22
 SIGNATURE: David A. Park
 TITLE: REGISTERED SURVEYOR
 TENN. R.L.S. No. 2351



Weather Damborn, Registrar
 Rutherford County Tennessee

REC #	DATE	INSTRUMENT #	RECORDED
119450	10/05/2022	2467623	10/13/2022 at 9:43 AM
State:	15.00		
County:	0.00		
Clerk:	0.00		
Other:	2.00		
Total:	17.00		

Plat Cabinet 48 Pgs 118-119

DATE OF RECORDING: October 13, 2022
 TIME OF RECORDING: 9:43 A.M.
 PLAT BOOK 48, PAGE 118

SHORES ROAD
 (COMMERCIAL COLLECTOR)
 MAP 093 PARCEL 121
 PARKS-HARNEY HOLDINGS GP
 R.B. 1708, PG. 2081
 (R.O.R.C., TN)
 ZONED P.U.D.

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

DEED REFERENCE:
 R.B.K. 1756, PG. 3170
 TAX MAP 93, PARCEL L25, L26, & L27

ZONING: PUD

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

SITE DATA:
 TOTAL AREA = 5.38± ACRES

FINAL PLAT
WESTLAWN COMMERCIAL EAST
SUBDIVISION
RESUBDIVISION OF LOTS 1-3
 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) 890-2567

PROJ. # 1984 DATE: 8-9-2022 FILE: WESTLAWN EAST RESUB 1-3 DRAWN BY: JWK SCALE: 1" = 60' SHEET 1 OF 1

2022-2063

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

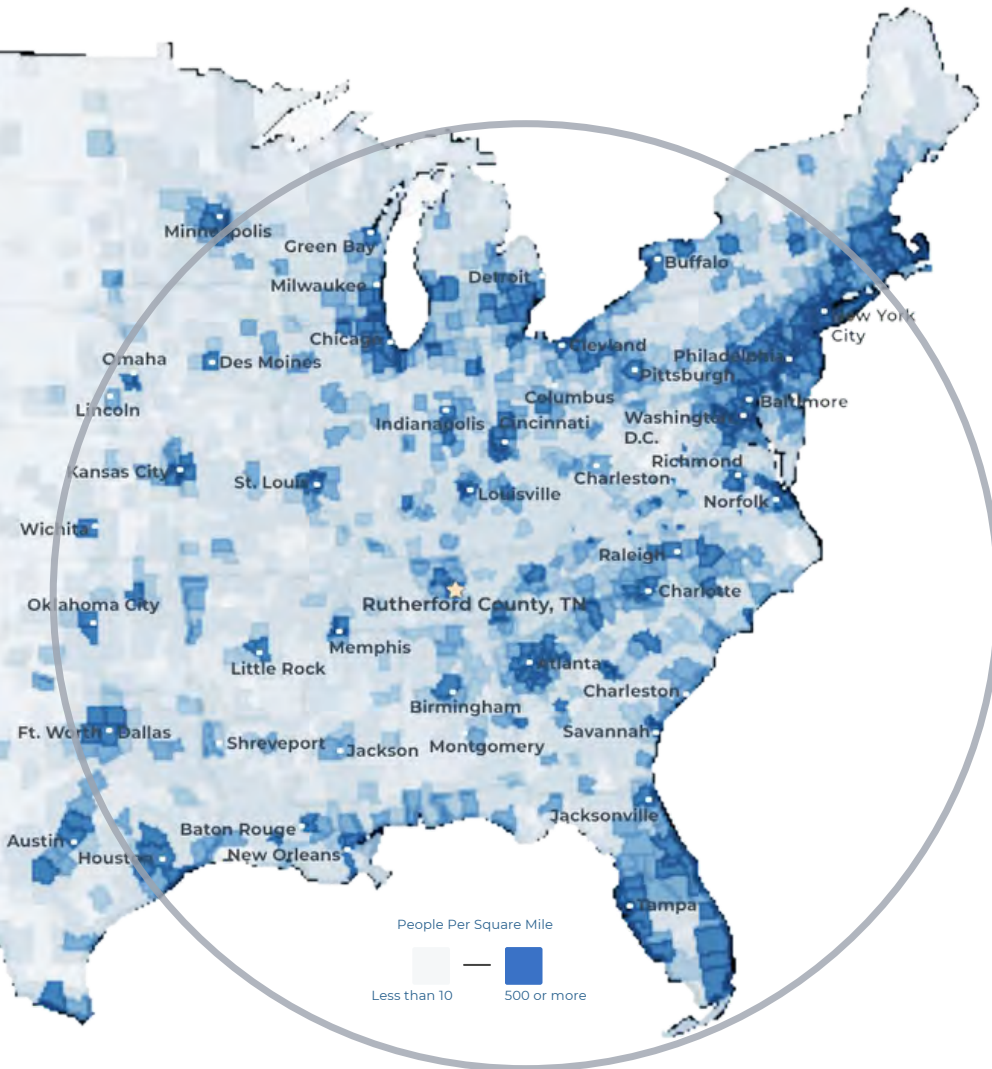
COMMUNITY SNAPSHOT

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

