

Property Features

- 9.948 Acre Tract
- Price: \$13 PSF
- Zoned Mixed Use
- Owner Will Divide
- 1 Block from St Thomas Rutherford & The Fountains
- Located in the heart of the Gateway Corridor
- Traffic Light at Entrance to St. Thomas Rutherford Hospital
- Traffic count: 30,000 +

	1 Mile	3 Mile	5 Mile
Population	1,561	49,664	134,767
Median Household Income	\$56,666	\$56,833	\$56,917

Gateway Blvd. - 9.9 Acres
Zoned Mixed Use

Price \$13 PSF
Owner Will Divide



Gateway Blvd. – 9.948 Acre Tract
Murfreesboro, TN

Contact: John Harney
(615) 542-0715 – cell (615) 896-4045 - office
johnh@parks-group.com
www.parks-group.com

Wilkinson Pike

Van Cleave Ln



Carson Dr

Williams Dr

Kennedy Dr

Gateway Blvd



Thompson Lane



N Thompson Ln

Medical Center Pkwy

Amhart Drive

Gateway Blvd

9.9 AC

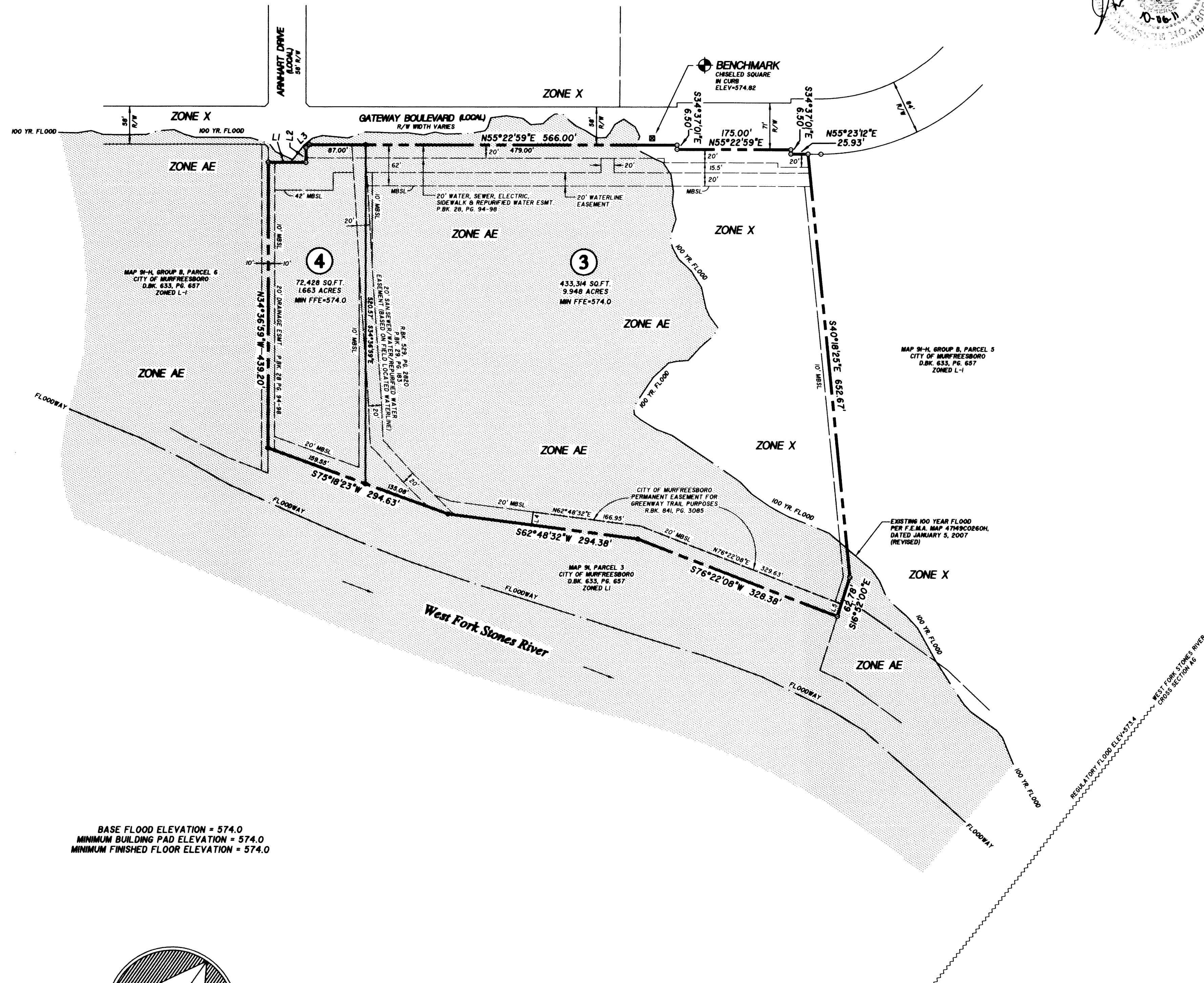


GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE TWO LOTS FROM LOT 3.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENTS UG802-196 B UG802-196A2 (NAD 83-96)
3. THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY WITHIN A 100 YEAR FLOOD HAZARD AREA. THE FLOODPLAIN, SHOWN GRAPHICALLY HEREON, HAS BEEN DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4748C0260H, EFFECTIVE DATE JANUARY 5, 2007.
4. ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. FFE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
5. 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.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
7. SUBJECT PROPERTY IS ZONED LI. MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:
FRONT - 42'
SIDE - 10'
REAR - 20'
MAX. BLDG. HT. - 75'
THIS PROPERTY IS IN GATEWAY DESIGN OVERLAY DISTRICT 3, WHICH MAY HAVE ADDITIONAL REQUIREMENTS OR RESTRICTIONS.
8. 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.
9. 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 PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
10. ANY HOUSE OR STRUCTURE WITH A BUILDING DRAIN TO THE PUBLIC SANITARY SEWER WITH A FLOOR ELEVATION AT ANY POINT BELOW THE ELEVATION OF THE CENTER OF THE STREET MAY BE SUBJECT TO MURFREESBORO CITY CODE SECTION 33-35(i)(i) WHICH REQUIRES THE OWNER(S) TO EXECUTE A RELEASE AND INDEMNIFICATION AGREEMENT IN FAVOR OF THE CITY AS A PREREQUISITE TO CONNECTING TO WATER AND/OR SEWER SERVICES.
11. 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.
12. 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.
13. A "NO-FILL" CERTIFICATION BY A REGISTERED ENGINEER LICENSED BY THE STATE OF TENNESSEE WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE CONSTRUCTED UPON ANY LOT OR LOTS THAT EXTEND INTO A REGULATORY FLOODWAY OR AREA OF POOLING WATER.
14. A F.E.M.A. ELEVATION CERTIFICATE SHALL BE REQUIRED ON ALL LOTS WITHIN A 100 YEAR FLOOD HAZARD AREA.

LINE DATA

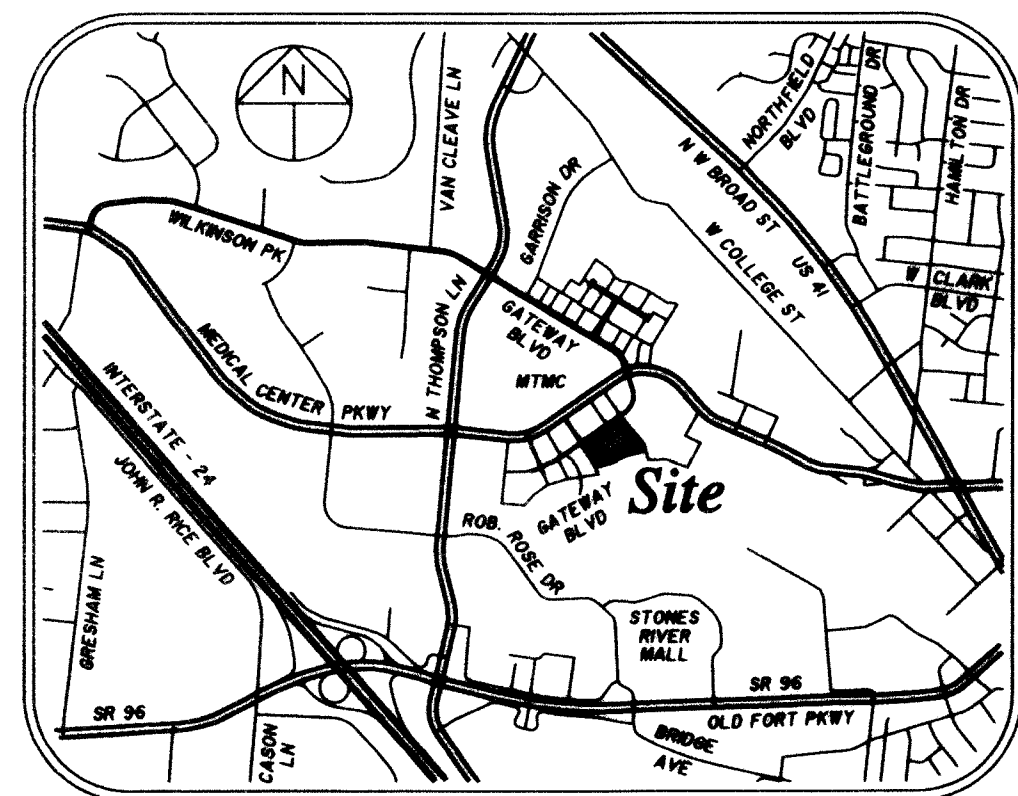
LINE	BEARING	DISTANCE
L1	N53°25'30"E	58.00'
L2	N34°37'08"W	22.04'
L3	N10°22'55"E	7.07'
L4	N67°11'28"W	20.00'
L5	S16°52'00"E	20.03'



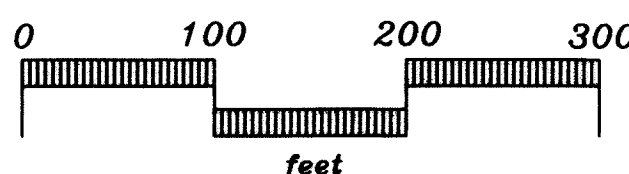
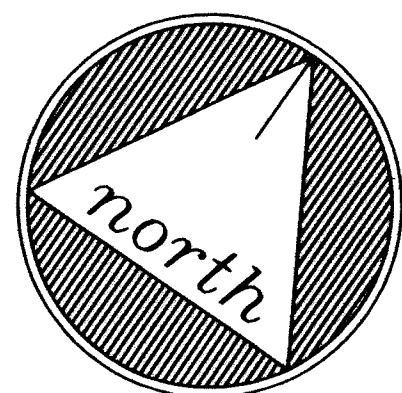
LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)

BASE FLOOD ELEVATION = 574.0
MINIMUM BUILDING PAD ELEVATION = 574.0
MINIMUM FINISHED FLOOR ELEVATION = 574.0



LOCATION MAP
N.T.S.



OWNER/DEVELOPER:
STONEGATE CORPORATE CENTER, LLC
CONTACT: MARK PIRTLE
1639 MEDICAL CENTER PARKWAY / SUITE 200
MURFREESBORO, TN 37129

DEED REFERENCE:
RECORD BOOK 861, PG. 1800, R.O.R.C.
PROPERTY MAP 9I-H, GROUP B, PARCEL 4 & 4.01

SITE DATA:
TOTAL AREA = 11.61 ACRES
AREA IN 2 LOTS = 11.61 ACRES
AREA IN RIGHT-OF-WAY = 0.0 ACRES
ZONING = LI (LIGHT INDUSTRIAL) / 600-3

THE RECORDING OF THIS PLAT VONDS, VACATES & SUPERSEDES THE RECORDING OF THE FINAL PLAT ENTITLED MURFREESBORO GATEWAY SUBDIVISION, MARK PIRTLE SUBDIVISION, LOT 3, AS OF RECORD IN PLAT BOOK 29, PAGE 183, R.O.R.C., TN.

PLAT BOOK 36, PAGE 52
TIME OF RECORDING: 10:30 A.M.
DATE OF RECORDING: October 17, 2011

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 10-18-11
RECORD BOOK 861, PAGE 1800

MARK A. PIRTLE, REGISTERED AGENT
STONEGATE CORPORATE CENTER, LLC

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. NO. 10-06-11
DATE 10-06-11
REGISTERED SURVEYOR
TENN. R.L.S. No. 1805

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

CITY OF MURFREESBORO WATER SERVICE JURISDICTION

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 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 WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE 10/13/11
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 HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION 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 SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

DATE 10/13/11
MURFREESBORO WATER AND SEWER OFFICIAL

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 COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

DATE 10-14-11
PLANNING COMMISSION SECRETARY

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax, No Development Tax Required.
10-17-11
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

FINAL PLAT

RESUBDIVISION OF LOT 3 MURFREESBORO GATEWAY MARK PIRTLE SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
13th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC. Inc. SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7900 • FAX (615) 890-2567

PROJ. # 04156	DATE: 9-18-11	FILE: SGL073-4RPLAT	DRAWN BY: ACAD/JWG	SCALE: 1" = 100'	SHEET 1 OF 1
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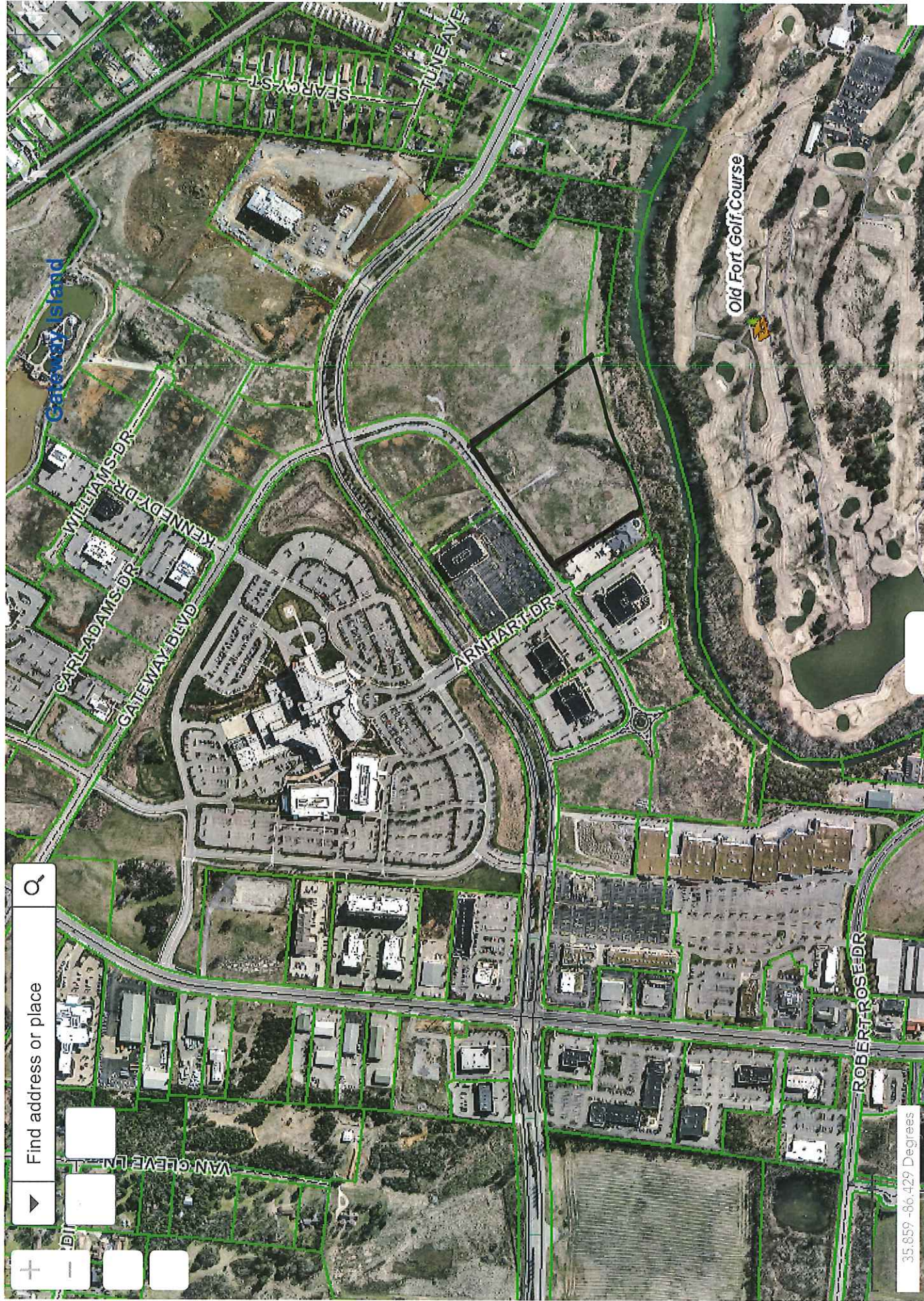


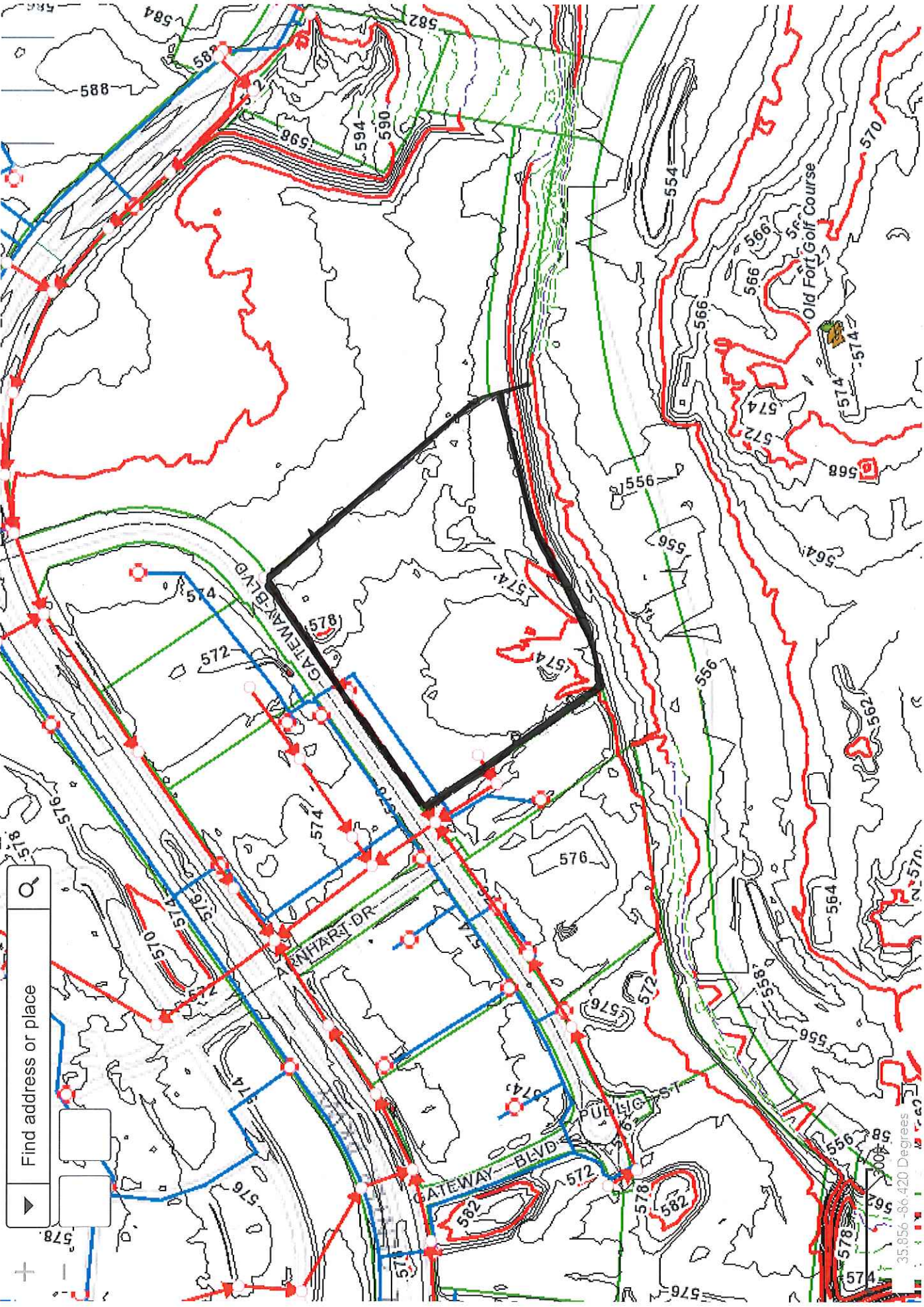
Find address or place

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35.859 -86.429 Degrees





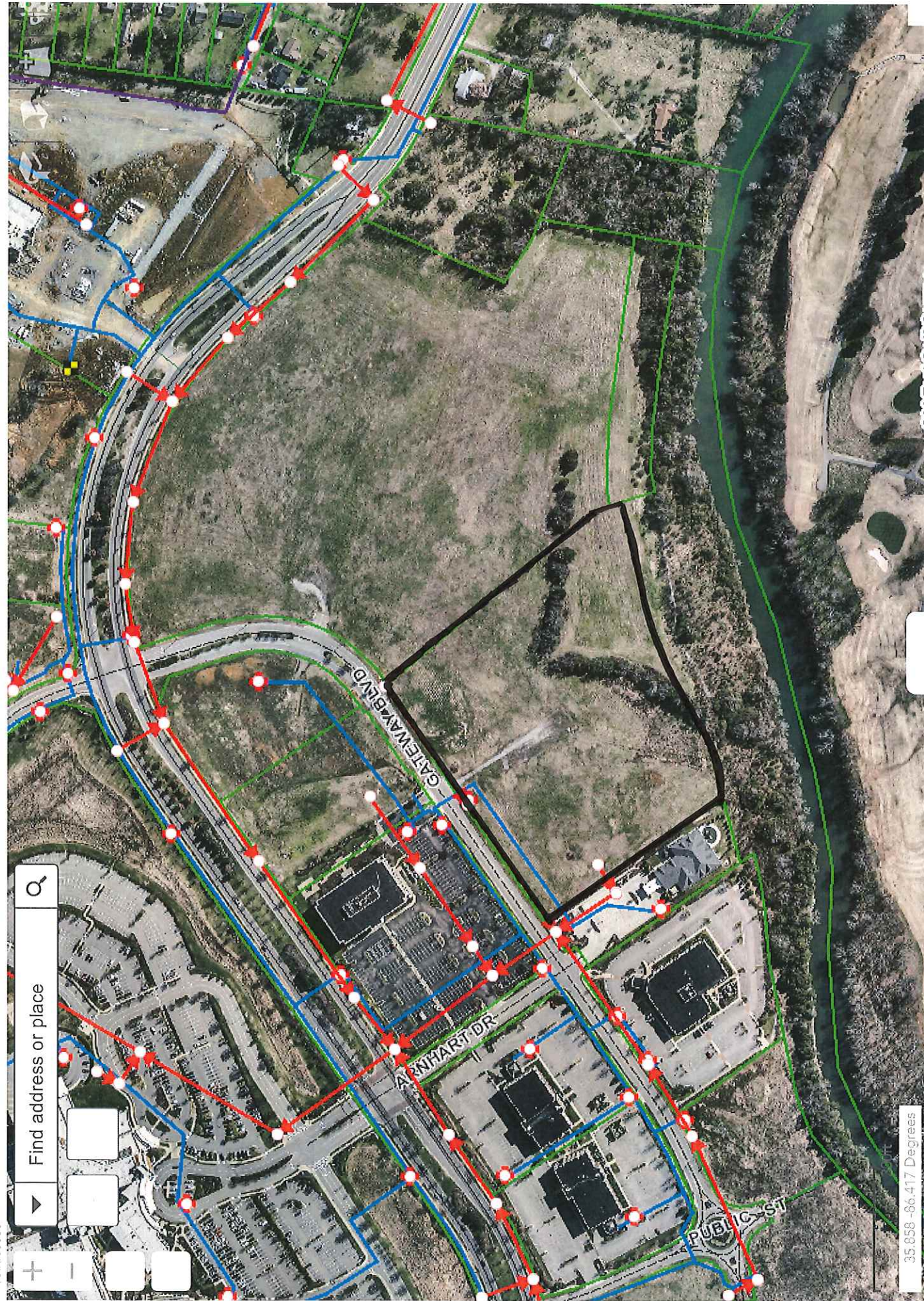


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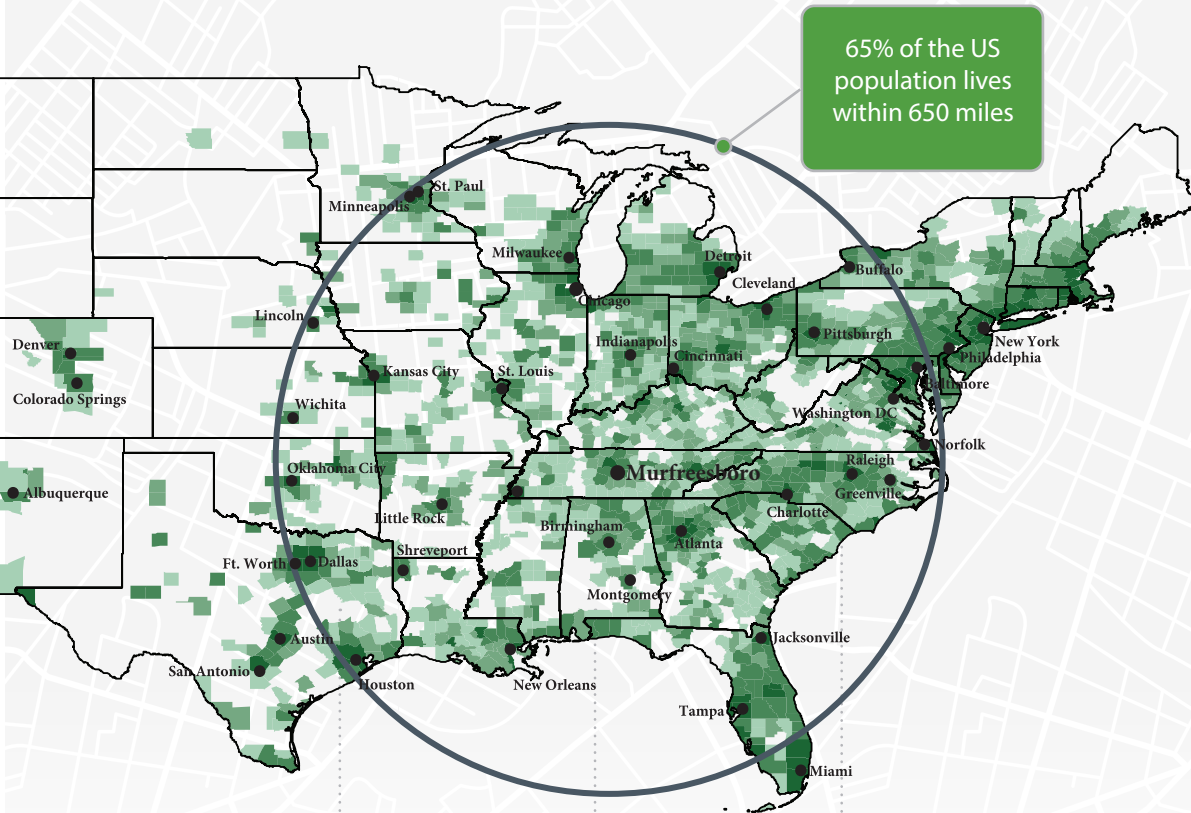
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Rutherford County, TN Community Snapshot

rutherford
works

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



95.4

Nashville MSA Cost of Living Index vs. National Average of 100

Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day

Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)

Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

NISSAN

8,000
Employees

amazon.com

2,700
Employees

INGRAM

1,918
Employees



Saint Thomas
Health

1,741
Employees

asurion

1,250
Employees

verizon

1,068
Employees



1,000
Employees

ADIENT

1,000
Employees

BRIDGESTONE

987
Employees



CardinalHealth

816
Employees

Quick Facts



Rutherford County

2021 Population: 344,329
2026 Projection: 369,889
Households: 125,957
Avg. HH Income: \$83,720
Med. HH Income: \$67,859

City of Murfreesboro

2021 Population: 149,258
2026 Projection: 159,756
Households: 56,774
Avg. HH Income: \$82,310
Med. HH Income: \$64,403

Town of Smyrna

2021 Population: 53,268
2026 Projection: 57,303
Households: 20,008
Avg. HH Income: \$74,705
Med. HH Income: \$63,008

City of La Vergne

2021 Population: 41,444
2026 Projection: 44,765
Households: 13,608
Avg. HH Income: \$78,525
Med. HH Income: \$64,687

City of Eagleville

2021 Population: 796
2026 Projection: 860
Households: 310
Avg. HH Income: \$88,456
Med. HH Income: \$64,733

Sources:

2021 Claritas Estimate
November 2020
TN Department of Labor

Top Ranked Schools

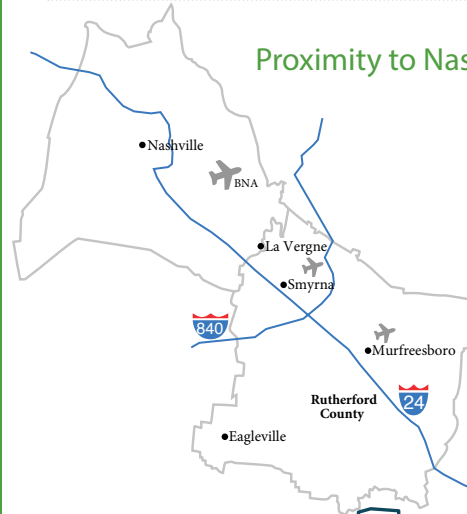
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
MTSU: 22,000
Motlow: 3,000
TCAT: 540



Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

Proximity to Nashville



Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates



2020 Average Home Sale Price: \$291,250
-Red Realty Annual Report

TN ranked #1 for Business Climate in 2019
-Business Facilities



30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



Recent Additions

Gutterglove

Manufacturing & Distribution Facility

Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

Woods

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.

Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000