



Saint Thomas Rutherford Hospital



OUTDOOR ENTERTAINMENT CENTER

Future Hilton Flag Hotel

6.37 AC Available



FOR SALE: 6.37 Ac Lot – Owner Will Divide

1412 Gateway Blvd - Murfreesboro

DETAILS:

- Price: \$20 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
- Adjacent to the Future Bourbon Brothers Restaurant/Entertainment & 4,500 seat amphitheater

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



BOURBON BROTHERS

SMOKEHOUSE & TAVERN

OUTDOOR ENTERTAINMENT CENTER

Future Hilton Flag Hotel

★
6.37 AC Available



Saint Thomas Rutherford Hospital

Medical Center Pkwy

Medical Center

OUTDOOR ENTERTAINMENT CENTER

Tune Ave

Warren St

Medical Center Pkwy

West Fork Stones River

Old Fort Golf Club

West Fork Stones River

N Thompson Ln

Robert Rose Dr

West Fork Stones River

Williams Dr

Carl Adams Dr

W College St

West Fork Stones River

W College St

Lyt

Gateway Blvd

N Thompson Ln

Medical Center

477' 519' 757' 652' 4176'6' 627'

W College St

GENERAL NOTES

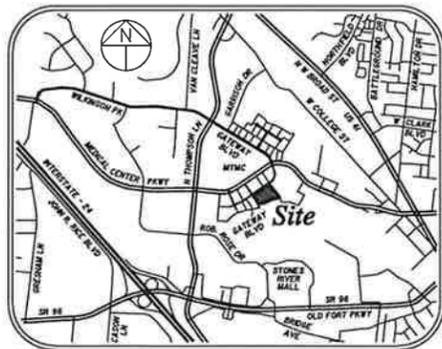
- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE AN EXISTING LOT IN ORDER TO CREATE TWO LOTS OF RECORD AND TO CREATE A SANITARY SEWER EASEMENT.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO T.D.O.T. GNSS REFERENCE NETWORK.
- THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY WITHIN 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. 47H902050H, EFFECTIVE DATE JANUARY 3, 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 MU MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:
FRONT = 15'
SIDE = 10'
REAR = 20'
MAX. BLDG. HT. = 75'
THIS PROPERTY IS IN GATEWAY DESIGN OVERLAY DISTRICT 3, WHICH MAY HAVE ADDITIONAL REQUIREMENTS OR RESTRICTIONS.
- THE SOIL 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 PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 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 HOMEOWNER SHALL INSTALL A BACKFLOW VALVE FOR THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE BUILDER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THIS REQUIREMENT.
- 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.
- 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.
- A F.E.M.A. ELEVATION CERTIFICATE SHALL BE REQUIRED ON ALL LOTS WITHIN A 100 YEAR FLOOD HAZARD AREA.

LINE TABLE

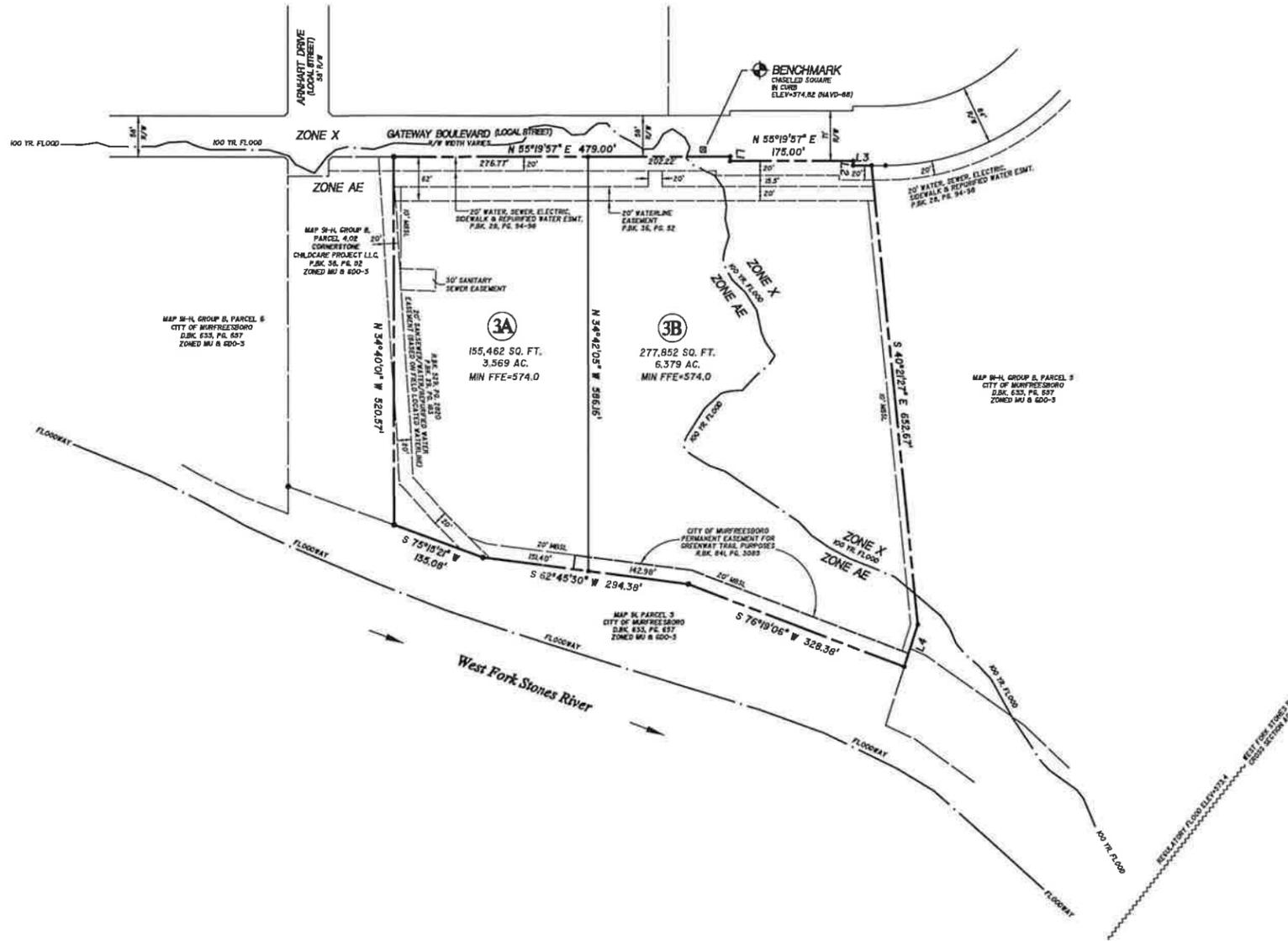
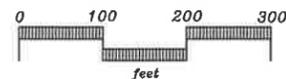
LINE	BEARING	DISTANCE
L1	S 34°40'03" E	6.50'
L2	S 34°40'03" E	6.50'
L3	N 55°20'1" E	25.93'
L4	S 16°55'02" E	62.78'

LEGEND

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



LOCATION MAP
N.T.S.



OWNER/DEVELOPER:
GATEWAY LAND INVESTMENT 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 91-H, GROUP B, PARCEL 4.00

SITE DATA:
TOTAL AREA = 9.95 ACRES +/-
ZONING = MU / 600-3

THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERSEDES THE RECORDING OF LOT 3 OF THE FINAL PLAT ENTITLED MURFREESBORO GATEWAY SUBDIVISION, MARK PIRTLE SUBDIVISION, RESUBDIVISION LOT 3, AS OF RECORD IN PLAT BOOK 36, PAGE 98, R.O.R.C., TN. ALL OTHER INFORMATION ON SAID PLAT REMAINS THE SAME.

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

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: _____
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 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. _____
DATE: _____
REGISTERED SURVEYOR
TENN. R.L.S. No. _____

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 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: _____
MURFREESBORO WATER RESOURCES 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: _____
MURFREESBORO WATER RESOURCES 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: _____
PLANNING COMMISSION SECRETARY

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: _____
CITY ENGINEER

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) ELECTRIC SERVICE JURISDICTION
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS SET FORTH 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: _____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

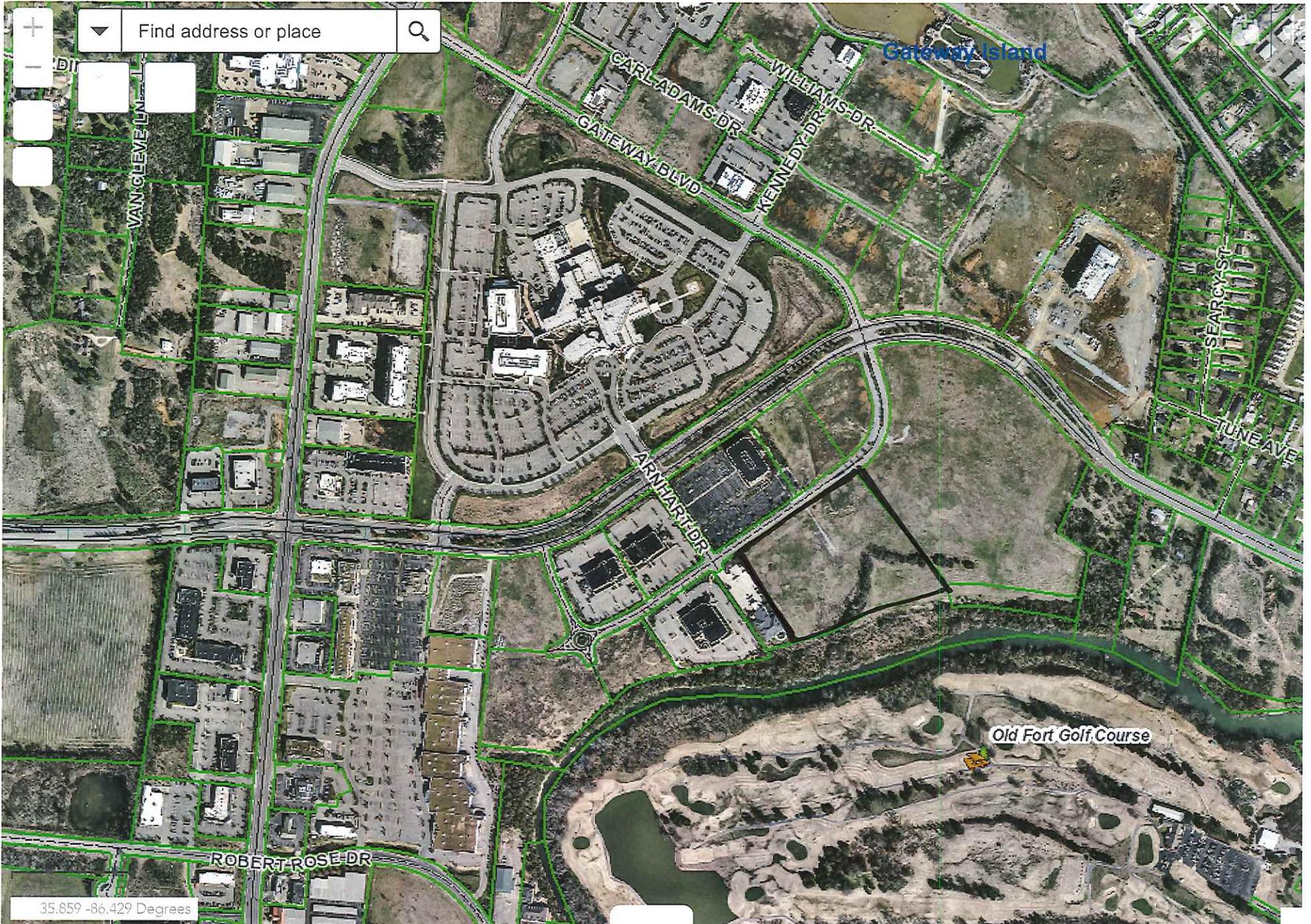
FINAL PLAT

**2ND RESUBDIVISION OF LOT 3
MURFREESBORO GATEWAY
MARK PIRTLE SUBDIVISION**

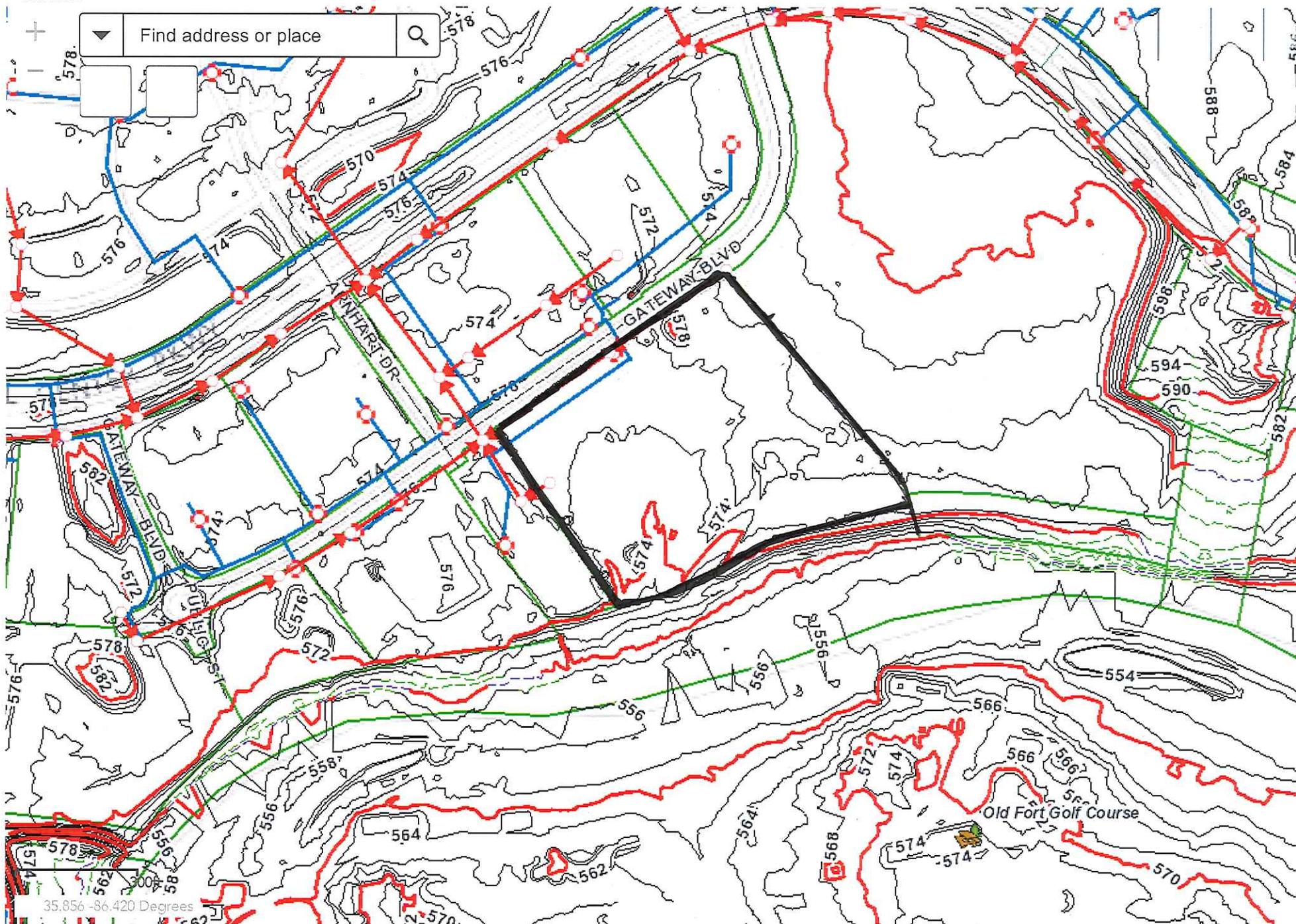
CITY OF MURFREESBORO, TENNESSEE
13th CIVIL DISTRICT OF RUTHERFORD COUNTY

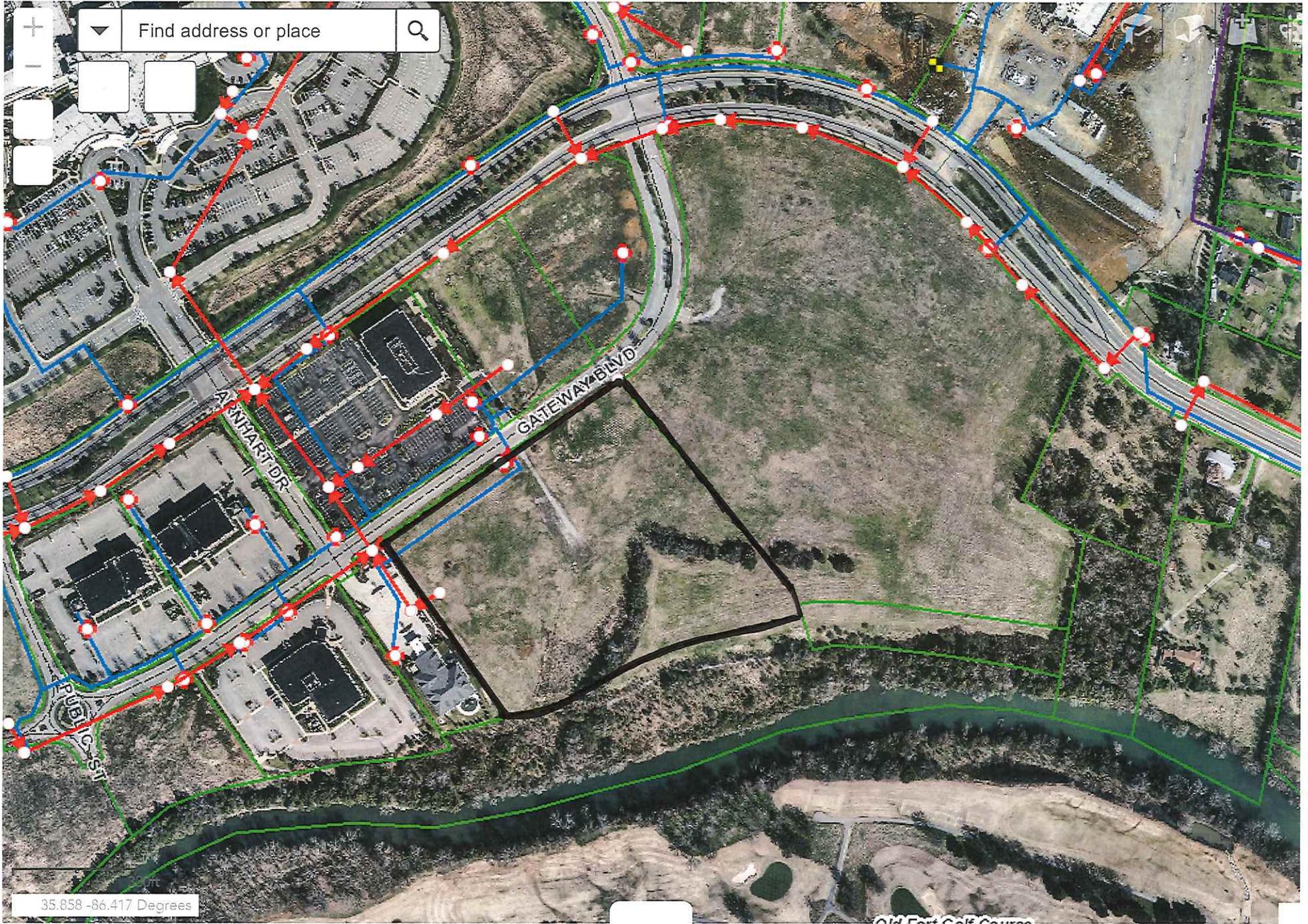
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7500 • FAX (615) 895-2567

PROJ. # 04186	DATE: 8-18-22	FILE: SBL073-4RPLAT	DRAWN BY: ACAD/JWK	SCALE: 1" = 100'	SHEET # OF 1
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35.859 -86.429 Degrees





BOOT BARN Hall
AT BOURBON BROTHERS

BOURBON BROTHERS
SMOKEHOUSE & TAVERN

SUNSET
ON THE RIVER



NOTES LIVE

CONCEPT PLAN
Murfreesboro, TN

BCA **BCA-STUDIOS**
ARCHITECTS
GAINESVILLE | ATLANTA

Demographic Summary Report

Gateway Blvd @ Medical Center Pky, Murfreesboro, TN 37129

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -

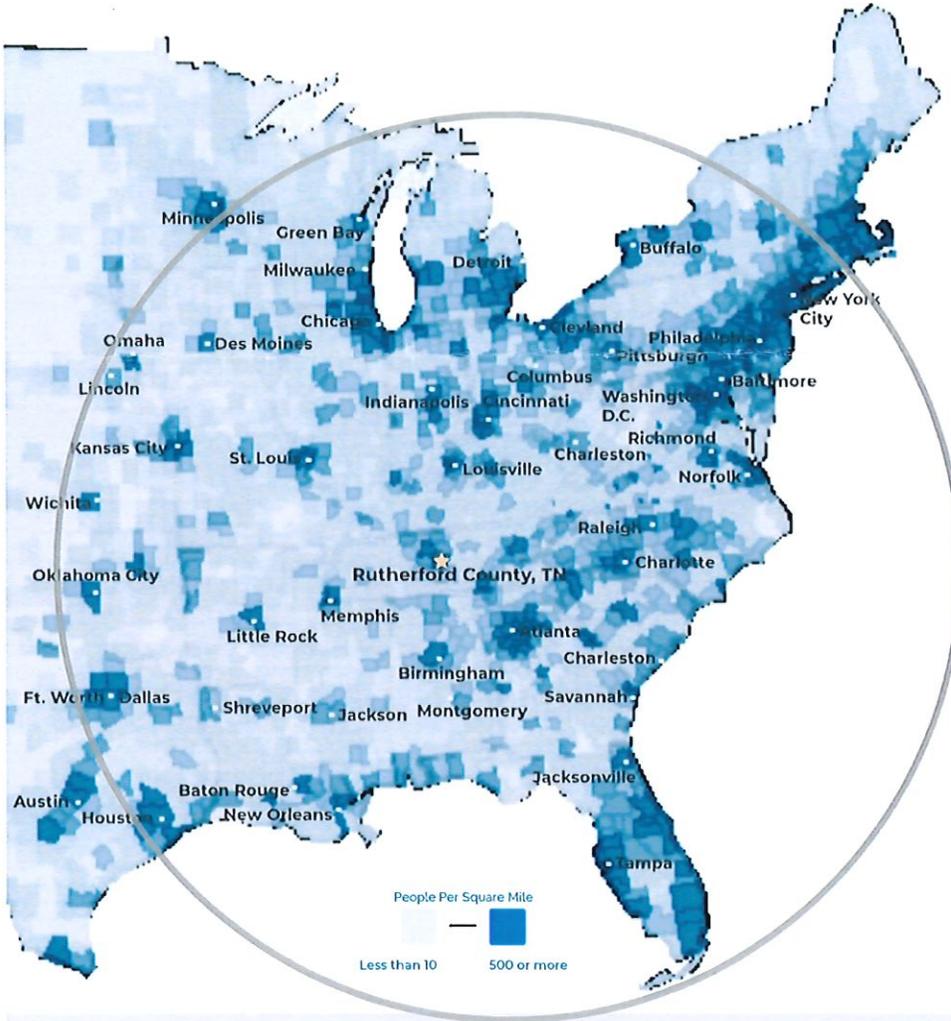


Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	3,481	75,447	190,471
2022 Estimate	2,903	65,338	164,626
2010 Census	1,212	47,917	117,152
Growth 2022 - 2027	19.91%	15.47%	15.70%
Growth 2010 - 2022	139.52%	36.36%	40.52%
2022 Population by Hispanic Origin	203	5,380	13,128
2022 Population	2,903	65,338	164,626
White	2,266 78.06%	48,170 73.72%	121,400 73.74%
Black	414 14.26%	12,115 18.54%	30,500 18.53%
Am. Indian & Alaskan	8 0.28%	319 0.49%	835 0.51%
Asian	135 4.65%	2,607 3.99%	6,668 4.05%
Hawaiian & Pacific Island	0 0.00%	45 0.07%	202 0.12%
Other	79 2.72%	2,082 3.19%	5,022 3.05%
U.S. Armed Forces	5	90	355
Households			
2027 Projection	1,219	29,788	70,898
2022 Estimate	1,025	25,946	61,549
2010 Census	472	19,576	44,781
Growth 2022 - 2027	18.93%	14.81%	15.19%
Growth 2010 - 2022	117.16%	32.54%	37.44%
Owner Occupied	679 66.24%	14,190 54.69%	36,442 59.21%
Renter Occupied	345 33.66%	11,756 45.31%	25,107 40.79%
2022 Households by HH Income	1,025	25,944	61,549
Income: <\$25,000	171 16.68%	3,801 14.65%	8,903 14.46%
Income: \$25,000 - \$50,000	227 22.15%	5,882 22.67%	14,102 22.91%
Income: \$50,000 - \$75,000	283 27.61%	5,786 22.30%	12,378 20.11%
Income: \$75,000 - \$100,000	136 13.27%	3,525 13.59%	7,941 12.90%
Income: \$100,000 - \$125,000	54 5.27%	2,479 9.56%	5,838 9.49%
Income: \$125,000 - \$150,000	34 3.32%	1,721 6.63%	4,706 7.65%
Income: \$150,000 - \$200,000	113 11.02%	1,821 7.02%	4,799 7.80%
Income: \$200,000+	7 0.68%	929 3.58%	2,882 4.68%
2022 Avg Household Income	\$72,512	\$79,766	\$83,870
2022 Med Household Income	\$60,639	\$63,925	\$65,421



RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- # 1** Boomtown in America
- SmartAsset
- # 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

344,000

Median Age

34

Median Home Price

\$400,000

Average HH Income

\$82,000

3 Colleges

25,000 students

College Degrees

42% hold Associate or above

*Sources: 2022 GIS Mapping, Feb. 2022 TN Department of Labor

LABORFORCE DATA

	County	Tennessee	United States
Labor Force	191,844	3,348,942	163,990,000
Unemployment Rate	2.7%	3.3%	3.8%
Available Labor Pool	7,937	109,741	6,270,000

RECENT ANNOUNCEMENTS

Gutterglove PRO™

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

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