



2.14 & 3.18 Ac Outparcel For Sale

Medical Center Pkwy - Murfreesboro, TN



DETAILS:

- **PRICE: \$14 PSF**
- Ideal for Office or Retail
- All Utilities
- Zoned Heavy Industrial
- Located near the center of Murfreesboro
- Traffic Count: Approx. 14,827

John Harney
AFFILIATE BROKER

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TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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615.896.4045
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Medical Center Pkwy

Medical Center Pkwy

Medical Center Pkwy

The Beauty Lounge

DOLLAR GENERAL

Boys & Girls Club

3.18 AC
PENDING

DUNKIN'

2.14 AC

BURGER KING

Office DEPOT
OfficeMax

REGIONS

Nissan of Murfreesboro

Jones Blvd

Ridgely Rd

Ridgely Rd

Saint Clair St

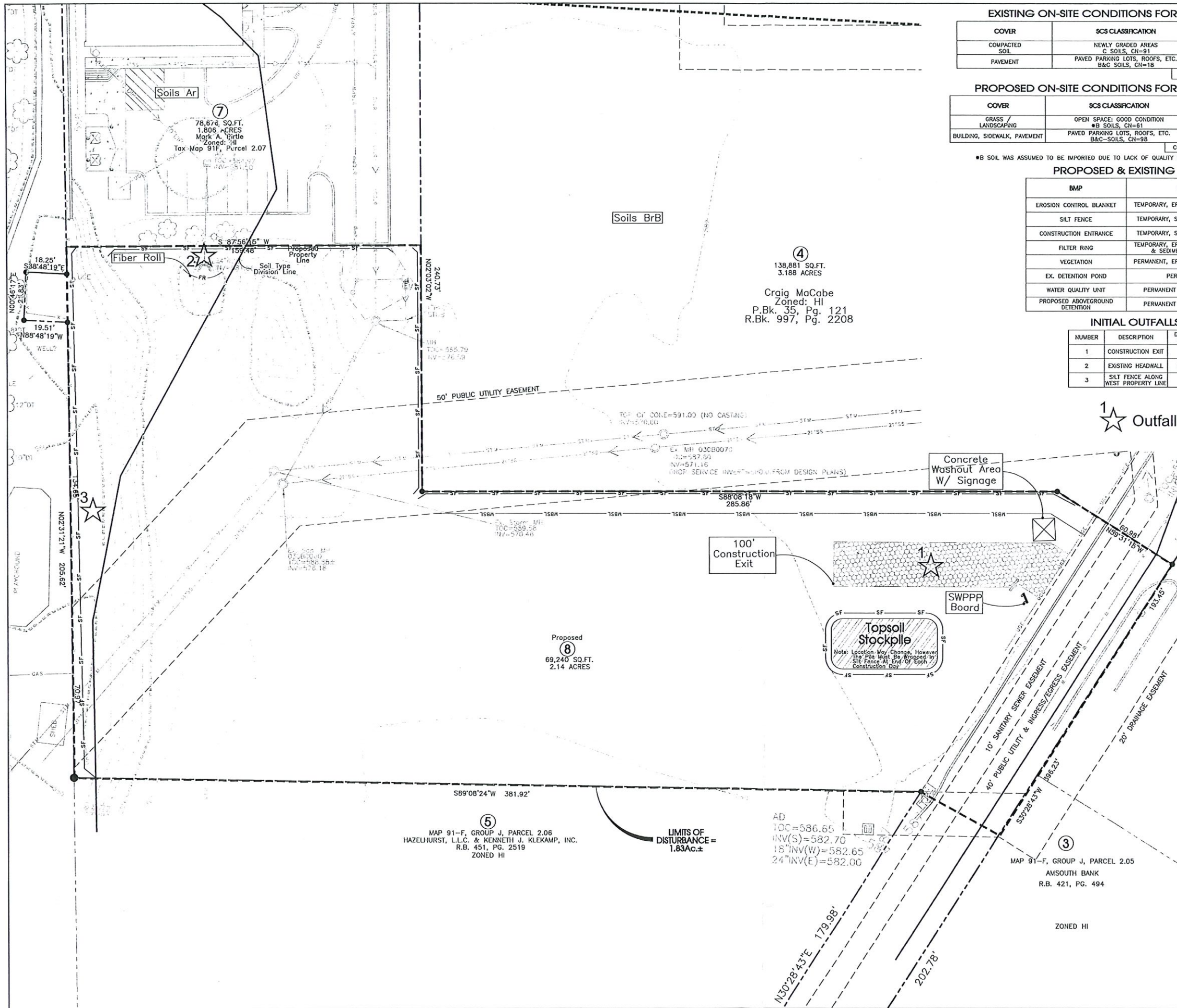
96

231

10

231

231



EXISTING ON-SITE CONDITIONS FOR LOT 8		
COVER	SCS CLASSIFICATION	AREA (Ac)
COMPACTED SOIL	NEWLY GRADED AREAS C SOILS, CN=91	2.01
PAVEMENT	PAVED PARKING LOTS, ROOFS, ETC. B&C SOILS, CN=18	0.13
		COMPOSITE CN=92

PROPOSED ON-SITE CONDITIONS FOR LOT 8		
COVER	SCS CLASSIFICATION	AREA (Ac)
GRASS / LANDSCAPING	OPEN SPACE: GOOD CONDITION #B SOILS, CN=61	0.35
BUILDING, SIDEWALK, PAVEMENT	PAVED PARKING LOTS, ROOFS, ETC. B&C SOILS, CN=98	1.79
		COMPOSITE CN=92

#B SOIL WAS ASSUMED TO BE IMPORTED DUE TO LACK OF QUALITY SOIL ON-SITE

PROPOSED & EXISTING BMP'S

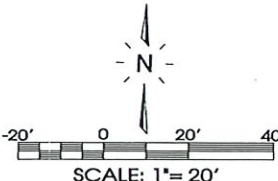
BMP	TYPE
EROSION CONTROL BLANKET	TEMPORARY, EROSION PREVENTION
SILT FENCE	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
FILTER RING	TEMPORARY, EROSION PREVENTION & SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
EX. DETENTION POND	PERMANENT
WATER QUALITY UNIT	PERMANENT WATER QUALITY
PROPOSED ABOVEGROUND DETENTION	PERMANENT WATER QUALITY

INITIAL OUTFALLS

NUMBER	DESCRIPTION	DISTURBED & TOTAL
1	CONSTRUCTION EXIT	0.1 Ac.
2	EXISTING HEADWALL	1.73 Ac.
3	SILT FENCE ALONG WEST PROPERTY LINE	0.4 Ac.

1 ★ Outfall

Notes:
Staging Area, Worker Parking & Adjoining Drive To Be Constructed Of Stone.
Staging Area Is To Be Kept Litter Free With Daily Cleanup. In Addition, All Stored Materials Are To Be Kept In Organized & Stacked Fashion.
All Construction Signage Is To Be Constructed Of 2-4"x4" Painted Posts.
Sign #1 - Display Surface Can Be No More Than 36 S.F. & Must Be Less Than 9 Ft. Tall.
Notes:
Soils Survey Information Shown Here On Is Taken From The National Resources Conservation Service Web Soil Survey.



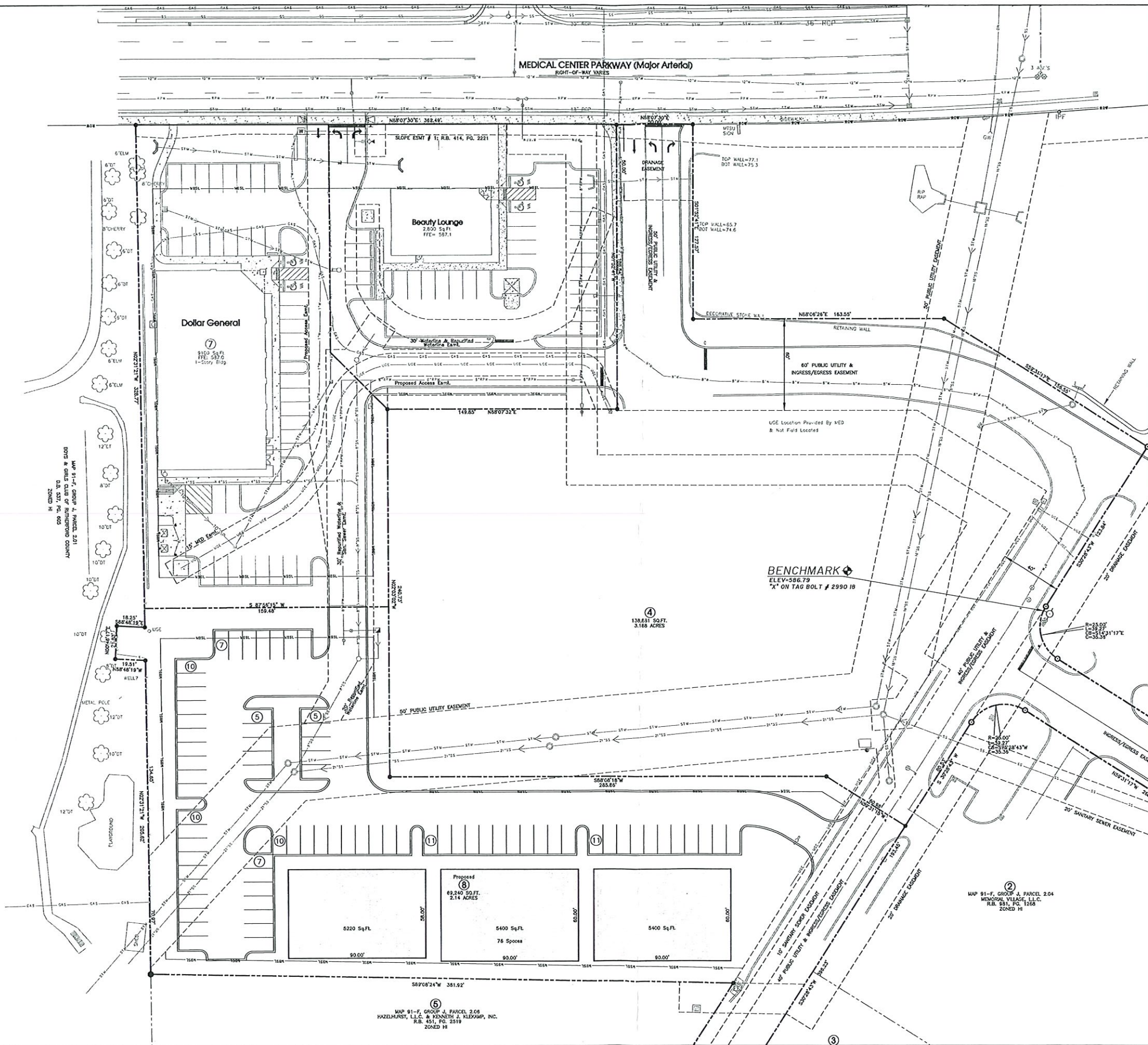
Legend:			
□	EXIST. CONCRETE MONUMENT	□	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	⊗	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⊙	HC SIGN
---	EXIST. SIGN POST	---	HEADWALL
⊕	EXIST. SEWER CLEANOUT	⊕	WINGED HEADWALL
⊕	EXIST. MANHOLE (SEWER & PHONE)	⊕	MANHOLE
⊕	EXIST. CATCH BASIN (STORM SEWER)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

SEC, Inc.
ENGINEERING - SURVEYING - LAND PLANNING
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NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

Carpenter Group Lot 8
Construction Plan
Murfreesboro, Tennessee

REVISED: 5-18-15: PG. COMMENTS
DRAWN: CAM
DATE: 4-30-15
CHECKED:
MAT, MPL
FILE NAME:
09242retail
SCALE:
1"=20'
JOB NO.
09242
SHEET:
C1.0

Existing Conditions, Demolition Plan, Construction Facilities, Initial EPSC, & Stormwater Management



Legend:			
	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HO SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
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	EXIST. CATCH BASIN (STORM SEWER)		PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOVE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
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	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SKALE

EXISTING PHONE	---
EXISTING ELECTRIC	---
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	---
EROSION CONTROL SALT FENCE	---
EXISTING TREELINE	---
EXISTING FENCELINE	---
MINIMUM BUILDING SETBACK LINE	---
PHASE BOUNDARY	---
EXISTING GAS LINE	---
PROPOSED GAS LINE	---
EXISTING STORM	---
PROPOSED STORM	---
EXISTING CONTOUR LINES	---
PROPOSED CONTOUR LINES	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
EXISTING WATER	---
PROPOSED WATER	---

Lot 8 Totals:
2.14± Acres
1.71± Acres Outside Of Road Esmt.
2-5400 Sq.Ft. Buildings
1-5220 Sq.Ft. Building
16,020 Sq.Ft. Total Building Area
76 Parking Spaces
4.74 Spaces/1000 Sq.Ft.

SEC, Inc.

SITE ENGINEERING CONSULTANTS

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REVIEW SET

not intended for construction

Carpenter Group Lot 8

Concept Plan

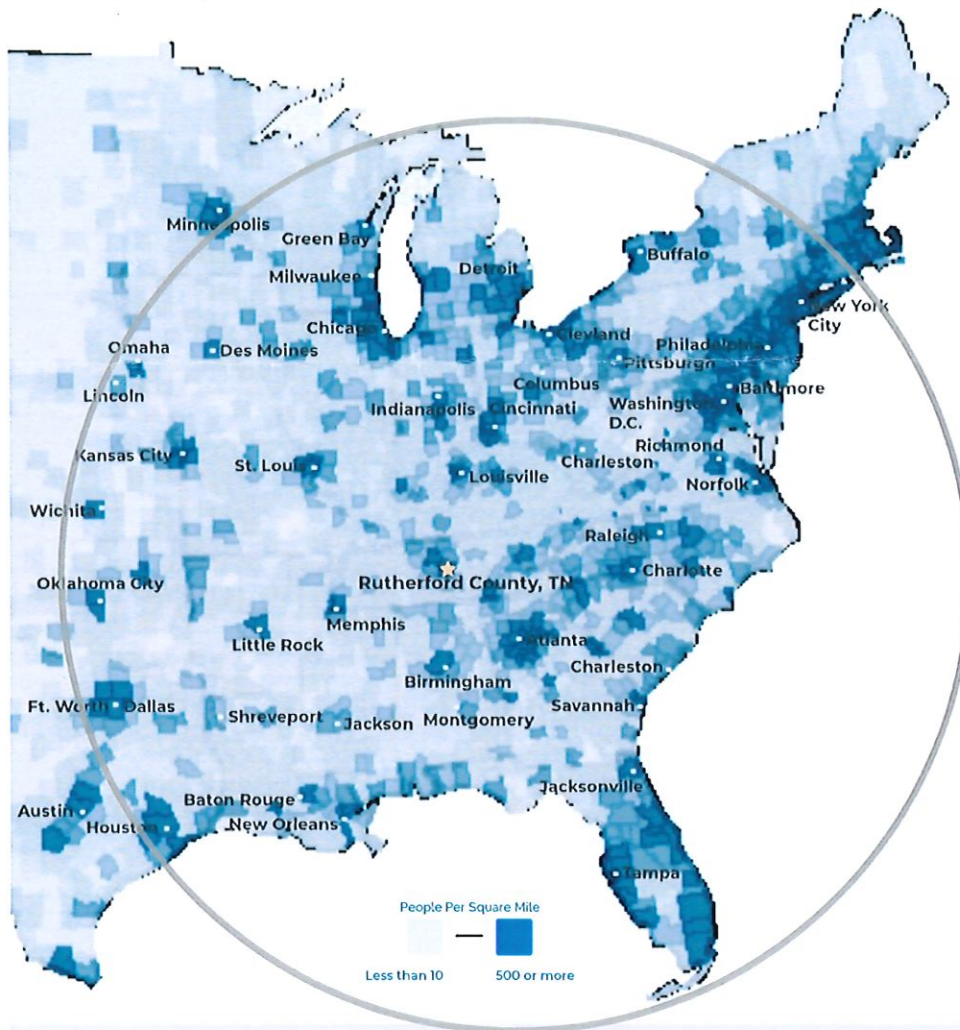
Murfreesboro, Tennessee

Master Plan

1 of 1

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
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Chad Berringer
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