



2 to 5.3 Ac Outparcel For Sale

Medical Center Pkwy - Murfreesboro, TN



DETAILS:

- **PRICE: \$14 PSF**
- **Owner Will Divide with 2 Ac Minimum**
- 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

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



Medical Center Pkwy

Medical Center Pkwy

Medical Center Pkwy

The Beauty Lounge

DOLLAR GENERAL

Boys & Girls Club

5.3 AC
Owner Will Divide

DUNKIN'

BURGER KING

Nissan of Murfreesboro

Office DEPOT
OfficeMax

REGIONS

Jones Blvd

Ridgely Rd

Ridgely Rd

Saint Clair St

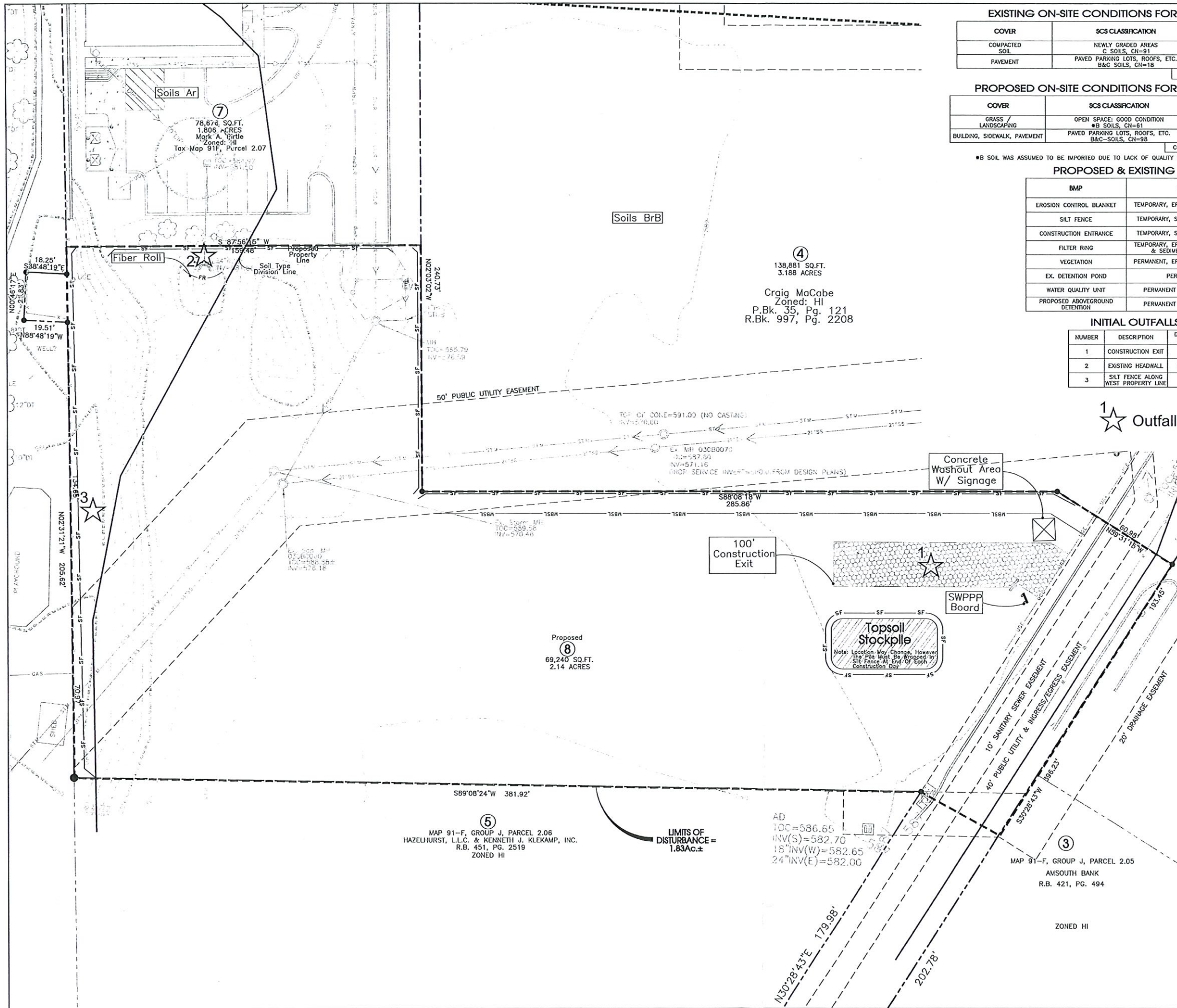
96

231

10

231

231



Legend:

Symbol	Description	Symbol	Description
□	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)	6325	PROPOSED SPOT ELEVATION
⊙	EXIST. WATER/GAS VALVE	(6325)	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

EXISTING PHONE _____

EXISTING ELECTRIC _____

PROPERTY LINE _____

EASEMENTS _____

RIGHT OF WAY _____

EROSION CONTROL SILT 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 _____

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:

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EXISTING TREELINE _____

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PHASE BOUNDARY _____

EXISTING GAS LINE _____

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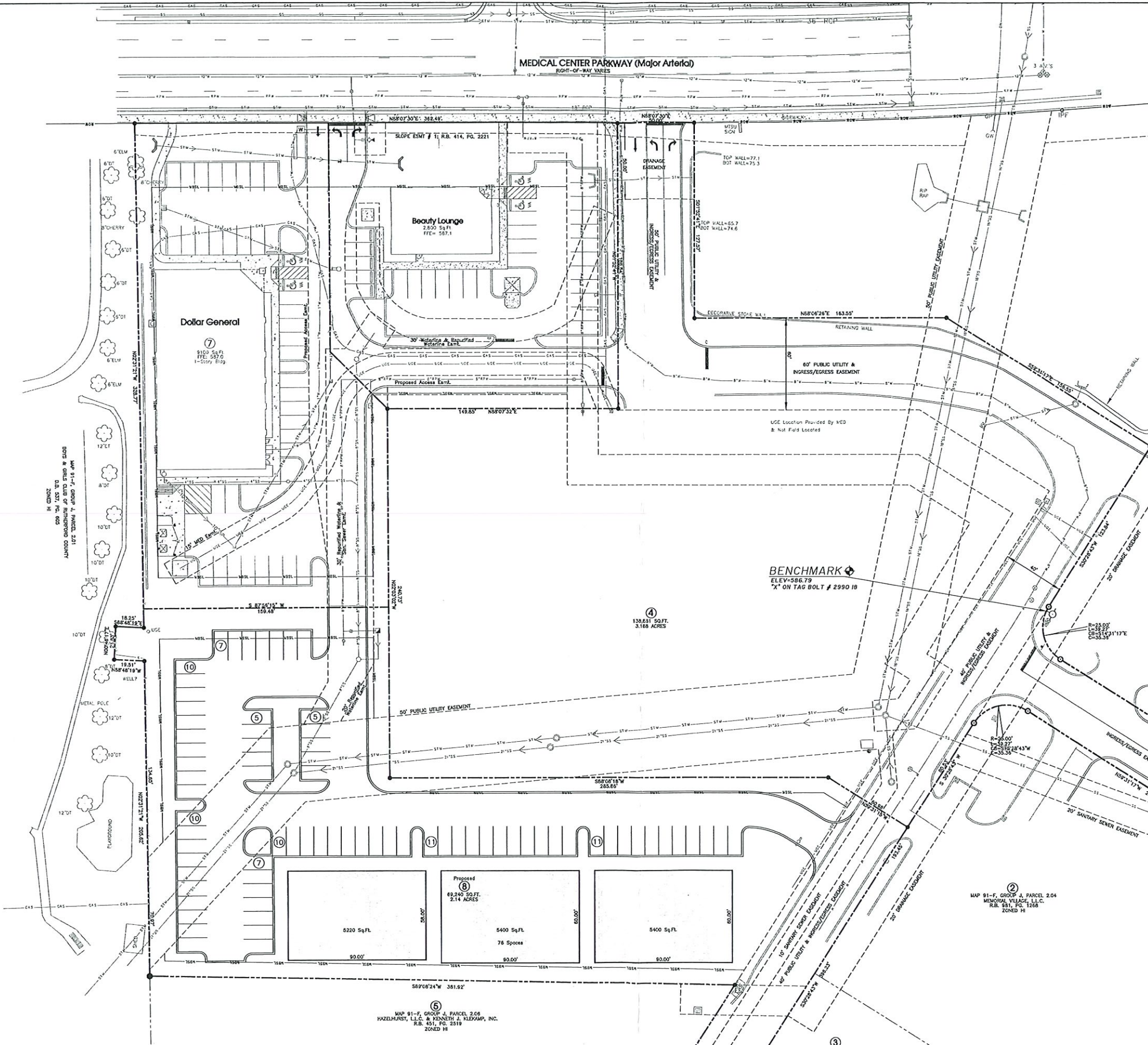
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⊙	EXIST.		



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○	EXIST. FIRE HYDRANT	→	RUNOFF FLOW ARROW
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○	EXTERIOR CLEANOUT	⊞	CONCRETE SKALE

EXISTING PHONE	---
EXISTING ELECTRIC	---
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	---
EROSION CONTROL SALT FENCE	---
EXISTING TREELINE	---
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MINIMUM BUILDING SETBACK LINE	---
PHASE BOUNDARY	---
EXISTING GAS LINE	---
PROPOSED GAS LINE	---
EXISTING STORM	---
PROPOSED STORM	---
EXISTING CONTOUR LINES	---
PROPOSED CONTOUR LINES	601
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
 ENGINEERING • SURVEYING • LAND PLANNING
 650 MIDDLE TENNESSEE BOULEVARD, MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 895-5500 FAX: (615) 895-5507
 E-MAIL: TAYLOR@SEC-CYBER.COM
 *PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF SEC, INC.

REVIEW SET
 (Not Intended For Construction)

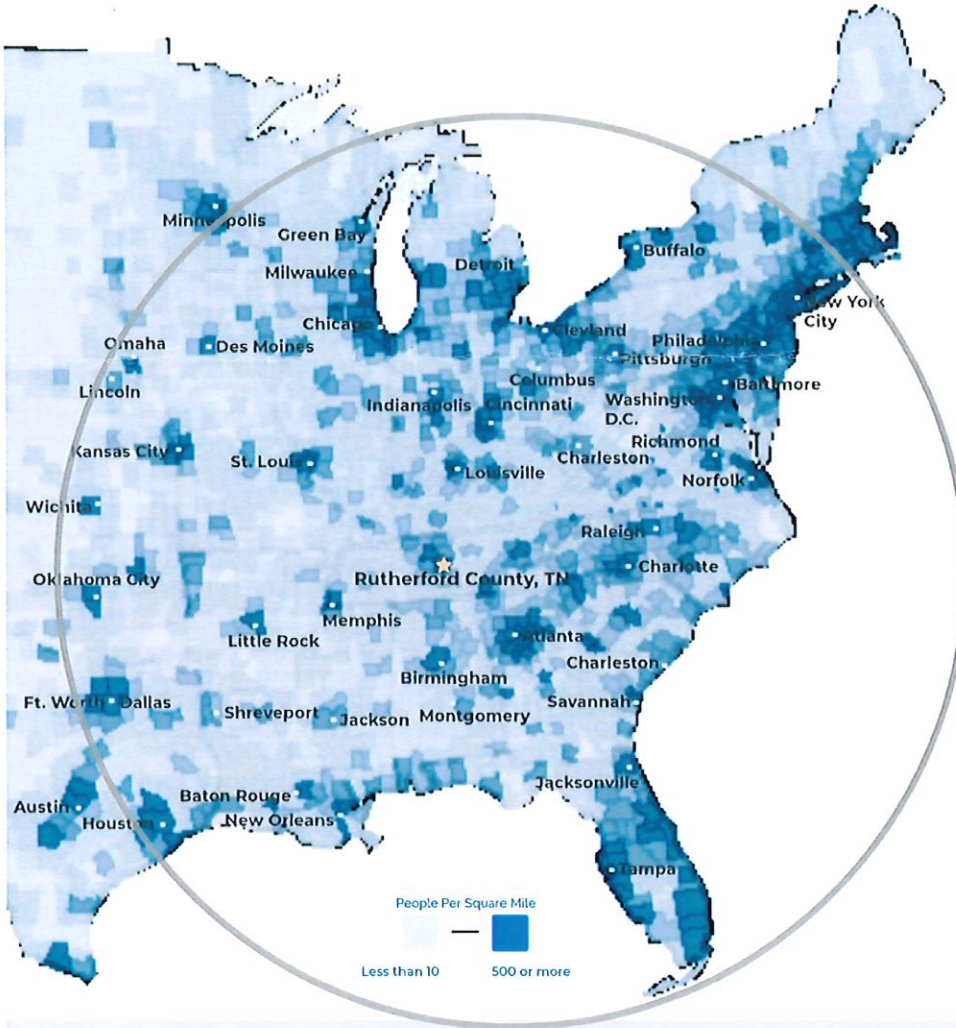
Carpenter Group Lot 8
Concept Plan
 Murfreesboro, Tennessee

Master Plan

REVISIONS:
 DRAWN: SJA
 DATE: 3-16-15
 CHECKED:
 MAT, MPL
 FILE NAME:
 Concept-Lot8
 SCALE:
 1"=30'
 JOB NO.
 09242
 SHEET:
 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
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org