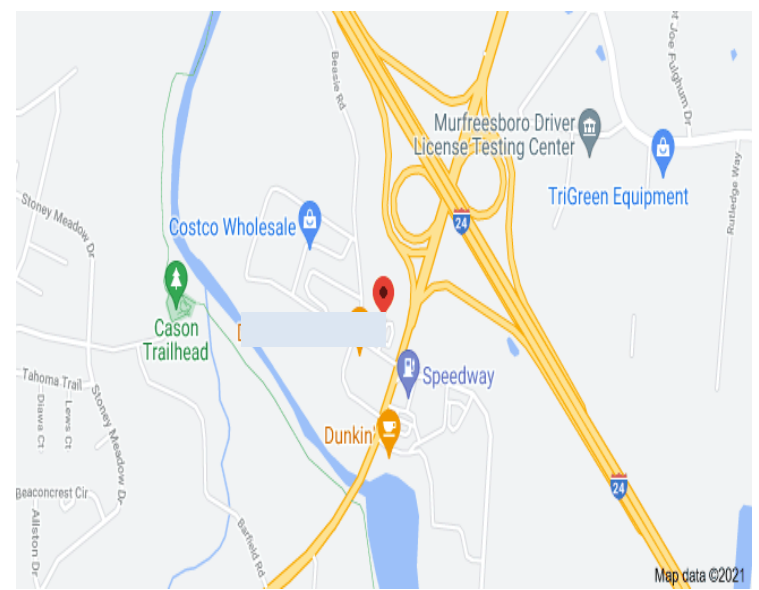




## Outparcel FOR SALE at WestPoint

New Salem Hwy/Hwy 99 @ I-24 Exit 80- Murfreesboro, TN



### Property Features:

- Price: \$2,499,000
- Lot 17 – 1.873 Ac
- Next door to Costco
- Great retail/commercial high visibility to I-24
- Easy access to Exit 80 / I-24
- Traffic count on I-24: Approx. 104,453

**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

New Bridge Construction  
with Access to  
River Rock Blvd

**CATERPILLAR**

**Lazydays RV**  
THE RV AUTHORITY

**OUTPOST ARMORY**  
RIFLE. REAL. EXPERTS.

**COSTCO**  
WHOLESALE

**SITE**

**U.S. COMMUNITY**  
FLEXIBLE HOUSING

**U-HAUL**

**Dominio's**  
Pizza

**SUBWAY**

**RaceTrac**

**I-24 Exit 80**

**New Salem Hwy / Hwy 99**



**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 AND 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.

12/15/21  
 CHARLIE B. MITCHELL, JR.  
 DATE  
 RECORD BOOK 1737, PAGE 3938  
 RECORD BOOK 1709, PAGE 2535

**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.

12-08-21 David A. Pate  
 DATE REGISTERED SURVEYOR  
 TENN. R.L.S. No. 2381



**CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE**

I HEREBY CERTIFY (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROL'S 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.

12-15-2021 Kati Nail  
 DATE CITY ENGINEER

**CERTIFICATE OF 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 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.

12/14/2021 Valerie H. Smith  
 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.

12/14/2021 Valerie H. Smith  
 DATE MURFREESBORO WATER RESOURCES OFFICIAL

**CERTIFICATE OF APPROVAL FOR ELECTRIC POWER**

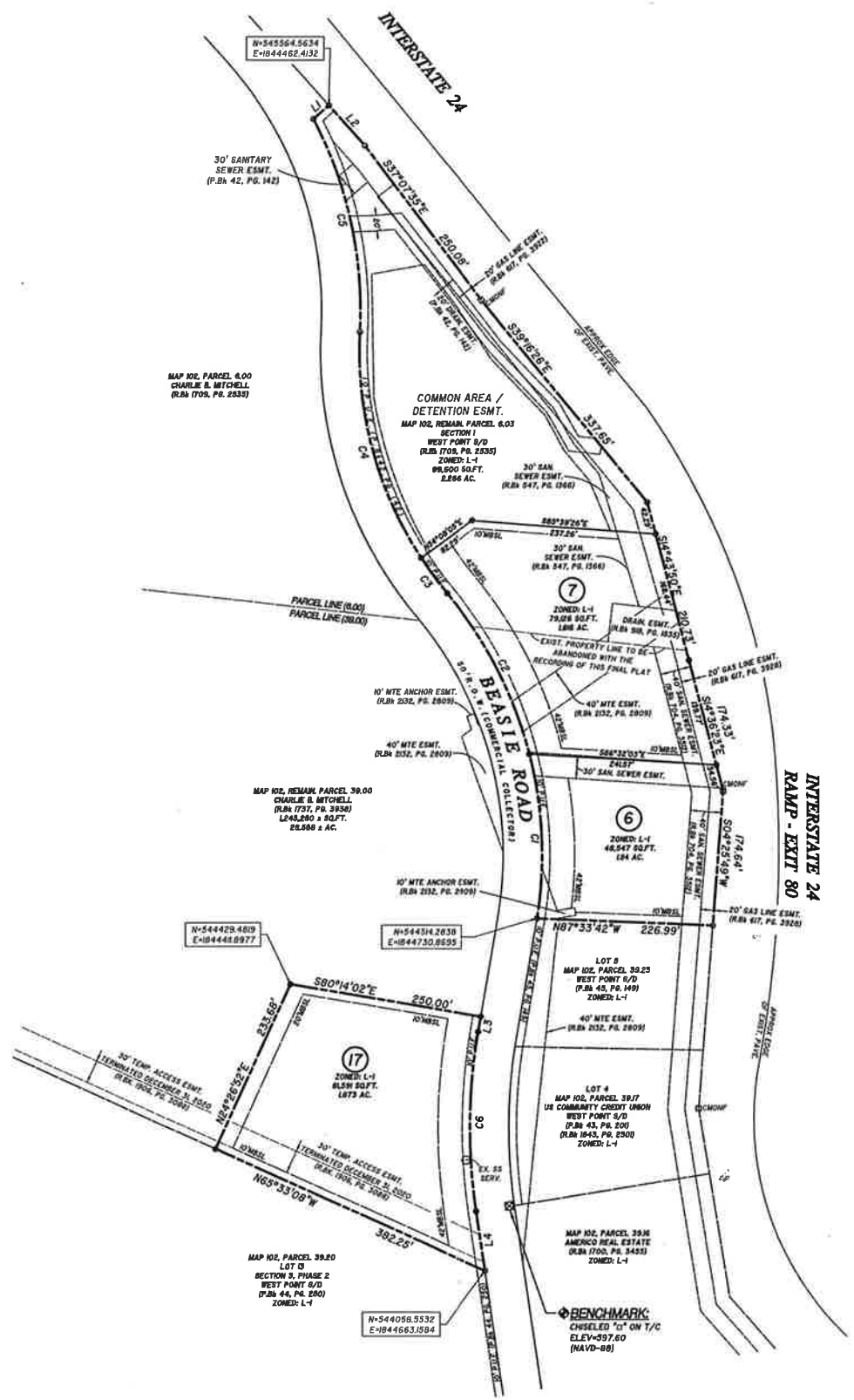
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL 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.

12/14/21 John King  
 DATE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. 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 RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

12-15-2021 Madeline D. Dyer  
 DATE PLANNING COMMISSION SECRETARY



**GENERAL NOTES**

- THE PURPOSE OF THIS FINAL PLAT IS TO RESUBDIVIDE A COMMON AREA LOT, CREATE 3 LOTS OF RECORD, AND TO DEDICATE PUBLIC UTILITY EASEMENT ALONG THE ROAD FRONTAGE AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES, TIED TO TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) HORIZONTAL (NAD 83-96), VERTICAL (NAVD-88).
- THIS PROPERTY LIES WITHIN ZONE "X", AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP No. 4749C0250 H, EFFECTIVE DATE JANUARY 5, 2007.
- 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 "L-1". MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: FRONT = 4' / SIDE = 10' / REAR = 20'.
- 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 DRAINAGE 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 FT. 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.
- 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 UNTL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
- THE COMMON AREAS SHOWN ON THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION TO MAINTAIN.
- 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.
- THERE SHALL BE NO VEHICULAR OR DRIVEWAY ACCESS FROM LOTS 6 AND 7 ONTO THE INTERSTATE RIGHT-OF-WAY.
- DEVELOPER IS FINANCIALLY RESPONSIBLE FOR WATER SERVICE TO EACH LOT.

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF A COMMON AREA LOT ON A FINAL PLAT ENTITLED "SECTION 1, WEST POINT SUBDIVISION, AS RECORDED IN PLAT BOOK 42, PAGE 142, R.O.C., TN. ALL OTHER MATTERS ON SAID FINAL PLAT TO REMAIN UNCHANGED.

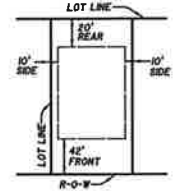
Rebecca Dandrea, Registrar  
 Rutherford County, Tennessee

Doc #:	1183024	Document #:	2411907
Book:	15-01	Recorded:	12/16/2021 at 1:30 PM
Pages:	0.00	Time:	17.00
Client:	0.00	Print Cabinet:	47 Pgs 156-156
Other:	2.00		
Total:	17.00		

DATE OF RECORDING: 12/16/2021  
 TIME OF RECORDING: 1:36 PM  
 PLAT BOOK 47, PAGE 156

**LEGEND**

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- ⊕ BENCHMARK
- MINIMUM BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJOIN PROPERTY LINE
- ADJOIN RIGHT-OF-WAY LINE



TYPICAL MINIMUM BUILDING SETBACKS FOR L-1 ZONING N.T.S.

**LOT AREAS**

LOT	SO. FEET	ACRES
6	46,547	1.04
7	79,126	1.816
17	81,591	1.873
COMMON	99,600	2.286
Total	306,864	7.031

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N46°22'25"W	76.34
L2	S89°12'52"W	226.99
L3	S89°21'52"W	226.99
L4	S89°17'52"W	77.82

**CURVE DATA**

CURVE	RADIUS	DELTA	TA	ARC	LEN	CHORD	BEARING	CHORD	LENGTH
C1	575.00	23°02'39"	264.00	N52°14'47"W	202.73	202.73	23°02'39"	202.73	202.73
C2	555.00	17°44'04"	218.97	N51°10'05"W	188.44	188.44	17°44'04"	188.44	188.44
C3	483.00	6°42'39"	58.78	N50°10'05"W	58.78	58.78	6°42'39"	58.78	58.78
C4	483.00	36°10'39"	305.94	N50°10'05"W	305.94	305.94	36°10'39"	305.94	305.94
C5	335.00	32°14'00"	155.23	N49°11'17"W	155.23	155.23	32°14'00"	155.23	155.23
C6	238.00	11°03'47"	232.62	S89°21'52"W	232.62	232.62	11°03'47"	232.62	232.62

**OWNER:**  
 CHARLIE B. MITCHELL, JR.  
 401 GRANNY WHITE PKE  
 BRENTWOOD, TN 37027  
 MAP 102, P/O PARCEL 39.00  
 MAP 102, P/O PARCEL 6.03  
 MAP 102, P/O PARCEL 6.03  
 MAP 102, P/O PARCEL 6.03  
 R.R.C. 1709, PG. 2535

**SITE DATA:**  
 TOTAL AREA = 7,091 ± ACRES  
 AREA IN COMMON AREA = 2,286 ± ACRES  
 NO. OF LOTS = 4  
 ZONING = L-1 (LIGHT INDUSTRIAL)

**FINAL PLAT**

**Lots 6, 7, & 17 and  
 Resubdivision of Common Area Section 1  
 West Point  
 SUBDIVISION**

CITY OF MURFREESBORO, TENNESSEE  
 13th 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) 890-7501 • FAX (615) 895-2567

# Demographic Summary Report

## Lot 18 Beasie Rd, Murfreesboro, TN 37128

Building Type: **Land**                      Total Available: **65,340 SF**  
 Class: -    % Leased: **0%**  
 RBA: -    Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	2,895	74,318	174,633
2023 Estimate	2,679	67,285	157,983
2010 Census	2,337	46,865	109,048
Growth 2023 - 2028	8.06%	10.45%	10.54%
Growth 2010 - 2023	14.63%	43.57%	44.87%
<b>2023 Population by Hispanic Origin</b>	176	5,708	13,074
<b>2023 Population</b>	2,679	67,285	157,983
White	1,861 69.47%	47,956 71.27%	114,679 72.59%
Black	519 19.37%	13,662 20.30%	30,411 19.25%
Am. Indian & Alaskan	15 0.56%	331 0.49%	787 0.50%
Asian	161 6.01%	2,936 4.36%	6,696 4.24%
Hawaiian & Pacific Island	3 0.11%	69 0.10%	189 0.12%
Other	120 4.48%	2,331 3.46%	5,222 3.31%
U.S. Armed Forces	5	249	453
<b>Households</b>			
2028 Projection	1,093	28,846	65,622
2023 Estimate	1,015	26,222	59,566
2010 Census	893	18,798	42,013
Growth 2023 - 2028	7.68%	10.01%	10.17%
Growth 2010 - 2023	13.66%	39.49%	41.78%
Owner Occupied	704 69.36%	14,875 56.73%	34,499 57.92%
Renter Occupied	311 30.64%	11,347 43.27%	25,067 42.08%
<b>2023 Households by HH Income</b>	1,015	26,222	59,568
Income: <\$25,000	72 7.09%	3,456 13.18%	7,796 13.09%
Income: \$25,000 - \$50,000	219 21.58%	4,934 18.82%	11,149 18.72%
Income: \$50,000 - \$75,000	190 18.72%	5,351 20.41%	11,928 20.02%
Income: \$75,000 - \$100,000	160 15.76%	4,408 16.81%	10,020 16.82%
Income: \$100,000 - \$125,000	126 12.41%	3,116 11.88%	5,929 9.95%
Income: \$125,000 - \$150,000	135 13.30%	1,700 6.48%	4,439 7.45%
Income: \$150,000 - \$200,000	80 7.88%	1,868 7.12%	4,836 8.12%
Income: \$200,000+	33 3.25%	1,389 5.30%	3,471 5.83%
<b>2023 Avg Household Income</b>	\$90,795	\$87,521	\$89,704
<b>2023 Med Household Income</b>	\$79,140	\$71,789	\$72,413



RUTHERFORD COUNTY, TN

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# COMMUNITY SNAPSHOT

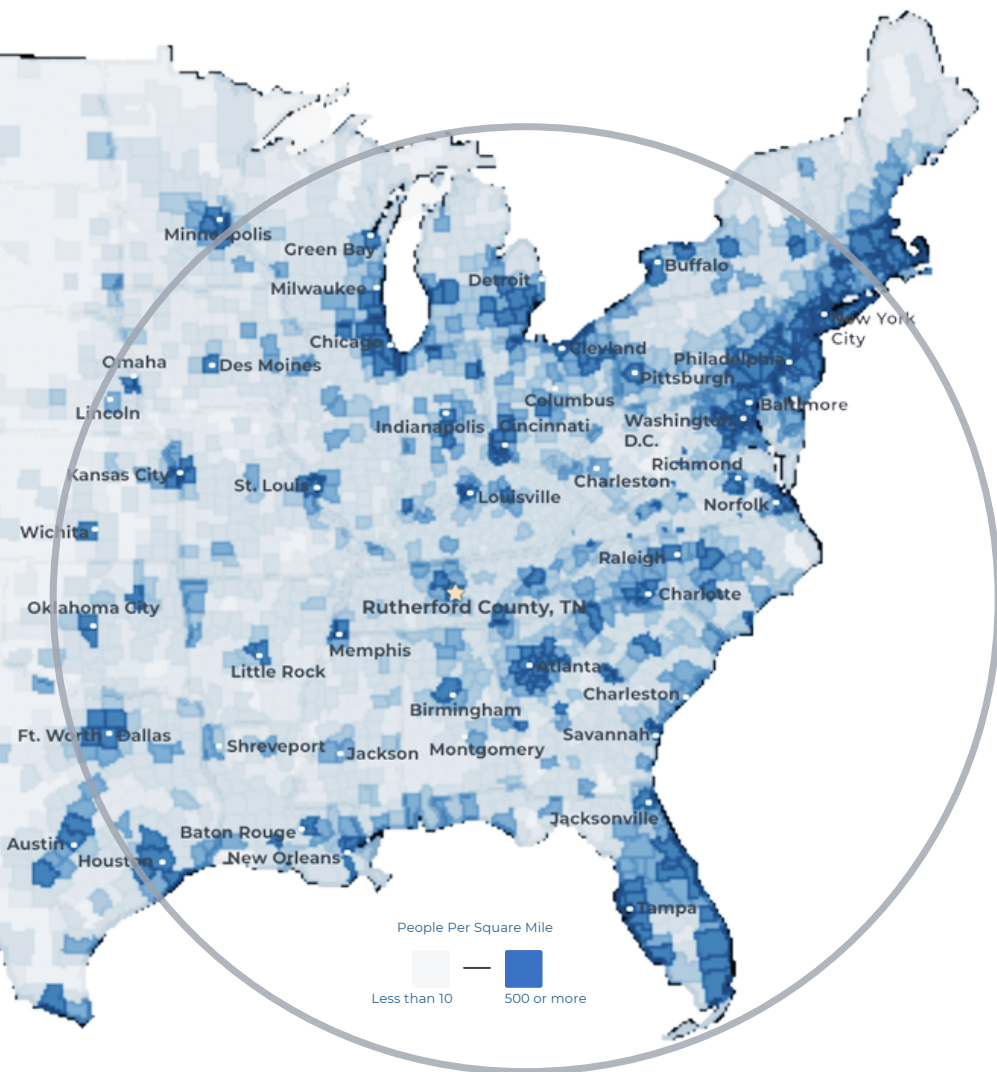
*Rutherford County, TN*

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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

**4<sup>th</sup>** best small city to buy  
a home in the U.S.  
- WalletHub 2021

**8<sup>th</sup>** 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

