



Property Features

- Commercial Lots Available
- Lot 1: 1.8 AC – **SOLD/Toot's**
Good Food & Fun
- Lot 5: 2.41 AC – **SOLD/TIRE WORLD**
- Lot 3: 1.12 AC - \$17.50 PSF
- Lot 2: 1.21 AC – **SOLD/Andy's**
Frozen Custard
- Lot 4: 2.02 AC- \$15 PSF
- Zoned Commercial Fringe
- All Utilities Available
- Traffic Count: Approx. 27,182

JOHN HARNEY
AFFILIATE BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

1535 W Northfield Blvd. Suite 7
Murfreesboro, TN 37129



RETAIL - COMMERCIAL LAND - CORNER LOTS



Rucker Lane and Franklin Road Murfreesboro, TN

DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
2023 Population	37,084	101,207	271,986
2023 Median HH Income	\$83,307	\$75,815	\$70,310



Franklin Rd/Hwy 96

TIRE WORLD

Andy's
Frozen Custard

TOOT'S
Good Food & Fun

WILSON
Bank & Trust

Lot 5

RUCKER LANE

VICTORY STATION WAY

Lot 4
2.02 AC

Lot 3
1.12 AC

ACCESS RD

Publix

River Oaks
Community Church

CASTLEWOOD CT



Google earth



Medical Center Pkwy

N Thompson Ln

Old Fort Pkwy

Franklin Rd

96



SITE

Rucker Ln



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND HEREBY DEDICATE AND PLACE UNDER THE CONTROL OF THE CITY OF MURFREESBORO THE UNPAVED SURVEY (S) 15.000 OR GREATER AS SHOWN HEREON, I ALSO CERTIFY THAT THE DEDICATION IS BEING MADE AS SHOWN BY THE SPECIFICATIONS OF THE CITY ENGINEER.

DATE: 10/22/19
 RECORD BOOK 434, PAGE 3304

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF REDUCTION OF THE UNPAVED SURVEY IS 15.000 OR GREATER AS SHOWN HEREON, I ALSO CERTIFY THAT THE DEDICATION IS BEING MADE AS SHOWN BY THE SPECIFICATIONS OF THE CITY ENGINEER.

DATE: 10/24/19
 REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, AND THAT A SURETY FOR THE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE: 10/24/19
 CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS AND THE SPECIFICATIONS OF THE CIVIL DISTRICT OF RUTHERFORD COUNTY, AND THAT THE WATER LINES AND APPURTENANCES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CIVIL DISTRICT OF RUTHERFORD COUNTY.

DATE: 10/19/19

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS AND THE SPECIFICATIONS OF THE CIVIL DISTRICT OF RUTHERFORD COUNTY, AND THAT THE SEWER LINES AND APPURTENANCES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CIVIL DISTRICT OF RUTHERFORD COUNTY.

DATE: 10/23/2019

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

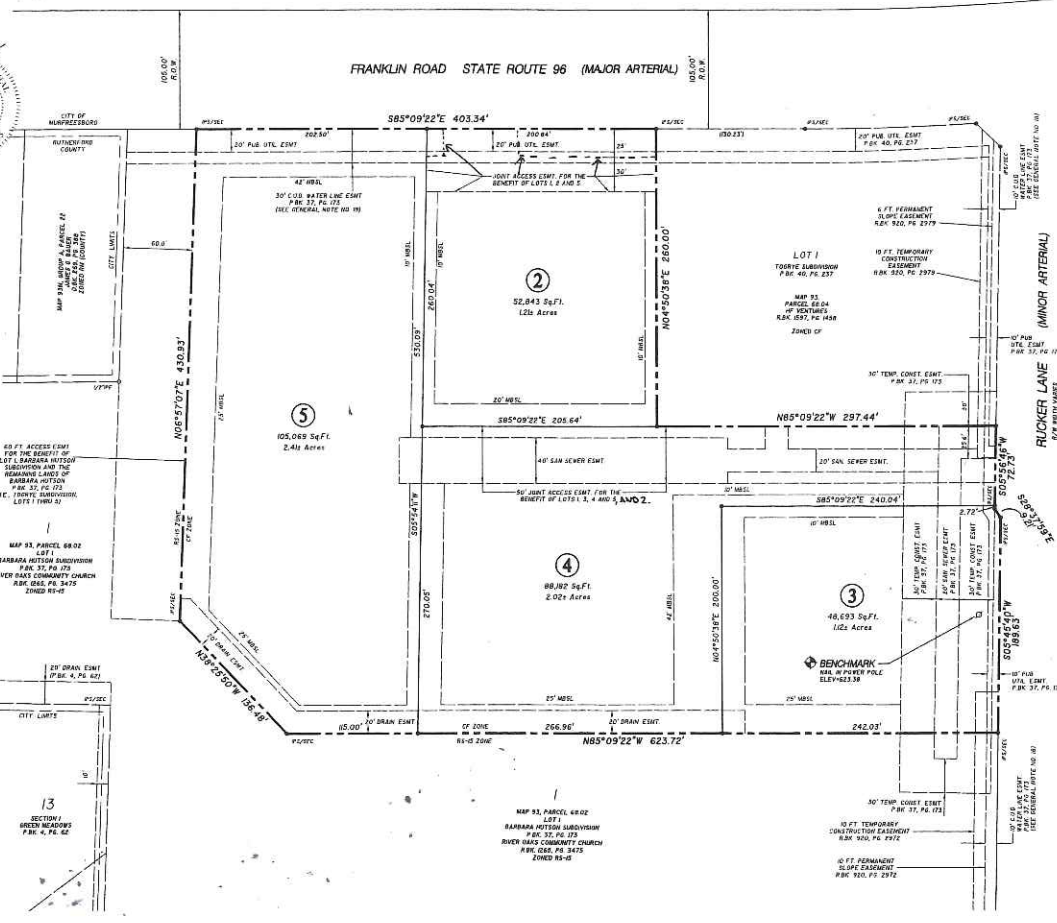
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MEMPHIS ELECTRIC DEPARTMENT FOR ELECTRICAL POWER SERVICE, THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF M.E.D. AND THAT M.E.D. IS WILING TO PROVIDE ELECTRICAL POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE ORDINANCES WITHIN THE SERVICE AREA AND REGULATIONS OF M.E.D. ELECTRICAL POWER SERVICE WILL BE PROVIDED DATE, AND REQUIREMENTS FOR ELECTRICAL POWER SERVICE HAVE BEEN MET.

DATE: 10/17/19

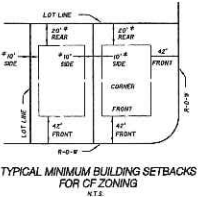
CERTIFICATE OF APPROVAL FOR RECORDS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, AND THAT THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDS IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS.

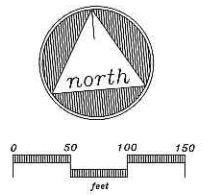
DATE: 10-24-19



- GENERAL NOTES**
- 1 THE SURVEY OF THE FINAL PLAT IS TO CREATE FOUR (4) LOTS OF SECOND AND TO RECORD EASEMENTS ON-SITE.
 - 2 DRAINAGE SYSTEM IS BASED ON TENNESSEE STATE PLAIN CORRECTIONS TYPED TO CITY OF MURFREESBORO URBAN DRAINAGE ESTIMATION METHOD (UBEM) FOR YEAR 1985.
 - 3 THIS PROPERTY LIES WITHIN ZONE R, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP FOR MURFREESBORO COUNTY, MAP NO. 4748C003 K, EFFECTIVE DATE JANUARY 8, 2007.
 - 4 ANY ANNUAL FLOOD ELEVATION (HAY FEE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
 - 5 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES ABOVE OR BELOW THE UNDERGROUND UTILITY DEPTH FROM WHICH THE UTILITIES APPEAR AT THE SITE. PUBLIC RECORDS AND MAPS PREPARED BY OTHERS (SEE LIST OF REFERENCES) IS QUANTIFIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OF THIS UNDERGROUND UTILITIES SURVEY AND THE EXISTING LOCATION INDICATES AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
 - 6 NO TITLE REPORT HAS BEEN PROVIDED TO THIS SURVEYOR. THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
 - 7 SUBJECT PROPERTY IS ZONED CF (COMMERCIAL OFFICE) FOR THIS SITE AND ZONING - AS PER CITY OF MURFREESBORO ZONING ORDINANCE, SECTION 17-1-01 (SEE DETAIL IN LOWER LEFT CORNER OF THIS PLAT FOR FURTHER CLARIFICATION).
 - 8 THE SOIL MATERIALS ON THIS LOT ARE NOT KNOWN AND SHOULD BE DETERMINED BY CUTTING OR PULVERIZING OPERATIONS PERFORMED BEFORE OR DURING DEVELOPMENT. THEREFORE, THE NUMBER OF AND TYPE OF STREETS SHALL INVESTIGATE THE CORRECT CONDITIONS AND CONSULT WITH A LICENSED GEOTECHNICAL ENGINEER OR CIVIL ENGINEER AS BEING APPROPRIATE TO ASSURE SUITABILITY THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
 - 9 IT IS THE RESPONSIBILITY OF EACH LOT OWNER OR OWNER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ZONING CODES WHICH MAY CONFLICT WITH THE CITY OF MURFREESBORO ZONING ORDINANCE, SECTION 17-1-01 (SEE DETAIL IN LOWER LEFT CORNER OF THIS PLAT FOR FURTHER CLARIFICATION).
 - 10 PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES UNDER AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANY, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
 - 11 UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (MFE) TO BE SET AT OR ABOVE THE TOP OF THE CASTING OF THE FLOORING AND FINISHES. THE HOME OWNER SHALL VERIFY A SUFFICIENT MFE FOR THE FLOORING AND FINISHES AND EXERCISE AND OBTAIN A RELIABLE RECOMMENDATION AGAINST THE CITY OF MURFREESBORO WITH REGARD TO THE SANITARY SEWER CONNECTION. THE HOME OWNER SHALL VERIFY AND OBTAIN A RELIABLE RECOMMENDATION WITH THE REQUIREMENT.
 - 12 THE STREETS SHOWN ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OF NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
 - 13 EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEIR LIMITS. SOME FUTURE TIES AND THERE MAY BE NO NOTICE OF CONSULTATION WITH THE APPLICABLE UTILITY SERVICE AT THE CONSTRUCTION.
 - 14 PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL FIRST OBTAIN A BUILDING PERMIT SUBJECT TO AN AGREEMENT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SOCIALLY DRAINAGE IMPROVEMENTS AND TO THE STORMWATER MAINTENANCE PLAN ON FILE WITH THE CITY OF MURFREESBORO.
 - 15 THIS SITE CONTAINS POST-CONSTRUCTION BEST MANAGEMENT PRACTICES UTILIZED IN FLOODING STORMWATER HANDLING IN ORDER TO COMPLY WITH MURFREESBORO CITY CODE A STORMWATER MAINTENANCE AGREEMENT IS REQUIRED WITH THE PROPERTY AND SHALL BE ALL SUBSEQUENTLY AMENDED TO ACCORD TO THE STORMWATER MAINTENANCE PLAN ON FILE WITH THE CITY OF MURFREESBORO.
 - 16 THE PROPERTY IS WITHIN THE OVERALL CREEK SANITARY SEWER ASSESSMENT DISTRICT.
 - 17 TEMPORARY CONSTRUCTION EASEMENTS SHALL BE KEPT TO EXIST UPON COMPLETION OF THE UNDER LANE IMPROVEMENTS.
 - 18 THIS PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO A RECORDED FINAL PLAT OF THE BARBARA HUTTON SUBDIVISION, AS RECORDED IN PLAT BOOK 37, PAGE 173, D.B.C., PL. AND A DEVELOPMENT OF EASEMENTS AND COVENANTS AND HOA MAINTENANCE AGREEMENT RECORDED IN RECORD BOOK 424, PAGE 148, D.B.C., TN.



- LEGEND**
- IRON PIN (ROUND)
 - IRON PIN (SQUARE)
 - CONC. MONUMENT (PIONEER)



I hereby certify that this plat has been reviewed for the Murfreesboro County Development Code by the Surveyor General, Anthony Togyre, on 10/24/19.

OWNER:
 ANTHONY TOGYRE
 152 HERITAGE PARK DRIVE
 MURFREESBORO, TN 37129
 MAP 93, PARCEL 68-02
 R.B.K. 434, PG. 3304

SITE DATA:
 TOTAL AREA = 6768 ACRES
 NO. OF LOTS = 4
 MINIMUM LOT SIZE = N/A
 ZONING = CF

FINAL PLAT
LOTS 2, 3, 4 AND 5
TOGRYE SUBDIVISION

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

SEC, Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 859 MOBILE TOWER ROAD, SUITE 400, MURFREESBORO, TENNESSEE 37129
 PHONE (615) 880-7800 • FAX (615) 880-2967

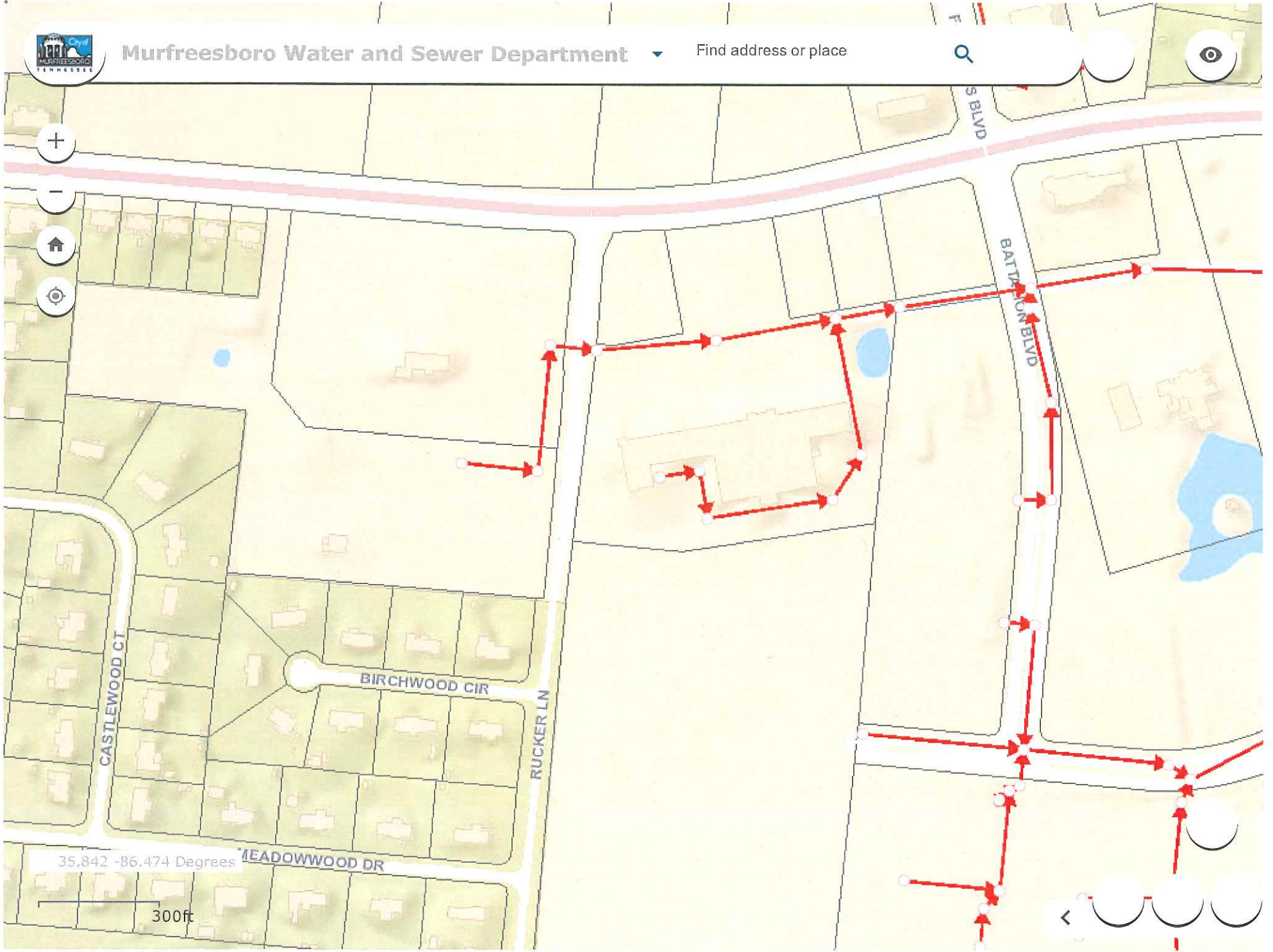
PLAT #	DATE	DATE	FILE	DRAWN BY	SCALE	SHEET
0324	09-20-18	09-20-18	T08R020PLAT	ATG	P=3P	1 OF 1





Murfreesboro Water and Sewer Department

Find address or place



35.842 -86.474 Degrees

300ft

Demographic Summary Report

151 Rucker Ln, Murfreesboro, TN 37128

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	10,956	66,363	110,527
2023 Estimate	9,756	60,114	101,207
2010 Census	3,849	31,949	62,420
Growth 2023 - 2028	12.30%	10.40%	9.21%
Growth 2010 - 2023	153.47%	88.16%	62.14%
2023 Population by Hispanic Origin	596	4,033	7,072
2023 Population	9,756	60,114	101,207
White	8,074 82.76%	46,719 77.72%	77,963 77.03%
Black	948 9.72%	8,201 13.64%	14,923 14.75%
Am. Indian & Alaskan	43 0.44%	235 0.39%	536 0.53%
Asian	380 3.90%	3,080 5.12%	4,541 4.49%
Hawaiian & Pacific Island	25 0.26%	70 0.12%	93 0.09%
Other	285 2.92%	1,809 3.01%	3,151 3.11%
U.S. Armed Forces	27	220	355
Households			
2028 Projection	3,854	23,708	40,356
2023 Estimate	3,438	21,545	37,088
2010 Census	1,396	11,879	23,686
Growth 2023 - 2028	12.10%	10.04%	8.81%
Growth 2010 - 2023	146.28%	81.37%	56.58%
Owner Occupied	2,690 78.24%	15,648 72.63%	25,660 69.19%
Renter Occupied	748 21.76%	5,897 27.37%	11,428 30.81%
2023 Households by HH Income	3,438	21,546	37,087
Income: <\$25,000	156 4.54%	1,406 6.53%	3,660 9.87%
Income: \$25,000 - \$50,000	496 14.43%	3,538 16.42%	6,930 18.69%
Income: \$50,000 - \$75,000	736 21.41%	4,661 21.63%	7,768 20.95%
Income: \$75,000 - \$100,000	627 18.24%	3,645 16.92%	5,690 15.34%
Income: \$100,000 - \$125,000	403 11.72%	2,863 13.29%	4,622 12.46%
Income: \$125,000 - \$150,000	500 14.54%	2,260 10.49%	3,284 8.85%
Income: \$150,000 - \$200,000	338 9.83%	2,193 10.18%	3,479 9.38%
Income: \$200,000+	182 5.29%	980 4.55%	1,654 4.46%
2023 Avg Household Income	\$102,215	\$96,824	\$91,553
2023 Med Household Income	\$88,197	\$83,011	\$75,815



RUTHERFORD COUNTY, TN

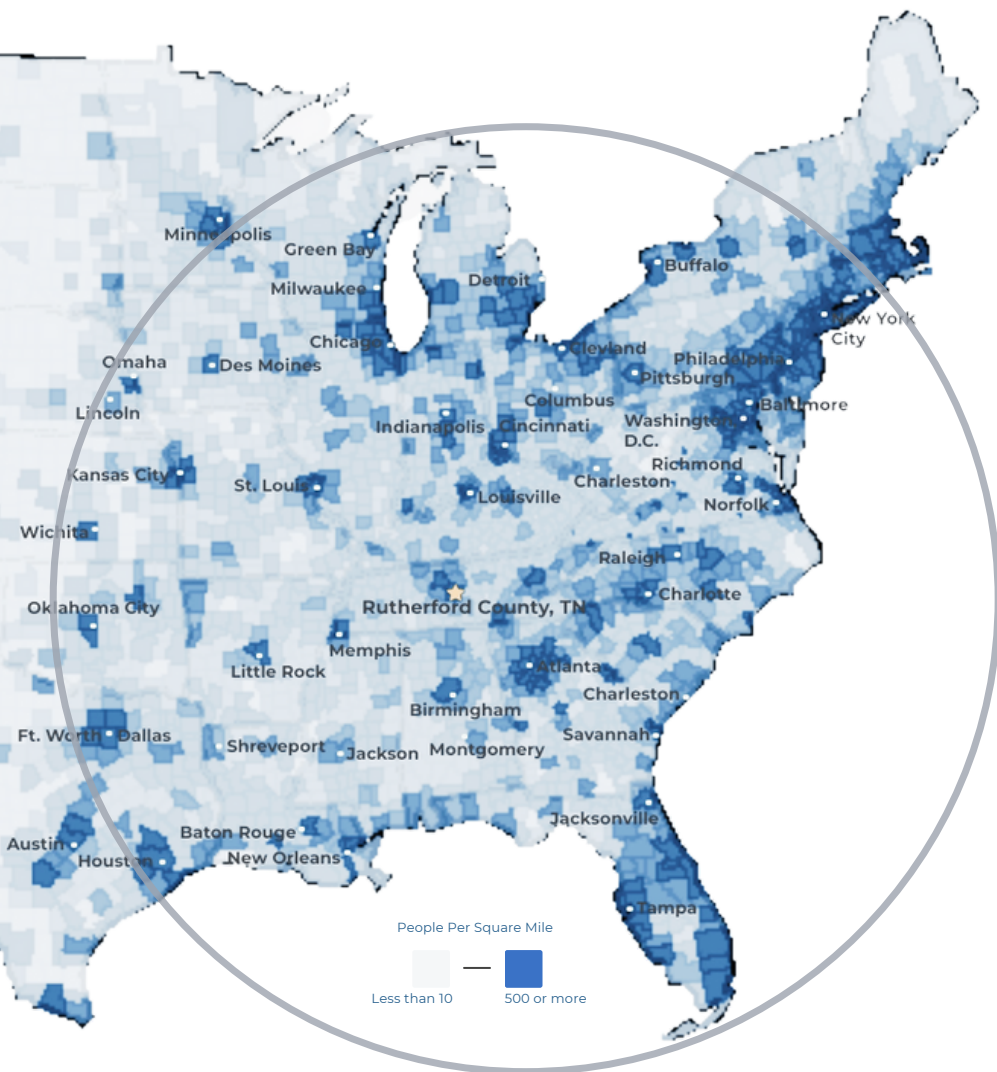
COMMUNITY SNAPSHOT

Rutherford County, TN

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

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	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

