



## GREAT COMMERCIAL DEVELOPMENT SITE

**FOR SALE**

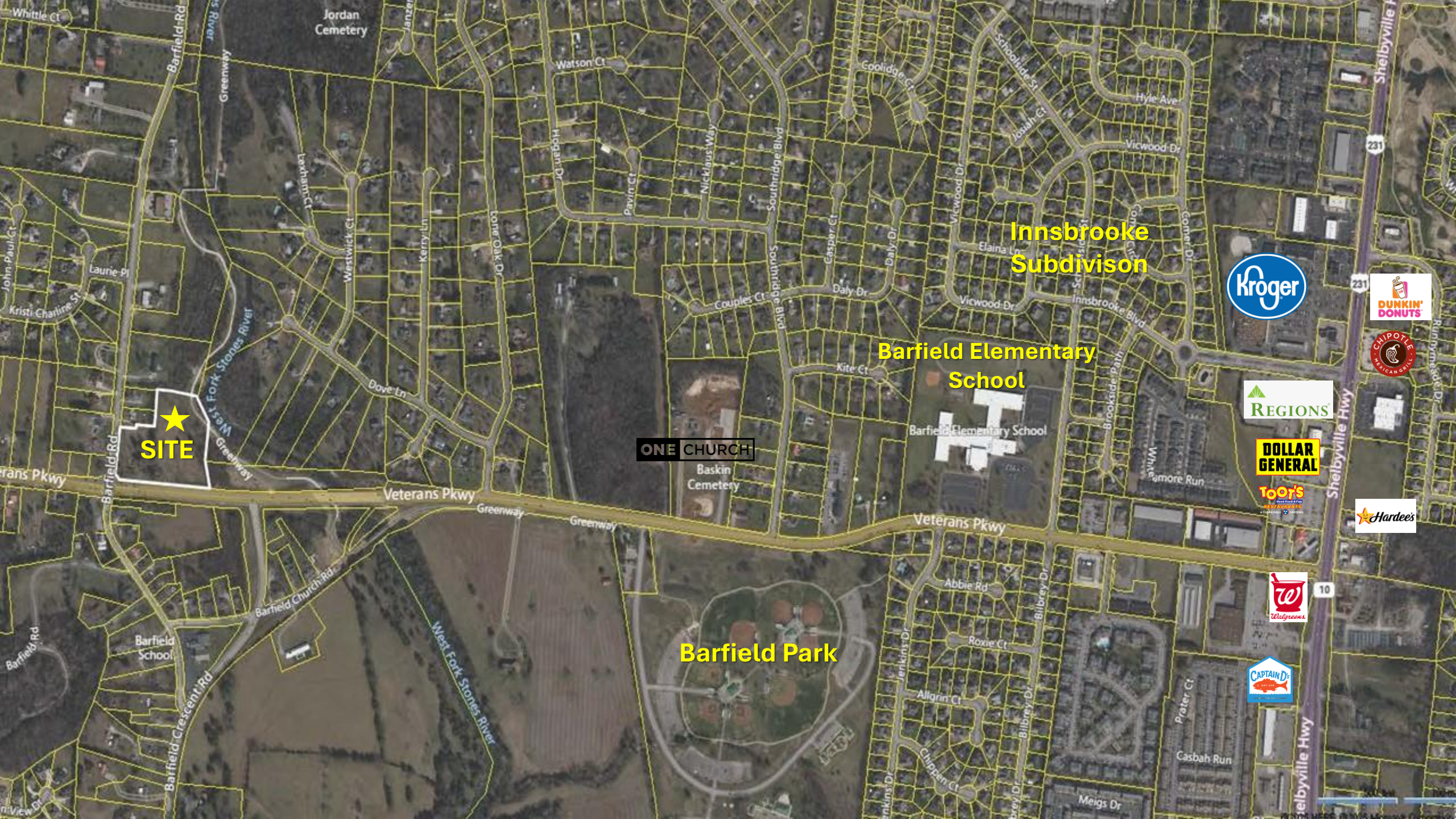
**2887 Barfield Road  
Murfreesboro, TN 37128**

**ParkTrust**  
COMMERCIAL

John Harney  
615.542.0715 Cell  
615.234.5020 Office  
john@parktrust.com  
TNLIC# 221569

- **PRICE:** \$1,995,000
- Zoned Commercial
- Frontage on both Veterans Pkwy & Barfield Rd
- Designed for a convenience store site & 3 additional building pads
- Growing corridor on 5 lane Veterans Pkwy
- Close to S. Church St / Hwy 231 and New Salem Rd / Hwy 99
- Close Traffic Count: Approx. 15,927+/-

1225 Garrison Drive, Suite 202, MURFREESBORO, TN 37129



**Innsbrooke Subdivision**

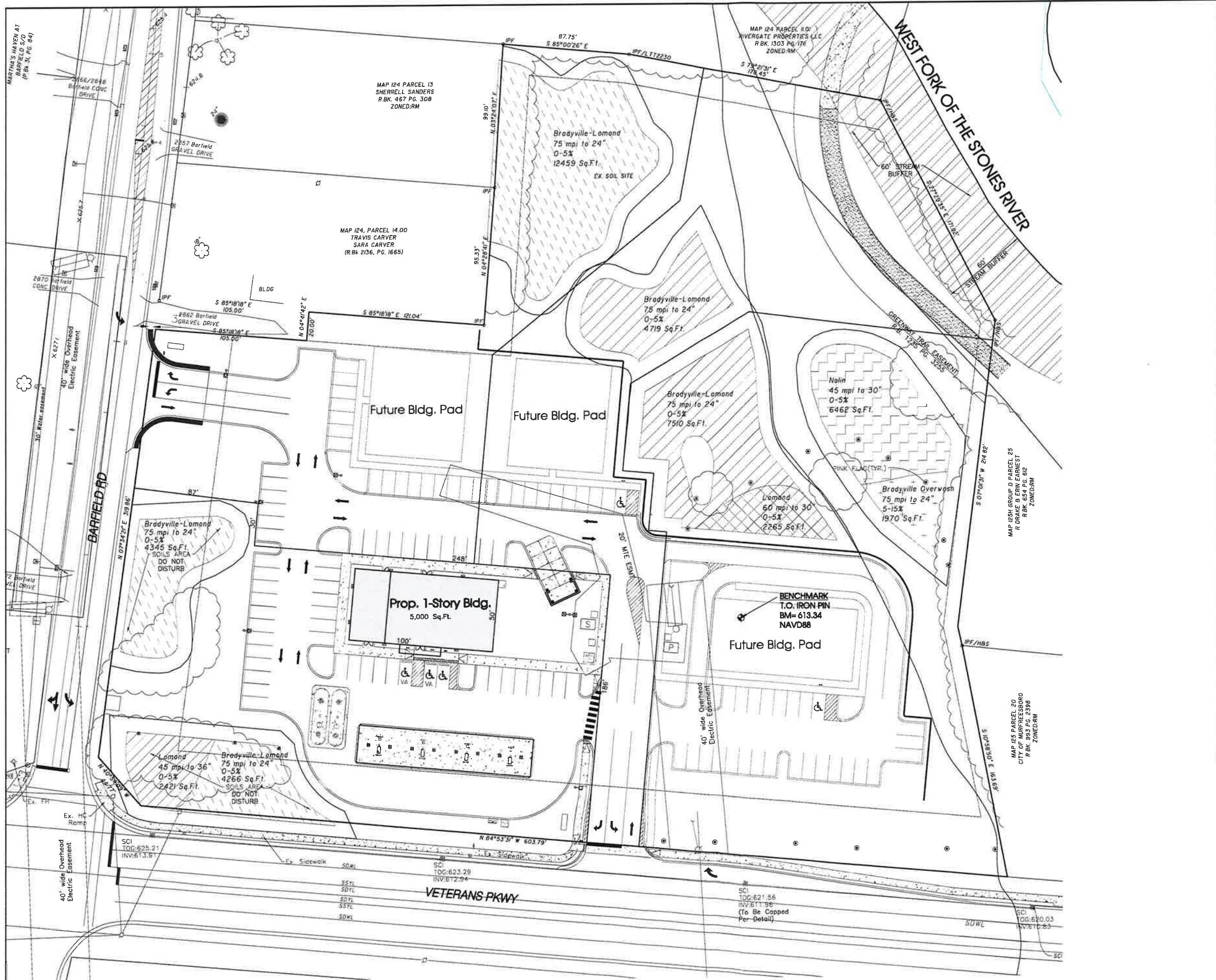
**Barfield Elementary School**

**ONE CHURCH**

**Barfield Park**

**SITE**





**Legend:**

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

EXISTING PHONE: ———— PH ————

EXISTING ELECTRIC: ———— OH ————

PROPERTY LINE: ————

EASEMENTS: ————

RIGHT OF WAY: ———— ROW ————

EROSION CONTROL SILT FENCE: ———— SF ———— SF ————

EROSION EEL: ———— E ———— E ———— E ————

EXISTING TREELINE: ————

EXISTING FENCELINE: ———— X ———— X ———— X ————

MINIMUM BUILDING SETBACK LINE: ————

PHASE BOUNDARY: ————

EXISTING GAS LINE: ———— GAS ————

PROPOSED GAS LINE: ———— GAS ————

EXISTING STORM: ———— ST M ————

PROPOSED STORM: ———— ST M ————

EXISTING CONTOUR LINES: ———— 60' ————

PROPOSED CONTOUR LINES: ———— 60' ————

EXISTING SANITARY SEWER: ———— SS ————

PROPOSED SANITARY SEWER: ———— SS ————

EXISTING WATER: ———— W ————

PROPOSED WATER: ———— W ————

**SEC, Inc.**  
 SITE ENGINEERING CONSULTANTS  
 (ENGINEERING & SURVEYING) • LANDSCAPE ARCHITECTURE  
 850 MIDDLE TENNESSEE BOULEVARD • MURFREESBORO, TENNESSEE 37129  
 PHONE: (615) 891-7901 • E-MAIL: MTAYLOR@SEC-CIVIL.COM • FAX: (615) 895-2567  
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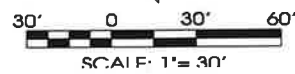
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the contractor to ensure that the construction of the site conforms to these construction drawings. It is the contractor's responsibility to ensure that the site is constructed in accordance with the construction plan.

**West Fork Village Gas Station**  
 Rutherford County, Tennessee

**Master Plan**

REVISED: 10-12-2021, Staff Comments #1  
 10-20-2021, Staff Comments #2  
 3-22-2024, Permit Submittal

DRAWN: SJA/CFB  
 DATE: 9-28-2021  
 CHECKED: ————  
 MAT: ————  
 FILE NAME: 14212GasStation  
 SCALE: 1" = 30'  
 JOB NO: 14212  
 SHEET: C0.2





**SWPPP Narrative:**  
 The existing site is located at the east end of Mason Court within Rutherford County in the City of Murfreesboro. The project site is a 13.8 Acre project and generally sheet flows from the south to the north. The site has been designed to discharge to existing downstream conveyance system to the north.

The existing soils on site consist of approximately 16.2% Cumberland silt loam categorized as type B hydrologic soil group and 83.8% Brodyville, Lomond, and Nain silt loams categorized as type C hydrologic soil group per published information by the National Resources Conservation Service. The pre-developed site has a runoff curve number of 61. The proposed improvements will reduce the runoff curve number to 79.

During demolition and mobilization, the sediment and stormwater runoff will be controlled with certain Best Management Practices (BMPs). Silt fence will be installed on the downslope sides of the site. The storm joints will be protected with silt fence and protection until the stone base and pavements can be installed. A stone construction entrance will be installed upon mobilization of site to limit the tracking of mud and sediment onto the adjacent pavements and roadways. Covered dumpsters will be on site for disposal of trash and other debris. Paint and other potentially hazardous chemicals will be stored inside the building or otherwise approved weatherproof container. The contractor purchasing the materials will be responsible for legally disposing of the containers and containers. The contractor purchasing the materials will be responsible for legally disposing of the containers and containers in accordance with the manufacturer's recommendations. A washout area will be provided for the concrete trucks as required.

It is the contractor's responsibility during construction to install and maintain all sedimentation and storm water pollution prevention BMPs described above and detailed within the plans at all times, which includes regular removal and disposal of accumulated debris. All erosion and sediment controls must be maintained properly until the site is stabilized. Maintenance must include inspections of all erosion and sediment controls after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, re-grading, re-seeding, re-mulching and re-netting must be performed immediately. The developer will own and maintain the site after construction has been completed.

**Construction Sequence:**

1. Stake and/or flag limits of clearing.
2. During preconstruction meeting all erosion & sediment control facilities & procedures shall be discussed.
3. Clear & grub, as necessary, for installation of perimeter controls.
4. Install silt fence perimeter controls as shown on plans.
5. Install construction entrance and concrete washout facility, if conditions are such that mud is collecting on vehicle tires, the tires must be cleaned before the vehicles enter the public roadway. The site entrance shall be organized & stacked fashion. An unkept site will not be permitted, and if debris is stored in areas outside of the designated storage area, City Staff will shut down the job site.
6. Clear & grub the remaining site as necessary.

**EPSC 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. An unkept site will not be permitted, and if debris is stored in areas outside of the designated storage area, City Staff will shut down the job site.

All Construction Signage is To Be Constructed Of 2-4"x4" Painted Posts.

Sign #1 - Display Surface Can Be No More Than 32 S.F. & Must Be Less Than 9 Ft. Tall.

**General Contractor Shall Install All Initial EPSC Measures Prior To Any Earthwork Beginning.**

**Notes:**

1. Soils Survey Information Shown Here On Is Taken From The National Resources Conservation Service Web Soil Survey.
2. Existing Site Survey Information Provided By Client.
3. See Landscape Plan For Tree Protection Notes.

**EPSC Phasing**

Initial:	Silt Fence Along Downgradient Perimeter
Intermediate:	Filter Fabric Inlet Protection Silt Fence To Protect Ditches
Final:	Landscaping & Grass Sod Of All Pervious Areas (See Landscaping Plan)

**PROPOSED BMP'S**

BMP	TYPE
SEDIMENT CONTROL BARRIER	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
INLET PROTECTION	TEMPORARY, SEDIMENT CONTROL

**EXISTING ON-SITE CONDITIONS**

COVER	SCS CLASSIFICATION	AREA (AC)
IMPERVIOUS	BUILDINGS, DRIVEWAYS C SOILS, CN=99	0.12
MEADOWS	CONTINUOUS GRASS, GOOD CONDITION B SOILS, CN=58	0.70
MEADOWS	CONTINUOUS GRASS, GOOD CONDITION C SOILS, CN=71	4.22
MEADOWS	CONTINUOUS GRASS, GOOD CONDITION D SOILS, CN=78	1.10
COMPOSITE CN=72		

**PROPOSED ON-SITE CONDITIONS**

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	BUILDINGS, DRIVEWAYS, SIDEWALKS C SOILS, CN=98	2.26
GRASS	OPEN SPACE, GOOD CONDITION B SOILS, CN=61	0.70
GRASS	OPEN SPACE, GOOD CONDITION C SOILS, CN=74	1.96
GRASS	OPEN SPACE, GOOD CONDITION D SOILS, CN=80	1.10
COMPOSITE CN=83		

**INITIAL OUTFALLS**

NUMBER	DESCRIPTION	AREA	SLOPE
1	CONSTRUCTION EXIT	0.05	1%
2	EXISTING SWALE AND SILT FENCE AT NORTH PROPERTY LINE	11.21	1-2%

1 ☆ Outfall

811 Know what's below. Call before you dig.

**SITE ENGINEERING CONSULTANTS**  
 INCORPORATED • 500 VINEYME • LAND IN ANNING  
 LANDSCAPE ARCHITECTURE  
 850 MIDDLE TENNESSEE BOULEVARD • MURFREESBORO, TENNESSEE 37129  
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**West Fork Village Gas Station**  
 Rutherford County, Tennessee

REVISION: 10-12-2023 Staff Comments  
 10-20-2023 Staff Comments #2  
 3-27-2024 Revised Submittal  
 DRAWN: SLA/C/93  
 DATE: 5-28-2021  
 CHECKED:  
 MAN:  
 FILE NAME:  
 14212GasStation  
 SCALE:  
 1" = 60'  
 JOB NO:  
 14212  
 SHEET  
**C1.0**



RUTHERFORD COUNTY, TN

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# COMMUNITY SNAPSHOT

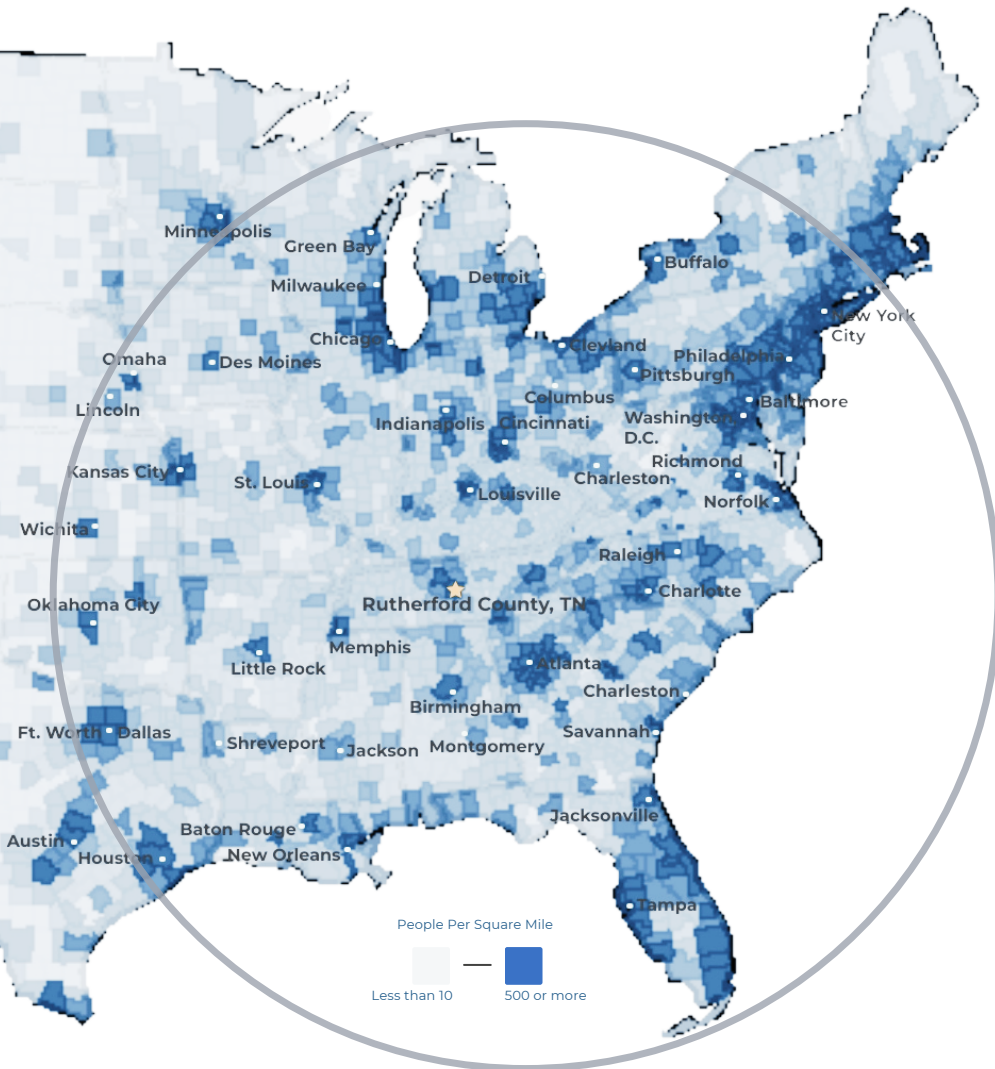
Rutherford County, TN

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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

369,868

### Median Home Price

\$415,000

### 3 Colleges

25,000 students

### Median Age

34

### Median HH Income

\$81,505

### College Degrees

43% hold Associate or above

## LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.4%	3.5%	3.7%
Labor Force Participation Rate	68.0%	59.2%	62.2%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of January 2024

## RECENT ANNOUNCEMENTS

### McNeilus

Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in a 845K sf building.



BJ's Wholesale Club, a leading operator of membership warehouse clubs, opened a 100,000-square-foot building in LaVergne, TN in June of 2023.



### SEWART'S LANDING

Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos

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Chad Berringer  
Director, Economic Development  
cberringer@rutherfordchamber.org

