

FOR SALE: 6.37 Ac Lot – Owner Will Divide

1412 Gateway Blvd - Murfreesboro



DETAILS:

- Price: \$20 PSF
- Zoned Mixed Use
- Owner Will Divide
- 1 Block from St Thomas Rutherford & The Fountains
- Located in the heart of the Gateway Corridor
- Traffic Light at Entrance to St. Thomas Rutherford Hospital
- Adjacent to City owned property for a future corporate center

John Harney
AFFILIATE BROKER

615.542.0715
john@parktrust.com
TNLIC# 221569

ParkTrust
COMMERCIAL

1225 Garrison Drive, Suite 202
Murfreesboro, TN 37129
615.234.5020
www.parktrust.com



Saint Thomas Rutherford Hospital

City Owned - Future Corporate Site

SOLD

6.37 AC Available



N Thompson Ln

N Thompson Ln

N Thompson Ln

Robert Rose Dr

West Fork Stones River

Old Fort Golf Club

West Fork Stones River

West Fork Stones River

Medical Center Pkwy

Tune Ave
Warren St

Lyt

West Fork Stones River

W College St

Williams Dr

Carl Adams Dr

Gateway Blvd

GENERAL NOTES

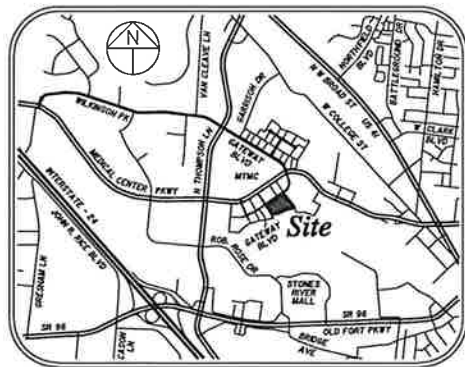
- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE AN EXISTING LOT IN ORDER TO CREATE TWO LOTS OF RECORD AND TO CREATE A SANITARY SEWER EASEMENT.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO T.D.O.T. GNSS REFERENCE NETWORK.
- THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY WITHIN A 100 YEAR FLOOD HAZARD AREA. THE FLOODPLAIN, SHOWN GRAPHICALLY HEREON, HAS BEEN DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0250A, EFFECTIVE DATE JANUARY 3, 2007.
- ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. FFE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
- 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 MU MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:
FRONT = 15'
SIDE = 10'
REAR = 20'
MAX. BLDG. HT. = 75'
THIS PROPERTY IS IN GATEWAY DESIGN OVERLAY DISTRICT 3, WHICH MAY HAVE ADDITIONAL REQUIREMENTS OR RESTRICTIONS.
- 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 SUITABLE GRADING 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.
- 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 HOMEOWNER SHALL INSTALL A BACKFLOW VALVE FOR THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE BUILDER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THIS REQUIREMENT.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- 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.
- A "NO-FILL" CERTIFICATION BY A REGISTERED ENGINEER LICENSED BY THE STATE OF TENNESSEE WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE CONSTRUCTED UPON ANY LOT OR LOTS THAT EXTEND INTO A REGULATORY FLOODWAY OR AREA OF POOLING WATER.
- A F.E.M.A. ELEVATION CERTIFICATE SHALL BE REQUIRED ON ALL LOTS WITHIN A 100 YEAR FLOOD HAZARD AREA.

LINE TABLE

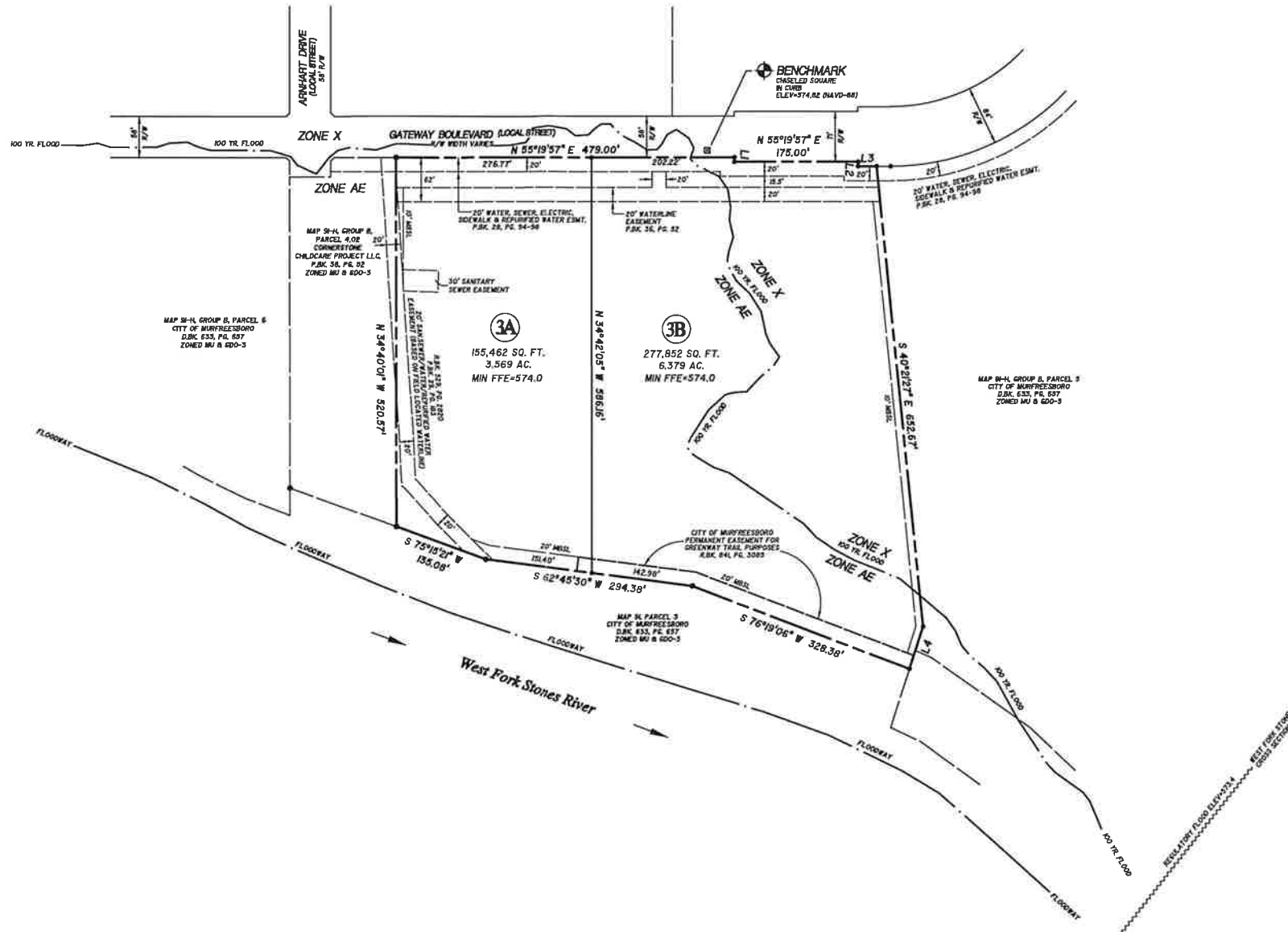
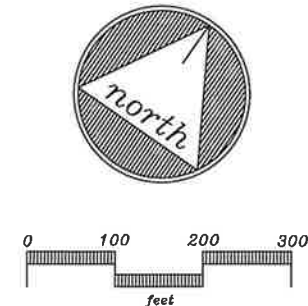
LINE	BEARING	DISTANCE
L1	S 34°40'03" E	6.50'
L2	S 34°40'03" E	6.50'
L3	N 55°20'1" E	25.93'
L4	S 16°55'02" E	62.78'

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)



LOCATION MAP
N.T.S.



OWNER/DEVELOPER:
GATEWAY LAND INVESTMENT LLC
CONTACT: MARK PIRTLE
1639 MEDICAL CENTER PARKWAY / SUITE 200
MURFREESBORO, TN 37129

DEED REFERENCE:
RECORD BOOK 861, PG. 1800, R.O.R.C.
PROPERTY MAP 91-H, GROUP B, PARCEL 4.00

SITE DATA:
TOTAL AREA = 9.95 ACRES +/-
ZONING = MU / 600-3

THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERSEDES THE RECORDING OF LOT 3 OF THE FINAL PLAT ENTITLED MURFREESBORO GATEWAY SUBDIVISION, MARK PIRTLE SUBDIVISION, RESUBDIVISION LOT 3, AS OF RECORD IN PLAT BOOK 36, PAGE 98, R.O.R.C., TN. ALL OTHER INFORMATION ON SAID PLAT REMAINS THE SAME.

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

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 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.

DATE: _____
MARK A. PIRTLE, REGISTERED AGENT
STONEGATE CORPORATE CENTER, LLC

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 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.

SEC. INC. _____
DATE: _____
REGISTERED SURVEYOR
TENN. R.L.S. No. _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
CITY OF MURFREESBORO WATER SERVICE JURISDICTION
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 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.

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.

DATE: _____
MURFREESBORO WATER RESOURCES 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 COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

DATE: _____
PLANNING COMMISSION SECRETARY

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE
I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS 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.

DATE: _____
CITY ENGINEER

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION ELECTRIC SERVICE JURISDICTION
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS SET FORTH 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.

DATE: _____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

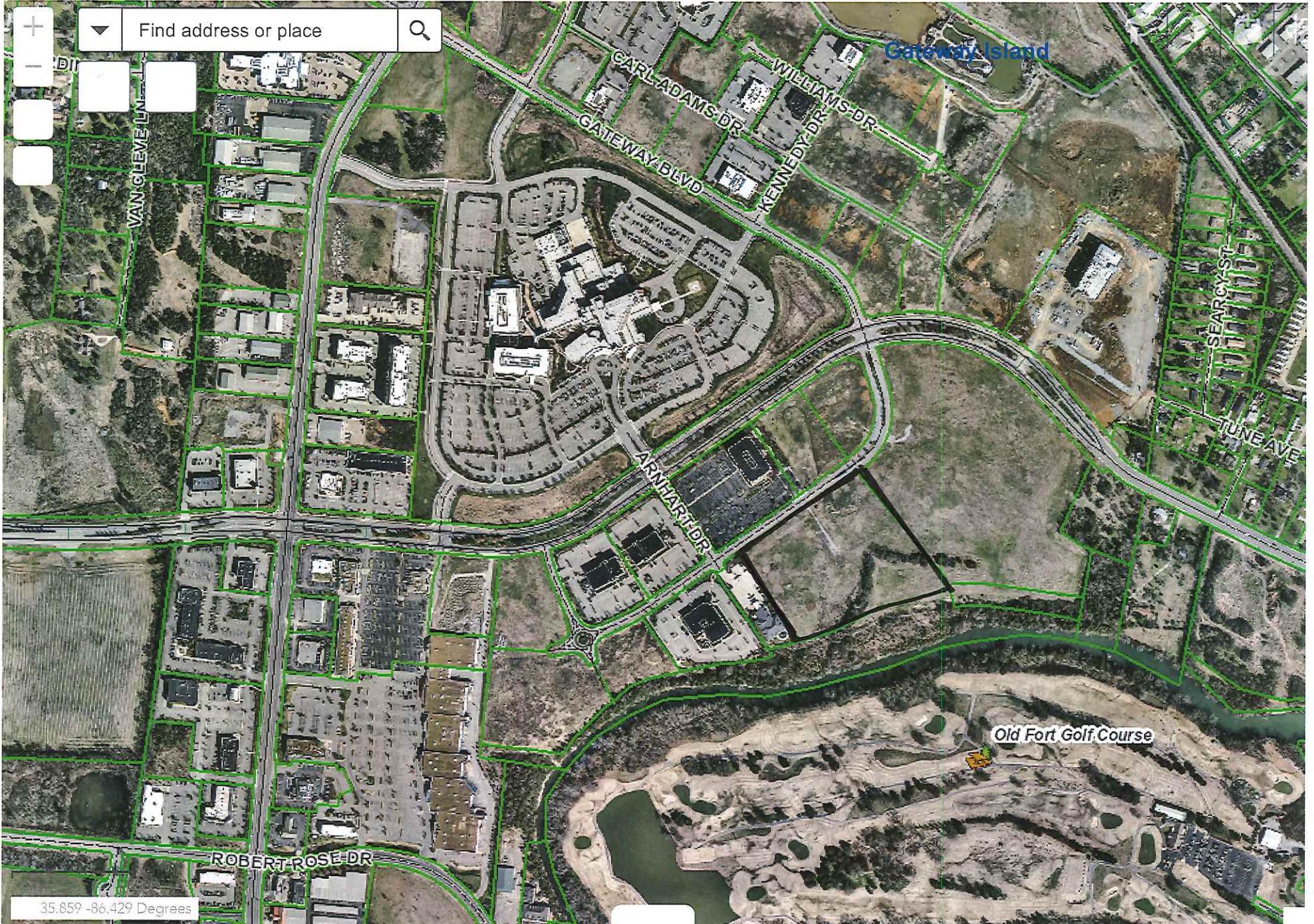
FINAL PLAT

**2ND RESUBDIVISION OF LOT 3
MURFREESBORO GATEWAY
MARK PIRTLE SUBDIVISION**

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

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7500 • FAX (615) 895-2567

PROJ. # 04186	DATE: 8-18-22	FILE: SBL073-4RPLAT	DRAWN BY: ACAD/JWK	SCALE: 1" = 100'	SHEET # OF 1
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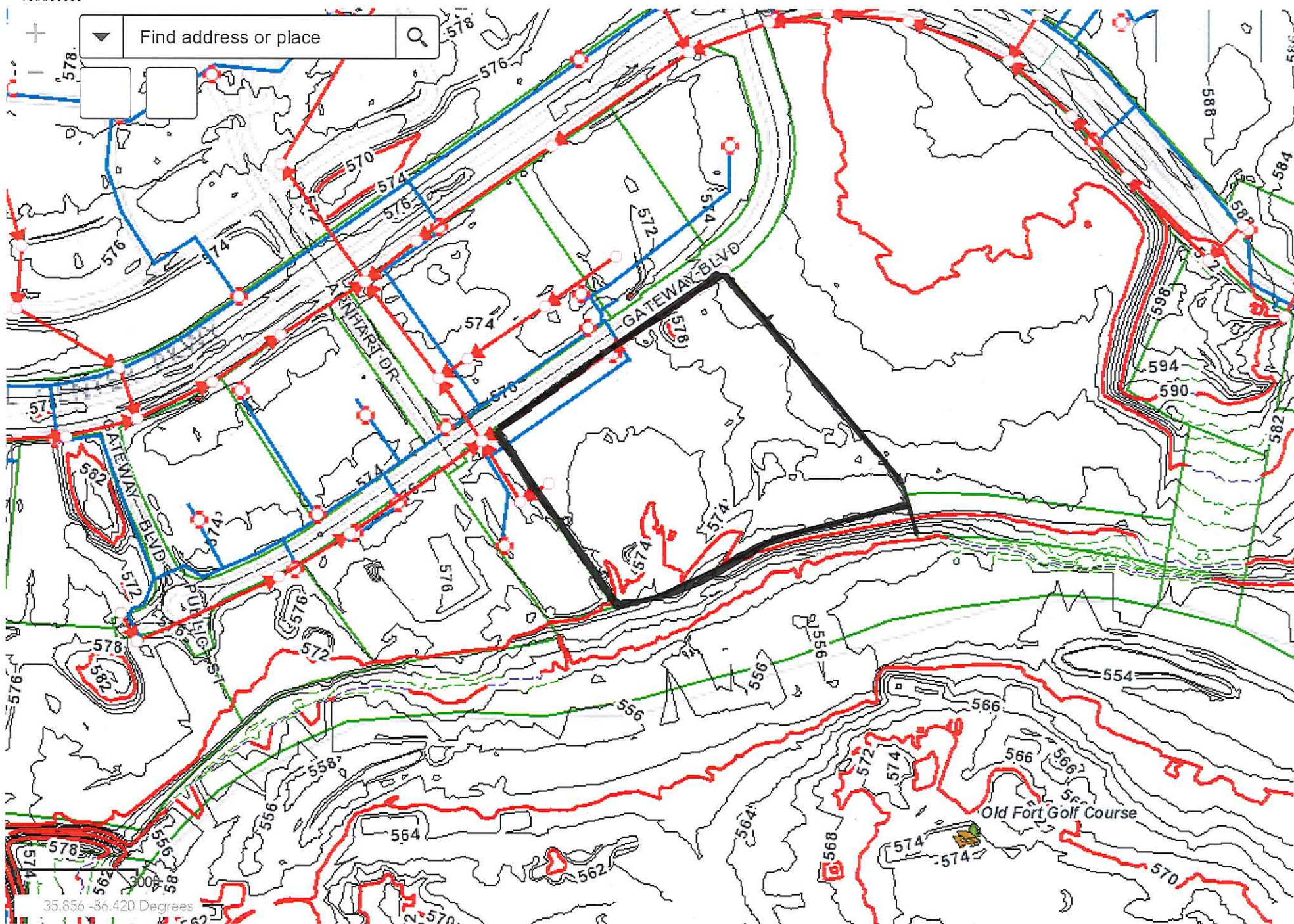
Find address or place

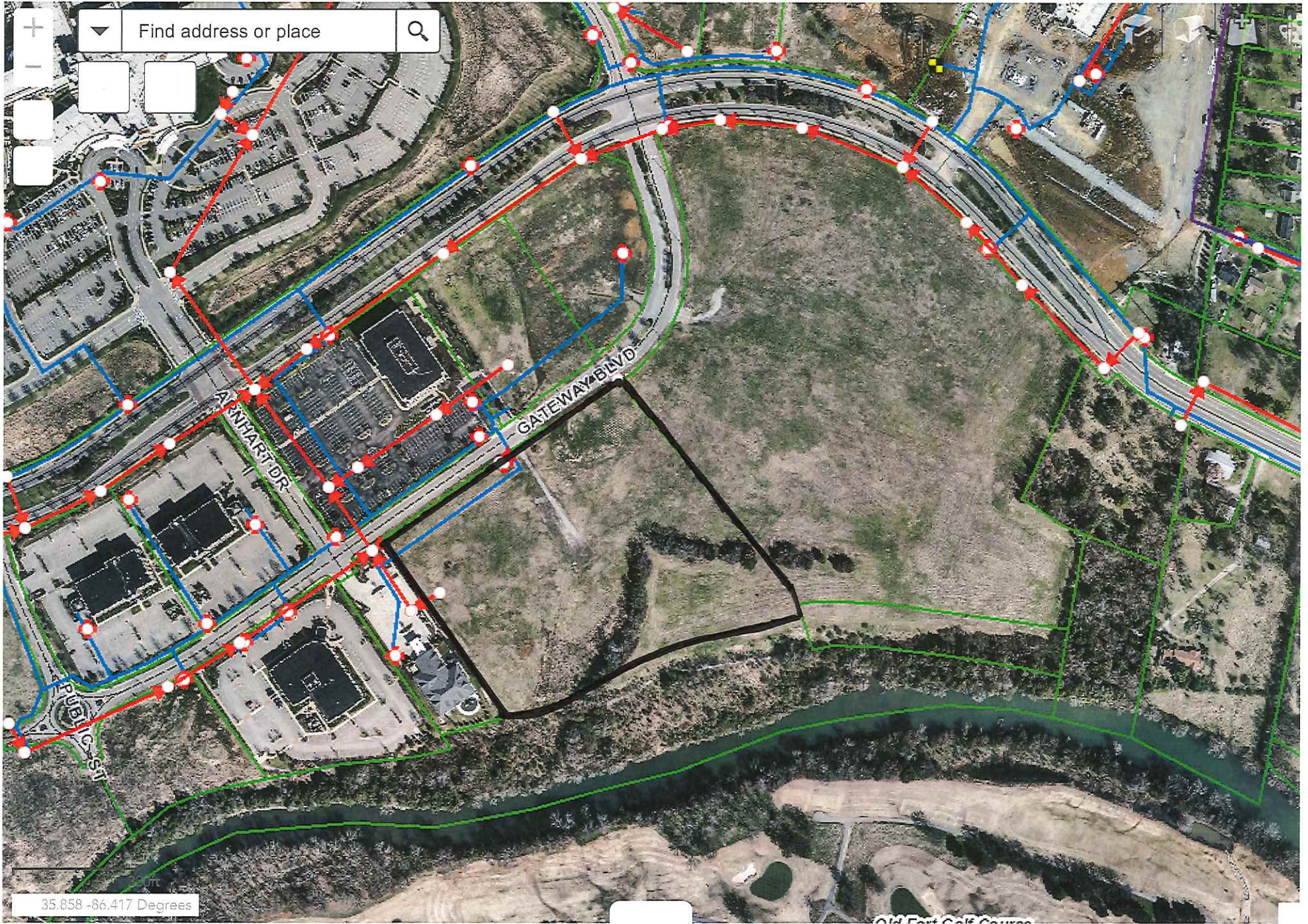


Gateway Island

Old Fort Golf Course

35.859 -86.429 Degrees





Demographic Summary Report

1412 Gateway Blvd, Murfreesboro, TN 37129

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	4,586	74,703	187,711
2023 Estimate	3,966	67,715	169,814
2010 Census	1,252	47,828	117,215
Growth 2023 - 2028	15.63%	10.32%	10.54%
Growth 2010 - 2023	216.77%	41.58%	44.87%
2023 Population by Hispanic Origin	275	5,896	13,945
2023 Population	3,966	67,715	169,814
White	3,090 77.91%	49,580 73.22%	124,555 73.35%
Black	553 13.94%	12,765 18.85%	31,847 18.75%
Am. Indian & Alaskan	10 0.25%	346 0.51%	857 0.50%
Asian	207 5.22%	2,749 4.06%	7,002 4.12%
Hawaiian & Pacific Island	0 0.00%	51 0.08%	214 0.13%
Other	106 2.67%	2,224 3.28%	5,338 3.14%
U.S. Armed Forces	6	85	373
Households			
2028 Projection	1,539	29,537	69,914
2023 Estimate	1,335	26,887	63,465
2010 Census	444	19,567	44,786
Growth 2023 - 2028	15.28%	9.86%	10.16%
Growth 2010 - 2023	200.68%	37.41%	41.71%
Owner Occupied	958 71.76%	14,711 54.71%	37,746 59.48%
Renter Occupied	377 28.24%	12,176 45.29%	25,718 40.52%
2023 Households by HH Income	1,336	26,890	63,465
Income: <\$25,000	168 12.57%	3,328 12.38%	8,101 12.76%
Income: \$25,000 - \$50,000	301 22.53%	4,964 18.46%	11,539 18.18%
Income: \$50,000 - \$75,000	454 33.98%	5,728 21.30%	12,078 19.03%
Income: \$75,000 - \$100,000	180 13.47%	4,627 17.21%	10,614 16.72%
Income: \$100,000 - \$125,000	87 6.51%	2,727 10.14%	6,408 10.10%
Income: \$125,000 - \$150,000	40 2.99%	1,837 6.83%	4,939 7.78%
Income: \$150,000 - \$200,000	105 7.86%	2,109 7.84%	5,664 8.92%
Income: \$200,000+	1 0.07%	1,570 5.84%	4,122 6.49%
2023 Avg Household Income	\$68,107	\$89,519	\$92,843
2023 Med Household Income	\$56,700	\$71,953	\$75,034





RUTHERFORD COUNTY, TN

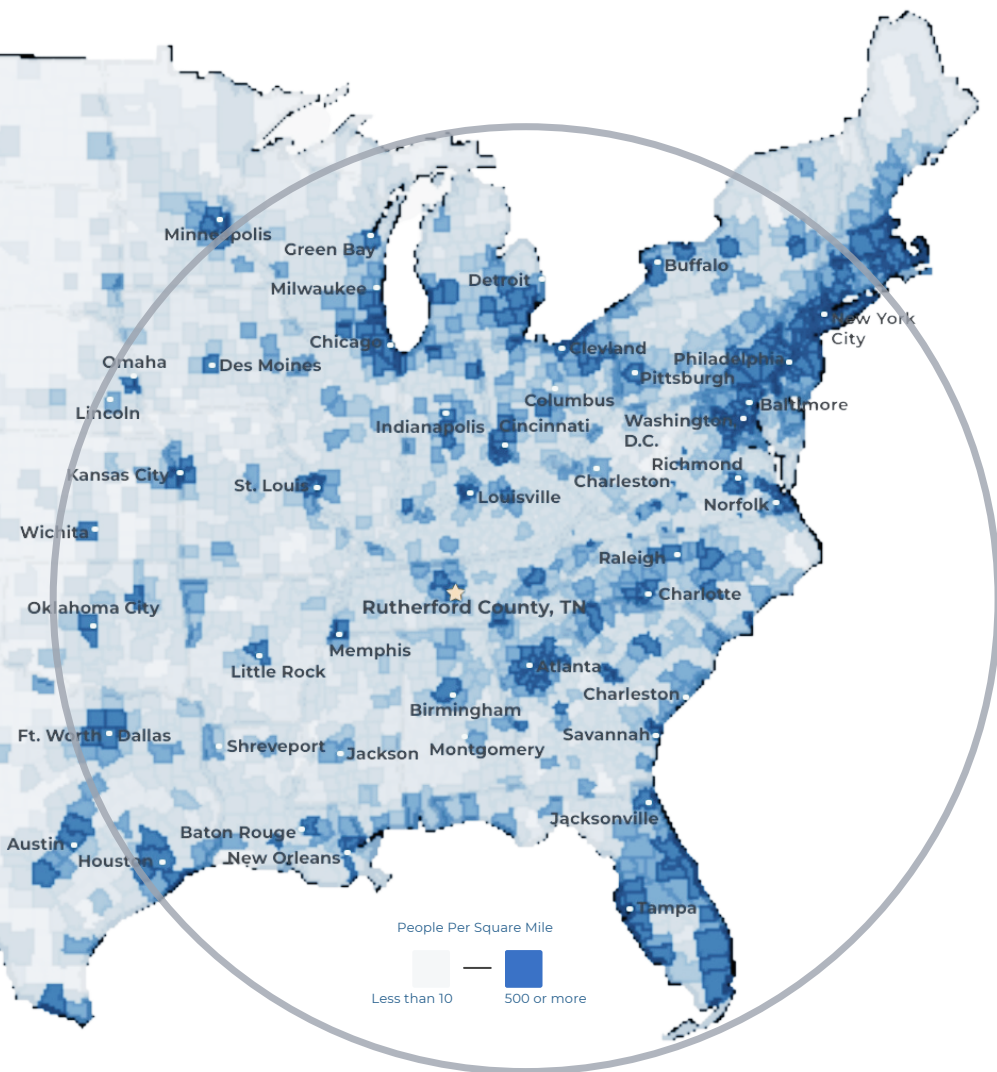
COMMUNITY SNAPSHOT

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

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

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org

