



GROUND LEASE OR BUILD TO SUIT

1.59 AC Commercial Lot

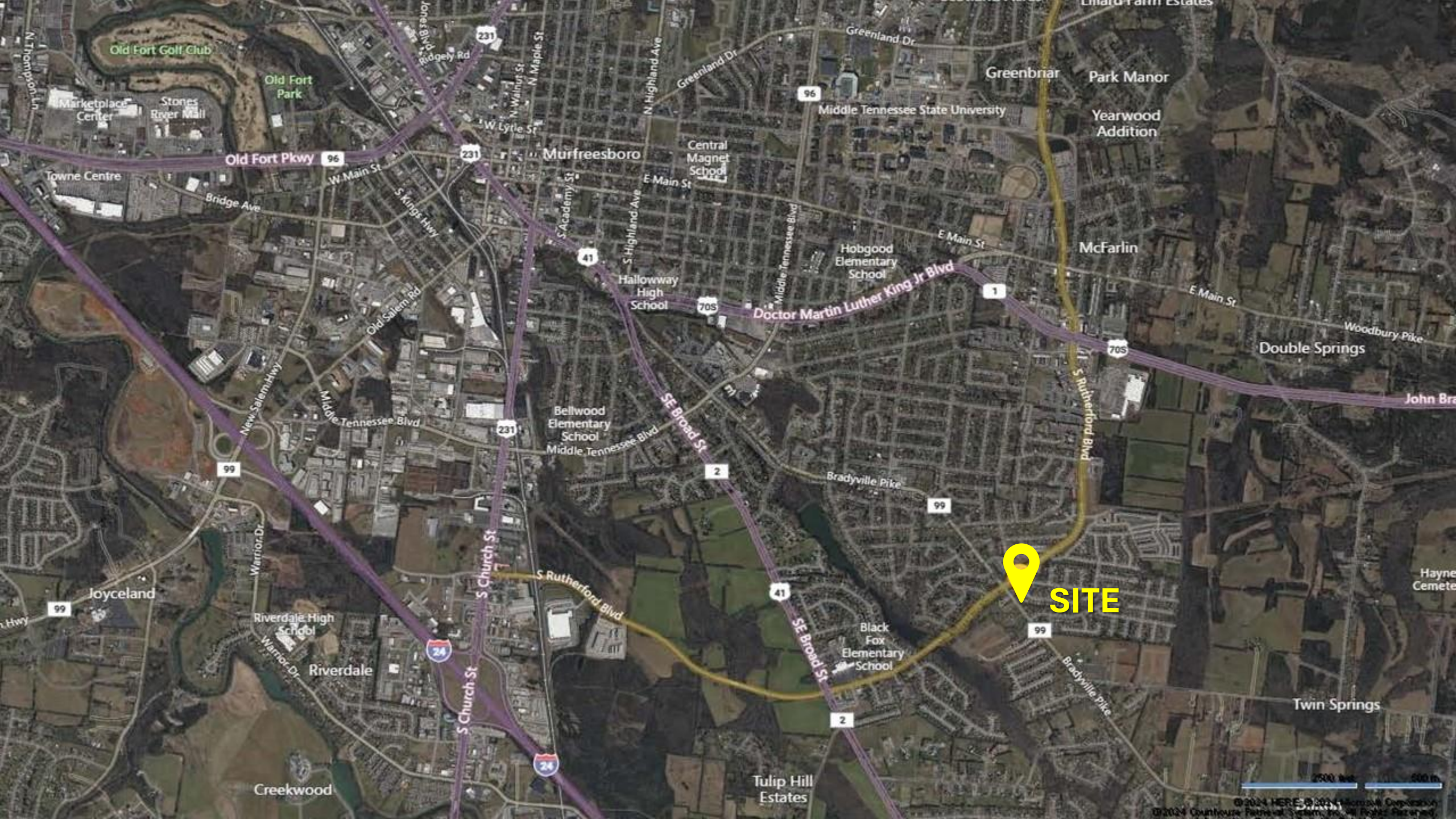
Bradyville Pike & S Rutherford Blvd
Murfreesboro, TN 37130

ParkTrust
COMMERCIAL

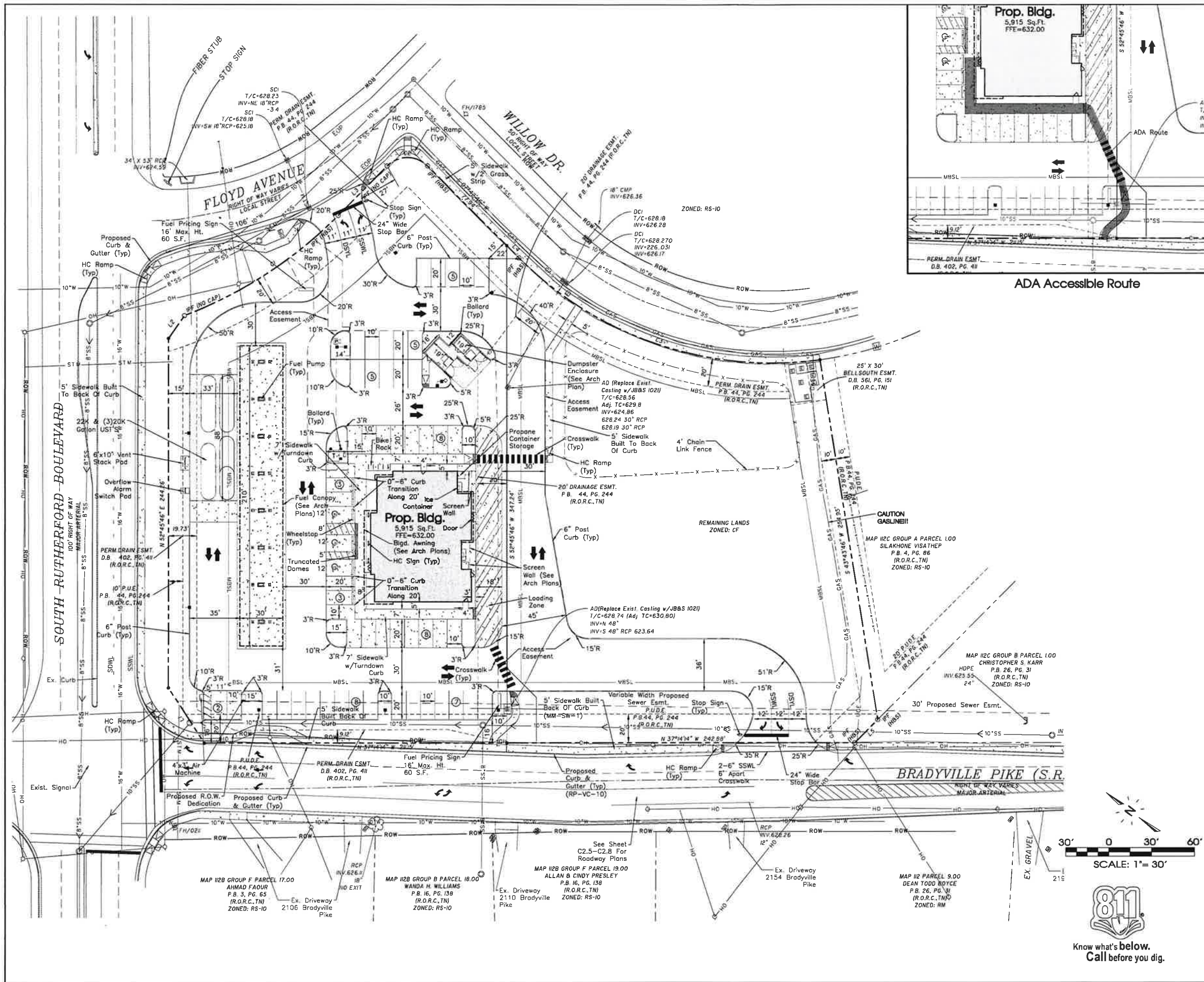
John Harney
615.542.0715 Cell
615.234.5020 Office
john@parktrust.com
TNLIC# 221569

- PRICE: \$50,000 NNN
- Adjacent to a Coming Soon Wawa
- Zoned Commercial
- All Utilities

1225 GARRISON DRIVE, SUITE 202 MURFREESBORO, TN 37129



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 CLEANOUT	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	DRAINAGE PIPE DESIGNATION
BLOW OFF VALVE	RIP RAP
REDUCER	RUNOFF FLOW ARROW
REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION
CONCRETE THRUST BLOCK	PROPOSED SPOT ELEVATION
DOUBLE DETECTOR CHECK VALVE	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 CLEANOUT EGO	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

MINIMUM BUILDING SETBACK LINE MBSL

PHASE BOUNDARY

EXISTING GAS LINE GAS

PROPOSED GAS LINE GAS

EXISTING STORM STW

PROPOSED STORM STW

EXISTING CONTOUR LINES 601

PROPOSED CONTOUR LINES 601

EXISTING SANITARY SEWER SS

PROPOSED SANITARY SEWER SS

EXISTING WATER W

PROPOSED WATER W

Owner/Developer:
Unicorp National Developments, Inc.
7840 Via Delgado Way Suite 200
Orlando, FL 32819
Contact: Jay Adams

Deed Reference:
Tax Map 112C Group A Parcel 1.01
R.Bk. 44 Pg. 244

Yard Requirements:
Front 42'
Side 10'
Rear 20'
* 6' The Minimum Side Yard Shall Apply Only If The Property Above Or Is Adjacent To Property Zoned Or Used For Residential Purposes Or The Residential Portion Of An Approved Planned Development. Otherwise No Side Yard Is Required.

Intended Use:
Gas Station & Convenience Store & Service

Land Use Data:
Zoned CH
1-Story Building
Building Ht. 25'-11.5'
Total Floor Area 5915 Sq Ft. (Gross)
4,469 Sq Ft. (Net)
Fuel Canopy Area 6300 Sq Ft.
1 Lot on 1.93 Acres

Parking Requirement:
Required 333 spaces + 4,469 Sq Ft. = 15 Spaces
Provided 54 Regular - 3 H.C. = 57 Spaces

Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 4701880280, dated May 9, 2023.

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

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
838 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 EMAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SEC, INC. 2024

Matthew A. Taylor
REGISTERED PROFESSIONAL ENGINEER
No. 10000
State of Tennessee

Wawa
S Rutherford Blvd
& Bradyville Pike
Murfreesboro, Tennessee

Site Plan

C2.0

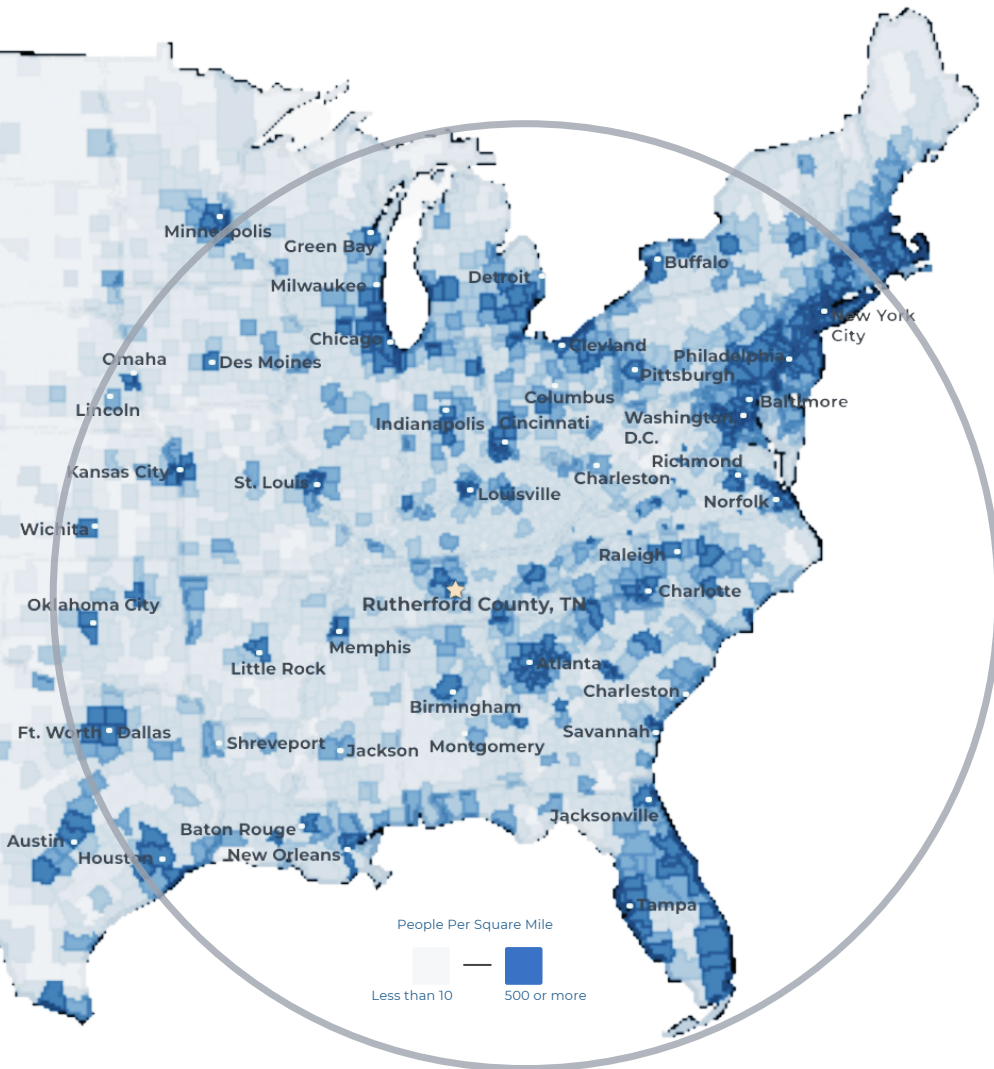
COMMUNITY SNAPSHOT

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



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



