



1.57 - 2.92 Ac Commercial Lots

Gateway Office Corridor - Murfreesboro, TN



DETAILS:

- Lot 2 – 1.47 Ac: **SOLD**
- Lot 6A – 1.57 Ac: \$14 PSF
- Lot 9 – 2.92 Ac: \$14.95 PSF – Owner will divide
- Lot 14 – 1.76 Ac: **SOLD**
- Lot 17 – 1.7 Ac: **SOLD - The Goddard School**
- Zoned mixed use – allows office, retail & high density residential
- High visibility commercial/office lot on Medical Center Pkwy.
- Great location in Murfreesboro's hot Gateway corridor
- Directly across from Saint Thomas Rutherford Hospital
- Grade ready with all utilities
- Overlooks the Gateway Lake Park

John Harney
BROKER

615.542.0715
john@parktrust.com
TNLIC# 221569

ParkTrust
COMMERCIAL

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



Kasai



SOLD

**2.92 Ac
Lot 9**

**Gateway Island Park &
Greenway**

**1.57 Ac
Lot 6A**

**SOLD
Volunteer
Behavioral
Health**

SOLD



SEARCY ST

TUNE AVE

ON LN

GATEWAY BLVD

GARRISON DR

GARRISON DR

WILLIAMS DR

WILLIAMS DR

W COLLEGE ST

W COLLEGE ST

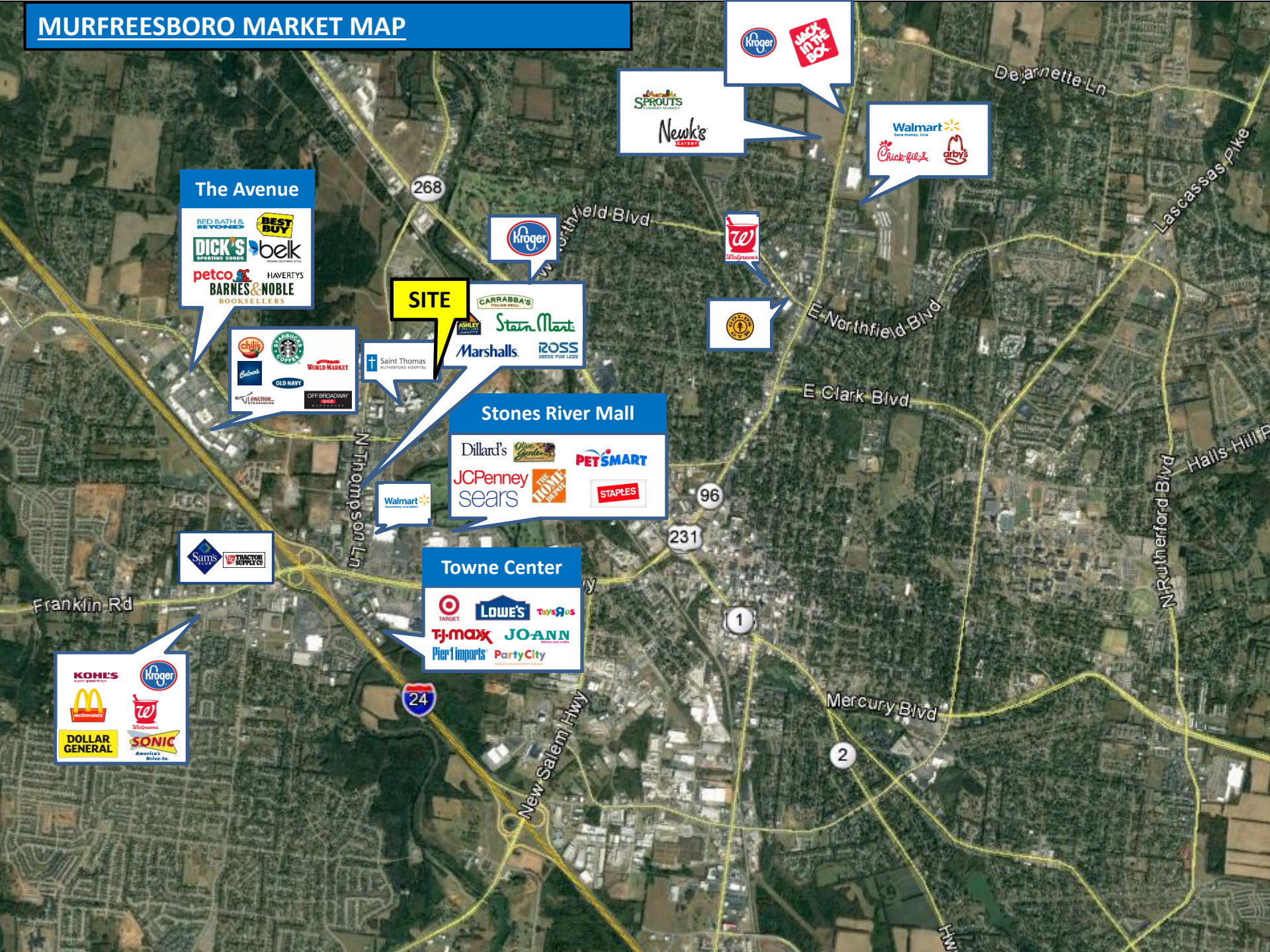
W COLLEGE ST

GATEWAY BLVD

MEDICAL CENTER PKWY

MEDICAL CENTER PKWY

MURFREESBORO MARKET MAP



The Avenue

BED BATH & BEYOND
BEST BUY
DICK'S Sporting Goods
petco
HAVERTY'S
BARNES & NOBLE BOOKSELLERS

chili's
Starbucks
WORLD MARKET
OLD NAVY
OFF BROADWAY

Sam's Club
TRACTOR SUPPLY CO.

KOHL'S
McDonald's
DOLLAR GENERAL
Kroger
Walmart
SONIC

SITE

CARRABBA'S
Steak 'n Shake
Marshall's
ROSS DRESS FOR LESS

Stones River Mall

Dillard's
JCPenney
sears
PETSMART
STAPLES

Towne Center

Target
LOWE'S
TJ-maxx
JO-ANN
Pier 1 Imports
Party City

Kroger
Jack in the Box

SPROUTS
Newk's

Walmart
Chick-fil-A
Arby's

Walmart

Walmart

96

231

1

2

DeJarnette Ln

Lascassas Pike

Halls Hill Pk

N Rutherford Blvd

Mercury Blvd

New Salem Hwy

N Thompson Ln

Northfield Blvd

E Northfield Blvd

E Clark Blvd

Franklin Rd

GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO COMBINE LOTS 9 AND 10 INTO ONE LOT, 9.
2. BEARING SYSTEM IS TENNESSEE STATE PLANE BASED ON CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT U6802-929.
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A 100 YEAR FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0260 K, EFFECTIVE DATE JANUARY 5, 2007.
4. 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 COMPOSE 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.
5. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
6. SUBJECT PROPERTY IS ZONED L-1 MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:
FRONT - 42'
SIDE - 40'
REAR - 20'
IN ADDITION, THIS PROPERTY LIES WITHIN THE GATEWAY DESIGN OVERLAY NO. 3. ANY REQUIREMENTS OR RESTRICTIONS FOR GDO-3 SHALL APPLY.
7. THE SOILS 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.
8. 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.
9. 10FT. PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS BELL SOUTH TELECOMMUNICATIONS, MURFREESBORO ELECTRIC DEPARTMENT, CABLE TELEVISION SERVICES AND OTHERS.
10. ANY STRUCTURE WITH A BUILDING DRAIN TO THE PUBLIC SANITARY SEWER WITH A FLOOR ELEVATION AT ANY POINT BELOW THE ELEVATION OF THE CENTER OF THE STREET MAY BE SUBJECT TO MURFREESBORO CITY CODE SECTION 33-350(1) WHICH REQUIRES THE OWNER(S) TO EXECUTE A RELEASE AND REDEMPTION AGREEMENT IN FAVOR OF THE CITY AS A PREREQUISITE TO CONNECTING TO WATER AND/OR SEWER SERVICES.

CURVE DATA

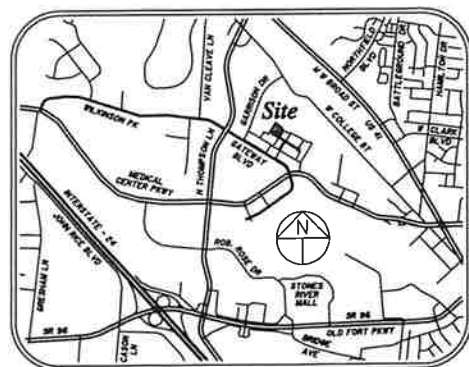
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°18'57"	24.00'	37.85'	24.13'	34.03'	N12°11'22"W

LINE DATA

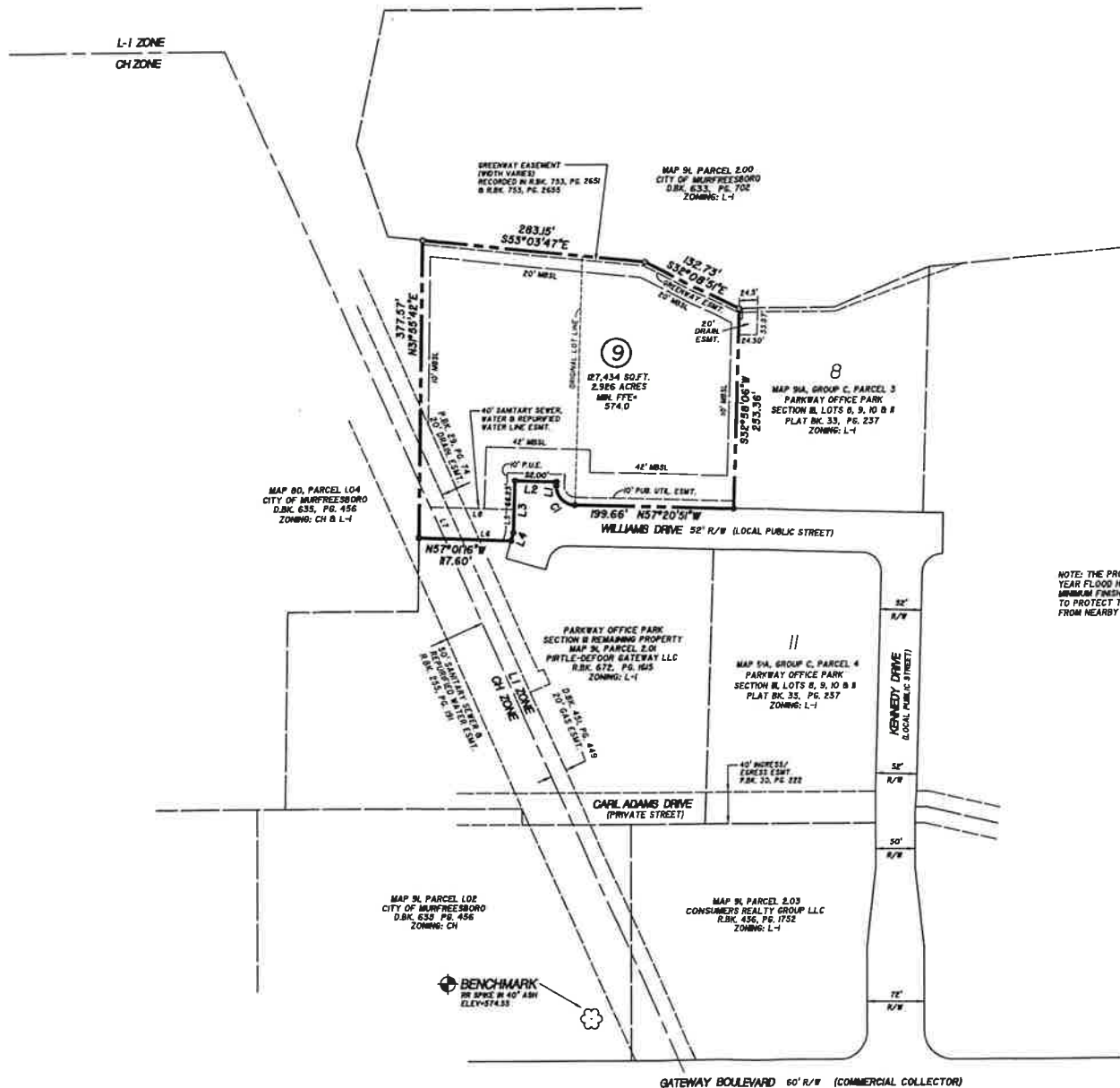
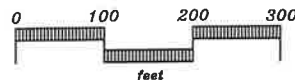
LINE	BEARING	DISTANCE
L1	N32°56'06"E	3.00'
L2	N57°01'54"W	32.00'
L3	S52°56'06"W	66.23'
L4	S47°24'45"W	10.80'
L5	S52°56'06"W	29.73'
L6	N57°01'16"W	85.10'
L7	N07°01'54"E	44.48'
L8	S57°01'16"E	111.00'

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)



LOCATION MAP
N.T.S.



NOTE: THE PROPERTY ON THIS PLAT IS NOT IN A FEMA 100 YEAR FLOOD HAZARD AREA PER MAP NO. 4749C0260 K. MINIMUM FINISH FLOOR ELEVATIONS HAVE BEEN ESTABLISHED TO PROTECT THE LOT OWNER FROM POSSIBLE HIGH WATER FROM NEARBY DRAINAGE SYSTEMS.

Journal of the Surveyor
Rutherford County, Tennessee
Map No. 566052
Scale: 1" = 40' Instrument No. 1575963
Date: 0-00
Clerk: 0-00
Recorder: 2-00 7/24/2008 at 9:45 AM
Total: 17-00
Plat Cabinet 34 Page 110-110

OWNER/DEVELOPER:

PRITTE-DEFOOR GATEWAY LLC
CONTACT: MARK PRITTE
3018 NORTH THOMPSON LANE
MURFREESBORO, TENNESSEE 37129
PROPERTY MAP 9A, GROUP C, PARCELS 1 & 2
(ORIGINALLY A PORTION OF MAP 9A, PAR. 2.04)
R.B.K. 672, PG. 1615

SITE DATA:

TOTAL AREA LOT 9 = 2.926 ACRES
NUMBER OF LOTS = 1
AREA IN RIGHT-OF-WAY = 0.0 ACRES
ZONING = L-1
GATEWAY DESIGN OVERLAY DISTRICT = GDO-3

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. DN 7-24-08
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

LOTS 9 & 10 PREVIOUSLY RECORDED IN:
PLAT BOOK 33, PAGE 237

PLAT BOOK 34, PAGE 110
TIME OF RECORDING: 9:45 A.M.
DATE OF RECORDING: July 24, 2008

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 APPROPRIATE BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 7-21-08
RECORD BOOK 672, PAGE 1615

Mark A. Prittle
MARK A. PRITTE, CHAIRMAN
PRITTE-DEFOOR GATEWAY, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:50,000 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. Shawn B. Grunelle
DATE July 21 2008 REGISTERED SURVEYOR
TENN. R.L.S. No. 1805

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT: (1) THAT STREETS, DRAINAGE STRUCTURES, AND DRAINAGE IMPROVEMENTS 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 7/23/08 Sam O. Huchell
CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR 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 AND THAT THE LAND SHOWN TO BE SUBDIVIDED HEREON IS WITHIN THE WATER SERVICE JURISDICTION OF MURFREESBORO WATER AND SEWER DEPARTMENT.

DATE 7/22/08 Shawn B. Grunelle
MURFREESBORO WATER AND SEWER 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 SEWER 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 LOCAL HEALTH AUTHORITY.

DATE 7/22/08 Shawn B. Grunelle
MURFREESBORO WATER AND SEWER OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT (MED) FOR ELECTRIC POWER SERVICE, THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF MED, AND THAT MED IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE OWNER COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF MED. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNTIL MED'S REQUIREMENTS FOR ELECTRIC POWER SERVICE HAVE BEEN MET.

DATE 7-21-08 Shawn B. Grunelle
ELECTRIC POWER 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.

DATE 7-23-08 Joseph D. Aydt
PLANNING COMMISSION SECRETARY

THE PURPOSE OF THIS RECORDING IS TO COMBINE LOTS 9 AND 10 INTO ONE LOT, LOT 9.

THE RECORDING OF THIS PLAT VACATES & SUPERSEDES THE RECORDING OF LOTS 9 AND 10, SECTION B, PARKWAY OFFICE PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 33, PAGE 237, R.O.B.C., TN.

COMBINATION PLAT

Combination of Lots 9 and 10
SECTION III
PARKWAY OFFICE PARK
COMMERCIAL SUBDIVISION

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

S.E.C. Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
850 MOORE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 05090 DATE: 6-19-08 FILE: POP34.B00P DRAWN BY: ACAD/JFB SCALE: 1" = 100' SHEET 1 OF 1

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 SHOWN.

2-28-18
DATE
RECORD BOOK 875, PAGE 2484
RECORD BOOK 973, PAGE 394

Mark Pirtle, Chief Manager
MARK PIRTLE GATEWAY, LLC

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.

02-26-18
DATE
REGISTERED SURVEYOR
TENN. R.L.S. No. 2781



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.

March 14, 2018
DATE
CITY ENGINEER

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 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.

3/9/2018
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.

3/9/2018
DATE
MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT (MED) FOR ELECTRIC POWER SERVICE, THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF MED, AND THAT MED IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE OWNER COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF MED. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNTIL MED'S REQUIREMENTS FOR ELECTRIC POWER SERVICE HAVE BEEN MET.

3-8-18
DATE
MURFREESBORO ELECTRIC DEPARTMENT 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.

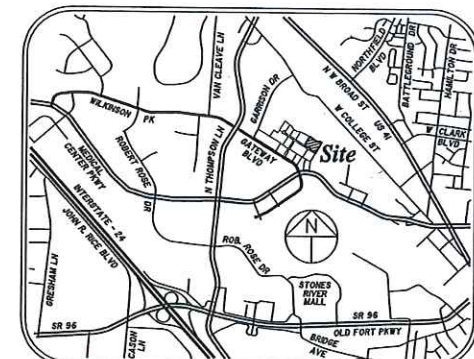
3-14-18
DATE
PLANNING COMMISSION SECRETARY

LINE DATA

LINE	BEARING	DISTANCE
L1	S32°03'06"W	9.00'
L2	N57°56'54"E	60.00'
L3	N32°03'06"E	9.00'
L4	N57°56'54"E	4.84'
L5	N32°03'06"E	25.63'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	15.00'	23.56'	15.00'	21.21'	S77°03'06"W
C2	90°00'00"	15.00'	23.56'	15.00'	21.21'	N12°56'54"W

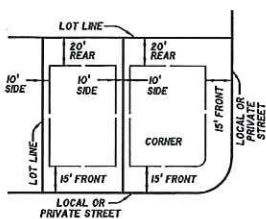


LOCATION MAP
N.T.S.

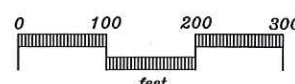
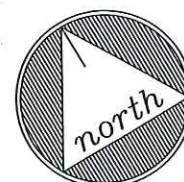
GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO RESUBDIVIDE LOT 6 INTO 2 LOTS, 6A AND 6B, and to record utility easements as shown.
- BOUNDARY SURVEY BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT UG02-529 (DAD 83-90).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0260 H, EFFECTIVE DATE JANUARY 6, 2007.
- ANY MINIMUM FINISHED FLOOR ELEVATION (M.F.F.E.) 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 SITE ARE: FRONT = 15 FT. (LOCAL STREET), SIDE = 10 FT., REAR = 20 FT. IN ADDITION, THIS PROPERTY LIES WITHIN THE GATEWAY DESIGN OVERLAY NO. 3. ANY REQUIREMENTS OR RESTRICTIONS FOR 600-3 SHALL APPLY.
- THE SOILS 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.
- 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.
- ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
- 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 UNTIL 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.
- ANY COMMON AREAS SHOWN IN 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.

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required.
3-14-18
RUTHERFORD COUNTY RECORDING CLERK



TYPICAL MINIMUM BUILDING SETBACKS
FOR MU ZONING
N.T.S.



* MINIMUM FINISHED FLOOR ELEVATION

LOT NOS.	FEMA 100 YR FLOOD ELEV.	MFL BLDG. PAD ELEV.	MFL FIN. FLOOR ELEV.
6A & 6B	N/A	N/A	574.0

NOTE: THE PROPERTY ON THIS PLAT IS NOT IN A FEMA 100 YEAR FLOOD HAZARD AREA PER MAP NO. 4749C0260 H. MINIMUM FINISHED FLOOR ELEVATIONS HAVE BEEN ESTABLISHED TO PROTECT THE LOT OWNER FROM POSSIBLE HIGH WATER FROM NEARBY DRAINAGE SYSTEMS.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)

OWNER/DEVELOPER:

MARK PIRTLE GATEWAY, LLC
CONTACT: MARK PIRTLE
1639 MEDICAL CENTER PARKWAY
MURFREESBORO, TENNESSEE 37129
MAP 91A, GROUP C, PARCEL 24
R.B.K. 875, PG. 2484
R.B.K. 973, PG. 3914

SITE DATA:

TOTAL AREA = 3.826 ACRES
AREA IN R-O-W = 0.0 ACRES
NO. OF LOTS = 2
ZONING = MU
GATEWAY DESIGN OVERLAY DISTRICT = 600-3
MINIMUM LOT AREA = NONE

THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERSEDES THE RECORDING OF LOT 6 ON A FINAL PLAT ENTITLED LOTS 5A & 6, SECTION II, PARKWAY OFFICE PARK, RECORDED IN PLAT BOOK 39, PAGE 89, R.O.R.C.T.H.

FINAL PLAT

Resubdivision of Lot 6
SECTION II
PARKWAY OFFICE PARK
COMMERCIAL SUBDIVISION

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

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7900 • FAX (615) 895-2567

PROJ. # C5090	DATE: 1-26-18 REV: 2-15-18	FILE: POPRESUBLOT6	DRAWN BY: ACAD/JRG	SCALE: 1" = 100'	SHEET 1 OF 1
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Demographic Summary Report

Lot 6A - 1.57 Ac in the Gateway Corridor

0 Williams Drive, Murfreesboro, TN 37129

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	5,091		72,179		178,936	
2023 Estimate	4,630		67,025		165,616	
2010 Census	2,604		48,642		115,995	
Growth 2023 - 2028	9.96%		7.69%		8.04%	
Growth 2010 - 2023	77.80%		37.79%		42.78%	
2023 Population by Hispanic Origin	346		5,768		13,629	
2023 Population	4,630		67,025		165,616	
White	3,594	77.62%	49,074	73.22%	121,488	73.36%
Black	701	15.14%	12,752	19.03%	31,147	18.81%
Am. Indian & Alaskan	17	0.37%	351	0.52%	820	0.50%
Asian	178	3.84%	2,592	3.87%	6,767	4.09%
Hawaiian & Pacific Island	0	0.00%	47	0.07%	212	0.13%
Other	139	3.00%	2,208	3.29%	5,182	3.13%
U.S. Armed Forces	5		68		331	
Households						
2028 Projection	1,880		28,635		66,755	
2023 Estimate	1,720		26,688		61,961	
2010 Census	1,036		19,905		44,293	
Growth 2023 - 2028	9.30%		7.30%		7.74%	
Growth 2010 - 2023	66.02%		34.08%		39.89%	
Owner Occupied	1,111	64.59%	14,225	53.30%	36,640	59.13%
Renter Occupied	609	35.41%	12,462	46.70%	25,320	40.86%
2023 Households by HH Income	1,719		26,687		61,960	
Income: <\$25,000	336	19.55%	3,854	14.44%	8,728	14.09%
Income: \$25,000 - \$50,000	359	20.88%	6,007	22.51%	13,828	22.32%
Income: \$50,000 - \$75,000	466	27.11%	5,892	22.08%	12,506	20.18%
Income: \$75,000 - \$100,000	195	11.34%	3,750	14.05%	8,143	13.14%
Income: \$100,000 - \$125,000	131	7.62%	2,444	9.16%	6,094	9.84%
Income: \$125,000 - \$150,000	71	4.13%	1,654	6.20%	4,611	7.44%
Income: \$150,000 - \$200,000	137	7.97%	1,916	7.18%	5,039	8.13%
Income: \$200,000+	24	1.40%	1,170	4.38%	3,011	4.86%
2023 Avg Household Income	\$69,885		\$81,400		\$84,996	
2023 Med Household Income	\$55,792		\$63,087		\$66,355	

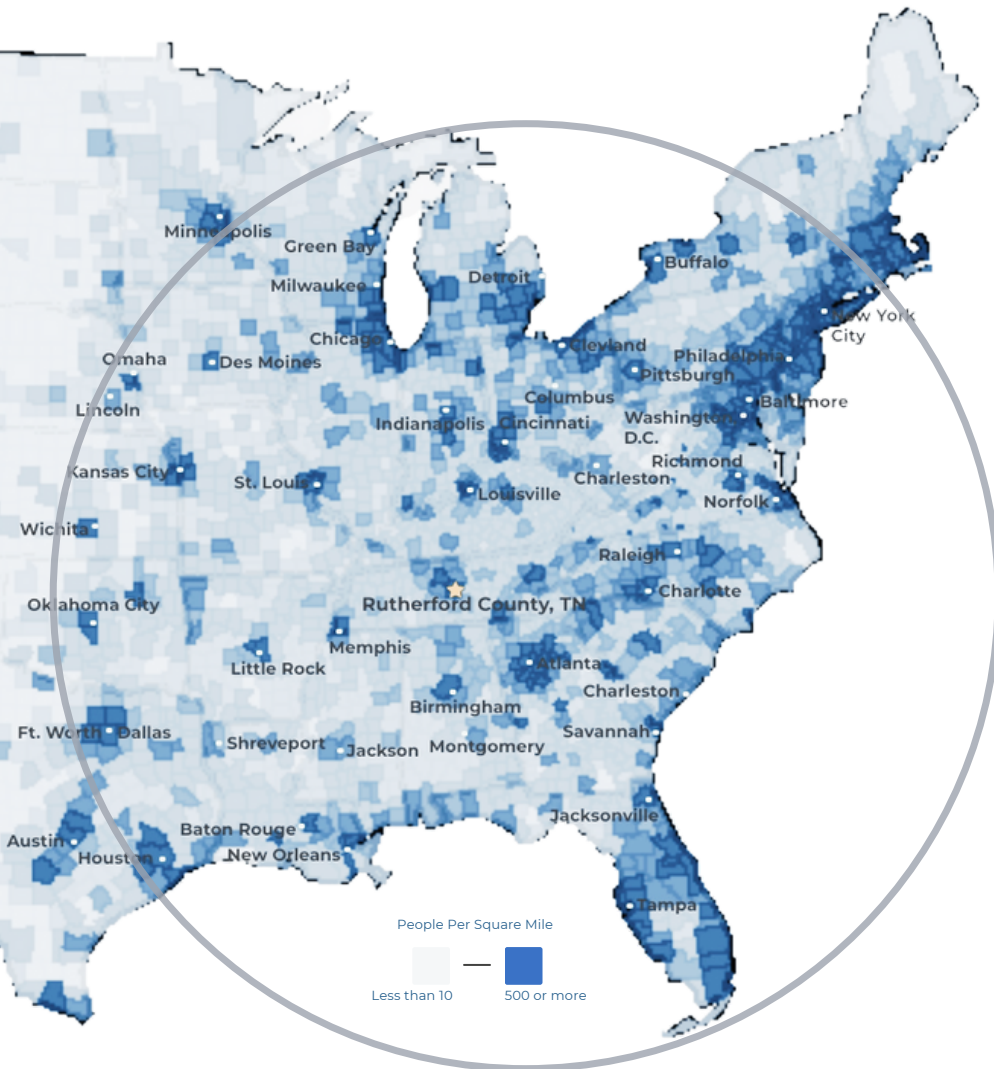
COMMUNITY SNAPSHOT

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

Labor Force

Unemployment Rate

Labor Force Participation Rate

County

Tennessee

United States

199,377

3,359,776

166,818,000

2.8%

3.3%

3.7%

69.1%

59.2%

62.4%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of June 2023

RECENT ANNOUNCEMENTS



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



North American HQ & Manufacturing Facility UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.



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.

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