



FOR SALE – Commercial Lots

Agripark Drive & Makayla Ct – Murfreesboro, TN



DETAILS:

- Price: \$15 - \$20 PSF
- Lot sizes from .71 Ac to 1.03 Ac
- Zoned Commercial Hwy
- All Utilities
- Just off Old Fort Pkwy/Franklin Rd
- Good level topo

1225 Garrison Drive., Suite 202
Murfreesboro, TN 37129

615.234.5020

www.parktrustcommercial.com

ParkTrust
COMMERCIAL

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



Lot 8
0.74 AC
\$15 PSF

Lot 9
0.71 AC
\$15 PSF

Lot 10
0.91 AC
\$20 PSF

Lot 7
1.01 AC
\$15 PSF

Lot 6
0.84 AC
\$15 PSF

Lot 5
1.03 AC
\$20 PSF

Makayla Ct
Agripark Dr
Agripark Drive

OLD FORT PKWY/HWY 96

Old Fort Pkwy

96

96

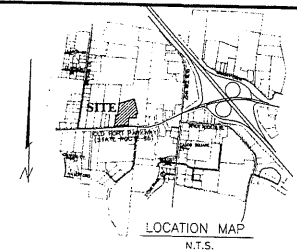
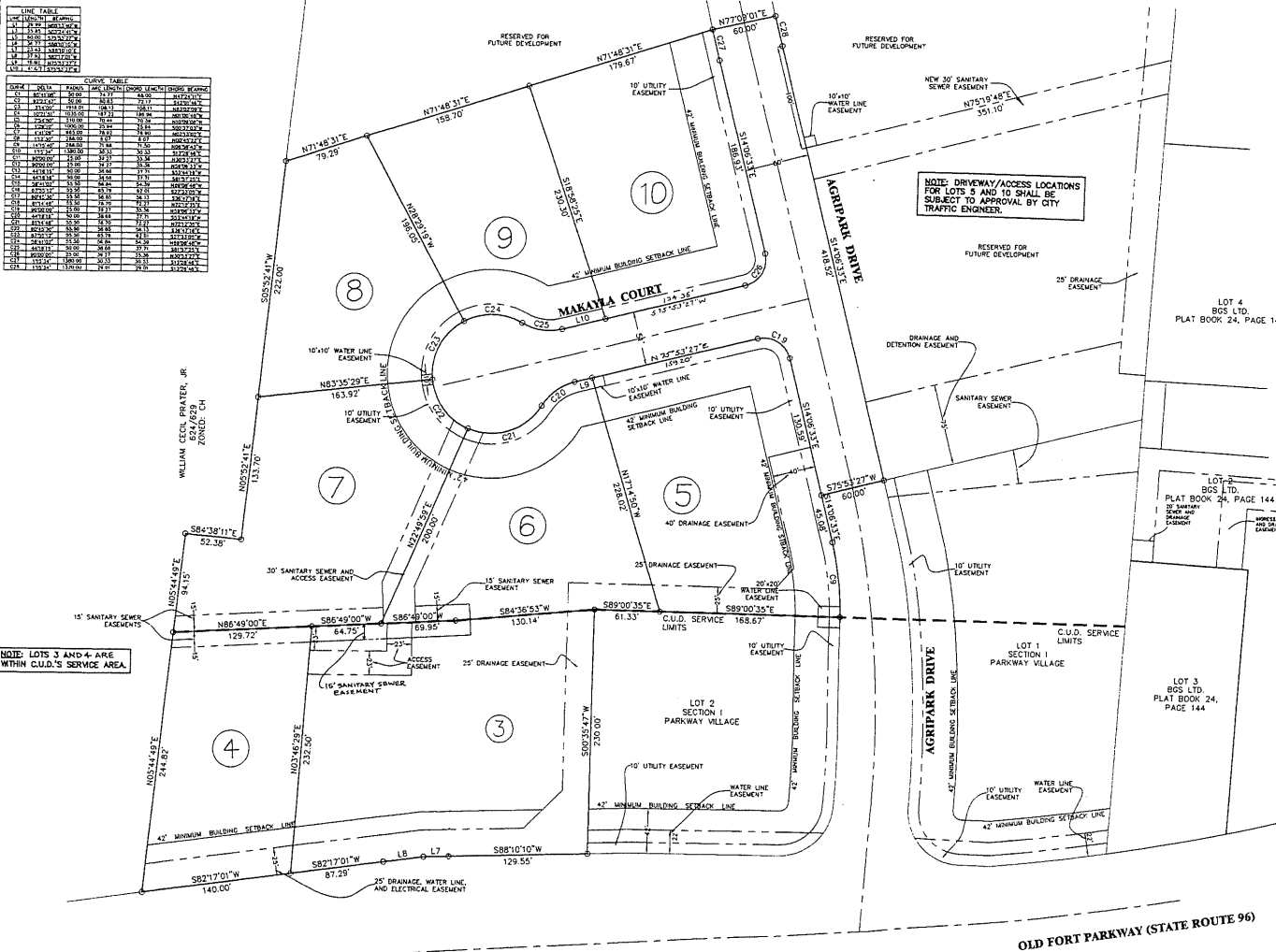


Old Fort Pkwy

9

CURVE TABLE						
CURVE	INLET	PAVING	PAVING	PAVING	PAVING	PAVING
C1	10.00	10.00	10.00	10.00	10.00	10.00
C2	10.00	10.00	10.00	10.00	10.00	10.00
C3	10.00	10.00	10.00	10.00	10.00	10.00
C4	10.00	10.00	10.00	10.00	10.00	10.00
C5	10.00	10.00	10.00	10.00	10.00	10.00
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C7	10.00	10.00	10.00	10.00	10.00	10.00
C8	10.00	10.00	10.00	10.00	10.00	10.00
C9	10.00	10.00	10.00	10.00	10.00	10.00
C10	10.00	10.00	10.00	10.00	10.00	10.00
C11	10.00	10.00	10.00	10.00	10.00	10.00
C12	10.00	10.00	10.00	10.00	10.00	10.00
C13	10.00	10.00	10.00	10.00	10.00	10.00
C14	10.00	10.00	10.00	10.00	10.00	10.00
C15	10.00	10.00	10.00	10.00	10.00	10.00
C16	10.00	10.00	10.00	10.00	10.00	10.00
C17	10.00	10.00	10.00	10.00	10.00	10.00
C18	10.00	10.00	10.00	10.00	10.00	10.00
C19	10.00	10.00	10.00	10.00	10.00	10.00
C20	10.00	10.00	10.00	10.00	10.00	10.00
C21	10.00	10.00	10.00	10.00	10.00	10.00
C22	10.00	10.00	10.00	10.00	10.00	10.00
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C35	10.00	10.00	10.00	10.00	10.00	10.00
C36	10.00	10.00	10.00	10.00	10.00	10.00
C37	10.00	10.00	10.00	10.00	10.00	10.00
C38	10.00	10.00	10.00	10.00	10.00	10.00
C39	10.00	10.00	10.00	10.00	10.00	10.00
C40	10.00	10.00	10.00	10.00	10.00	10.00
C41	10.00	10.00	10.00	10.00	10.00	10.00
C42	10.00	10.00	10.00	10.00	10.00	10.00
C43	10.00	10.00	10.00	10.00	10.00	10.00
C44	10.00	10.00	10.00	10.00	10.00	10.00
C45	10.00	10.00	10.00	10.00	10.00	10.00
C46	10.00	10.00	10.00	10.00	10.00	10.00
C47	10.00	10.00	10.00	10.00	10.00	10.00
C48	10.00	10.00	10.00	10.00	10.00	10.00
C49	10.00	10.00	10.00	10.00	10.00	10.00
C50	10.00	10.00	10.00	10.00	10.00	10.00
C51	10.00	10.00	10.00	10.00	10.00	10.00
C52	10.00	10.00	10.00	10.00	10.00	10.00
C53	10.00	10.00	10.00	10.00	10.00	10.00
C54	10.00	10.00	10.00	10.00	10.00	10.00
C55	10.00	10.00	10.00	10.00	10.00	10.00
C56	10.00	10.00	10.00	10.00	10.00	10.00
C57	10.00	10.00	10.00	10.00	10.00	10.00
C58	10.00	10.00	10.00	10.00	10.00	10.00
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C71	10.00	10.00	10.00	10.00	10.00	10.00
C72	10.00	10.00	10.00	10.00	10.00	10.00
C73	10.00	10.00	10.00	10.00	10.00	10.00
C74	10.00	10.00	10.00	10.00	10.00	10.00
C75	10.00	10.00	10.00	10.00	10.00	10.00
C76	10.00	10.00	10.00	10.00	10.00	10.00
C77	10.00	10.00	10.00	10.00	10.00	10.00
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C86	10.00	10.00	10.00	10.00	10.00	10.00
C87	10.00	10.00	10.00	10.00	10.00	10.00
C88	10.00	10.00	10.00	10.00	10.00	10.00
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C92	10.00	10.00	10.00	10.00	10.00	10.00
C93	10.00	10.00	10.00	10.00	10.00	10.00
C94	10.00	10.00	10.00	10.00	10.00	10.00
C95	10.00	10.00	10.00	10.00	10.00	10.00
C96	10.00	10.00	10.00	10.00	10.00	10.00
C97	10.00	10.00	10.00	10.00	10.00	10.00
C98	10.00	10.00	10.00	10.00	10.00	10.00
C99	10.00	10.00	10.00	10.00	10.00	10.00
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C90	10.00	10.00	10.00	10.00	10.00	10.00
C91	10.00	10.00	10.00	10.00	10.00	10.00
C92	10.00	10.00	10.00	10.00	10.00	10.00
C93	10.00	10.00	10.00	10.00	10.00	10.00
C94	10.00	10.00	10.00	10.00	10.00	10.00
C95	10.00	10.00	10.00	10.00	10.00	10.00
C96	10.00	10.00	10.00	10.00	10.00	10.00
C97	10.00	10.00	10.00	10.00	10.00	10.00
C98	10.00	10.00	10.00	10.00	10.00	10.00
C99	10.00	10.00	10.00	10.00	10.00	10.00
C100	10.00	10.00	10.00	10.00	10.00	10.00



CERTIFICATE OF CONVEYANCE AND DEDICATION

I (we) hereby certify that I (we) (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with this (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

9.18.06 _____ 2006

Date

Deed Book: 605, 642

GAMESH ASSOCIATES, II
SURESH C. SHARADANA, CHAIRMAN

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of 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.

10-7-06 2006
Date

Joseph D. Audubert
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ADOPTION OF STREETS AND DRAINAGE

I hereby certify that (1) the streets, drainage structures, and drainage improvement for the subdivision shown herein have been installed in accordance with City specifications, and (2) that a security for these improvements has been posted with the City of Mundwedein to ensure completion of same.

October 2 2006 Dan C. J. [Signature]

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision herein have been related in accordance with City codes and specifications and the Tennessee Department of Environment and Conservation and County Public Water Systems Design Criteria; and (2) that a warranty for these improvements will be provided with the City of Knoxville and the City of Knoxville and some of that the land owner to be subdivided person is within the proper jurisdiction of Metropolitan Water and Sewer Department

9/2/06 2006 *[Signature]*
Date _____ J. W. HARRIS JR. WATER AND SEWER DEPARTMENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that (1) the sewer lines and opportunities for the sewer system of the subdivisions shown herein have been installed in accordance with City Code and specifications of the Tennessee Department of Environment and Conservation, Design Criteria for Sewerage Works; (2) that a permit for the sewerage system has been posted with the City of Murfreesboro to assure completion of same; or (3) that the sewerage system will be performed subject to the approval of the local health authority.

9/27/06 Date 2006

[Signature] MURFREESBORO WATER AND SEWER OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I hereby certify that the substation shown herein has been approved by the Northeastern Electric Department (NED) for electric power service, that the substation is within the service area of NED, and that NED is able to provide electric power service to the substation subject to the owner's compliance with the rules and regulations of NED. No electric power service will be provided until NED's requirements for electric power service have been met.

Sept 18 2006 Mark Kimball

Date ELECTRIC POWER SYSTEM OFFICIAL

PLAT NOTES

[illegible]

CERTIFICATE OF ACCURACY - I hereby certify that this is category "1" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown herein. I also certify that the monuments have been or will be placed as shown herein to the specifications of the City Engineer.

DATE OF RECORDING: October 2, 2006
TIME OF RECORDING: 3:45 P.M.
PLAT BOOK: 30, PAGE: 238

FINAL PLAT
SECTION II
*PARKWAY
VILLAGE*
13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: FEBRUARY, 2006 SCALE 1"=50' SH. 1 OF 1

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. P. K. Cane 1-1-2016

GANESH ASSOCIATES II (c/o SURESH SARASWA
SS: 611 N. HIGHLAND AVENUE
MURFREESBORO, TN 37130
AP: 92 PART OF PARCEL: JJ
MAP PANEL: 470165 0252 F ZONE: X
DECEMBER 20, 2002
THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY
EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY

ST. ANDREWS DRIVE

BENCH MARK
MUELLER BOLT ON
EXISTING FIRE HYDRANT
AT INTERSECTION OF
ST. ANDREWS DRIVE AND
ST. PATRICK COURT
ELEV. 621.78

Journal H Garhart, Register
Bathurst County Tennessee
43045

Red #	15.00	Instrument # 345976
Man'dr	0.00	
Stake	0.00	Recorded
Cash	2.00	10/2/2016 at 3:45 PM
EDP:		In
Total:	17.00	

C/LAND PROJECTS 2004 FAIRWAY VILLAGE - SUBASWAT AGE PARK DRIVE/FAIRWAY VILLAGE SECTION # FINAL PLAT DAY: ACAD0008 110

06-2022



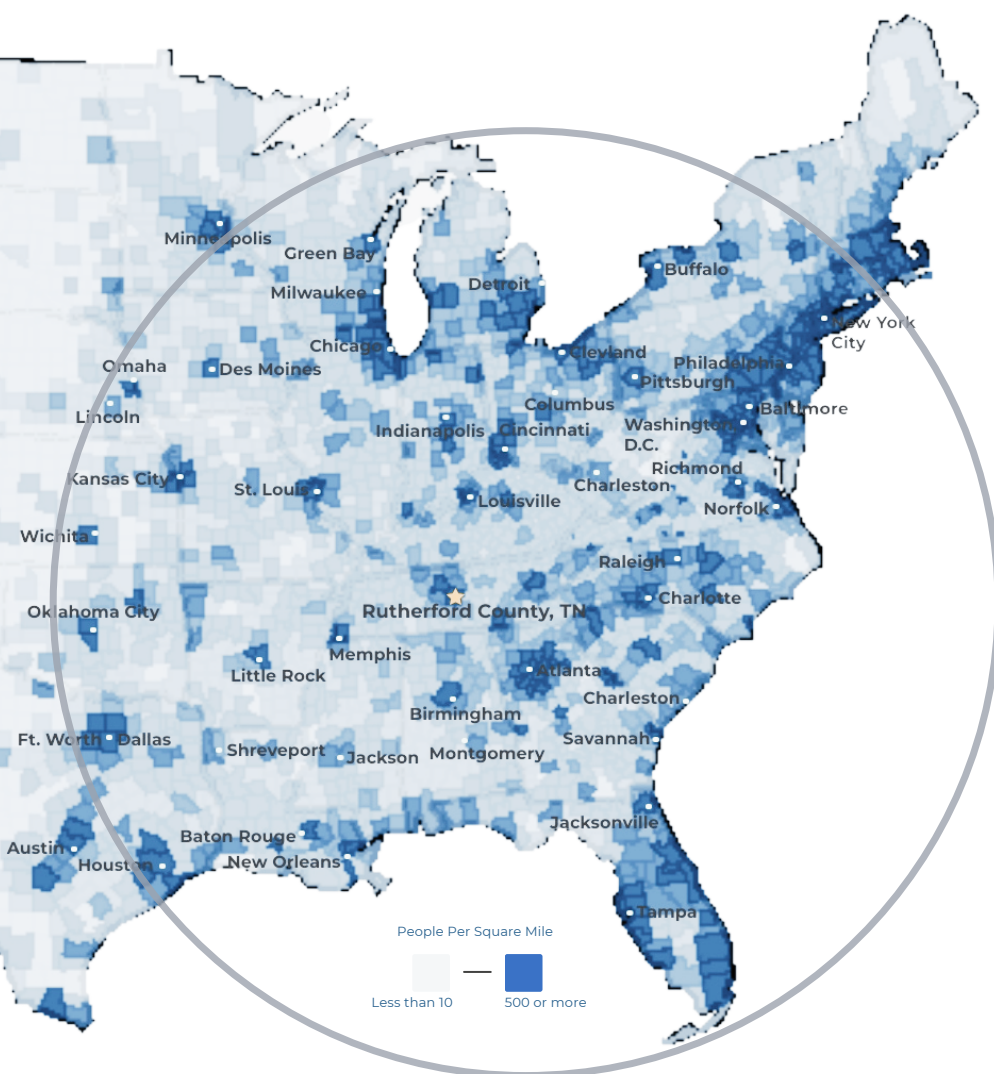
COMMUNITY SNAPSHOT

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



