



12.3 Acres on John Bragg Hwy – Murfreesboro, TN Next to Hop Springs Brewery & Event Center



DETAILS:

- **Price: \$1,228,770**
- Potential Commercial/Industrial Use (Subject to re-zoning)
- Adjacent to Hop Springs Brewery & Event Center
- Site can share private sewer treatment system with Hop Springs
- Call agents for more details
- Traffic Count: Approx. 16,319



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AFFILIATE BROKER

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John Bragg Hwy

JOHN BRAGG HWY

70S

Freedom Of
Worship
Church

HOP Springs
Brewery

★
SITE

12.3 AC

600ft

★ 12.3 Ac
Site

Hop Springs
Brewery

Murfreesboro

John Bragg Hwy



Site Notes:

1. See architectural drawings for building dimensions.
2. Contractor shall immediately notify the engineer of any discrepancies found between these plans, the architectural plans, and/or field conditions prior to construction.
3. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.
4. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.
5. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.
6. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.
7. The contractor is responsible for the protection and replacement of all property pins on this site.
8. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.
9. Existing conditions and topo shown herein are taken from a County Topo and supplemental topo by S.E.C., Inc.
10. Coordinates referenced are for construction staking purposes and are site assigned. They should be considered local coordinates for this project only.
11. The approval of the site plan does not constitute approval of any signage. Signage has it's own approval process.
12. Building permits will be required for this project following site plan approval. The applicant should contact Tanya Bell with Building Codes Dept. with inquires regarding obtaining a building permit.

General Utility Notes:

1. Existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the owner or engineer prior to beginning construction.
2. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.
3. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities, prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.
4. The contractor shall refer to architect's plans and specifications for actual location of all utility entrances to include sanitary sewer laterals, domestic and fire protection water service, electrical, telephone and gas service. This contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie-ins/connections to their facilities.
5. All underground utilities (water sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous), shall be in-place prior to the placement of base course material.
6. Location of site utilities shall be verified with proper utility company providing service.
7. In Tennessee it is a requirement per "the underground utility damage prevention act" that anyone who engages in excavation must notify all known utility owners, not less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds those utility owners who participate in the Tennessee one call system can be notified toll free at 1-800-351-1111.

Waterline Notes:

1. All water mains shall be hydrostatically tested and disinfected before acceptance.
2. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.
3. Contractor shall comply with all requirements of the latest edition of the CUD specifications.
4. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.
5. Main line water taps shall be made by CUD.
6. The owner/developer for budget purposes should contact CUD for related fees to project which may be substantial.
7. The reduced pressure backflow preventer for the domestic water service must be above ground and outside also.
8. This property is within the service area for consolidated utility district (CUD).

LINE TABLE

LINE	BEARING	DISTANCE
L1	N08°51'53"E	68.73'
L2	N04°18'11"E	68.81'
L3	N02°07'11"W	48.48'
L4	N07°25'45"E	81.02'
L5	N08°08'40"E	114.75'
L6	N04°58'55"E	128.84'
L7	N12°15'54"E	125.81'
L8	N04°28'35"E	67.47'
L9	S05°51'07"W	26.89'
L10	N16°39'13"E	49.05'
L11	N08°28'39"E	36.64'
L12	N06°58'18"E	68.17'
L13	N14°03'28"E	97.78'
L14	N34°38'08"E	98.29'
L15	N09°45'28"E	15.63'
L16	N15°02'48"W	84.19'
L17	N01°15'41"W	33.21'
L18	N07°52'32"E	98.18'
L19	N11°08'11"W	24.91'
L20	N29°30'54"E	23.44'
L21	N09°22'15"E	59.27'
L22	N06°38'34"E	17.58'
L23	N15°02'48"W	13.68'
L24	S05°52'07"W	206.10'
L25	S09°22'15"W	69.68'
L26	S08°30'04"W	26.81'
L27	S07°52'32"W	100.52'
L28	S01°15'41"E	23.17'
L29	S15°02'48"E	80.82'

Legend:

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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W
PROPOSED WATER	W
EROSION EEL	E E E



Hop Springs Brewing
6790 John Bragg Hwy
Land Exhibit
Rutherford County, Tennessee

Master Plan

C0.1

SEC, Inc.
ENGINEERING - SURVEYING - LAND PLANNING
LANDSCAPE ARCHITECTURE
860 MIDDLE TENNESSEE BOULEVARD
KNOXVILLE, TENNESSEE 37912
TEL: 615-522-2424
FAX: 615-522-2424
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

The site as shown on these construction drawings is intended to enhance specific engineering design criteria and objectives. It is the responsibility of the engineer to ensure that the design and construction of the project is in accordance with the applicable laws, rules, regulations, and standards of the State of Tennessee. The engineer shall not be responsible for any errors or omissions in the design or construction of the project.

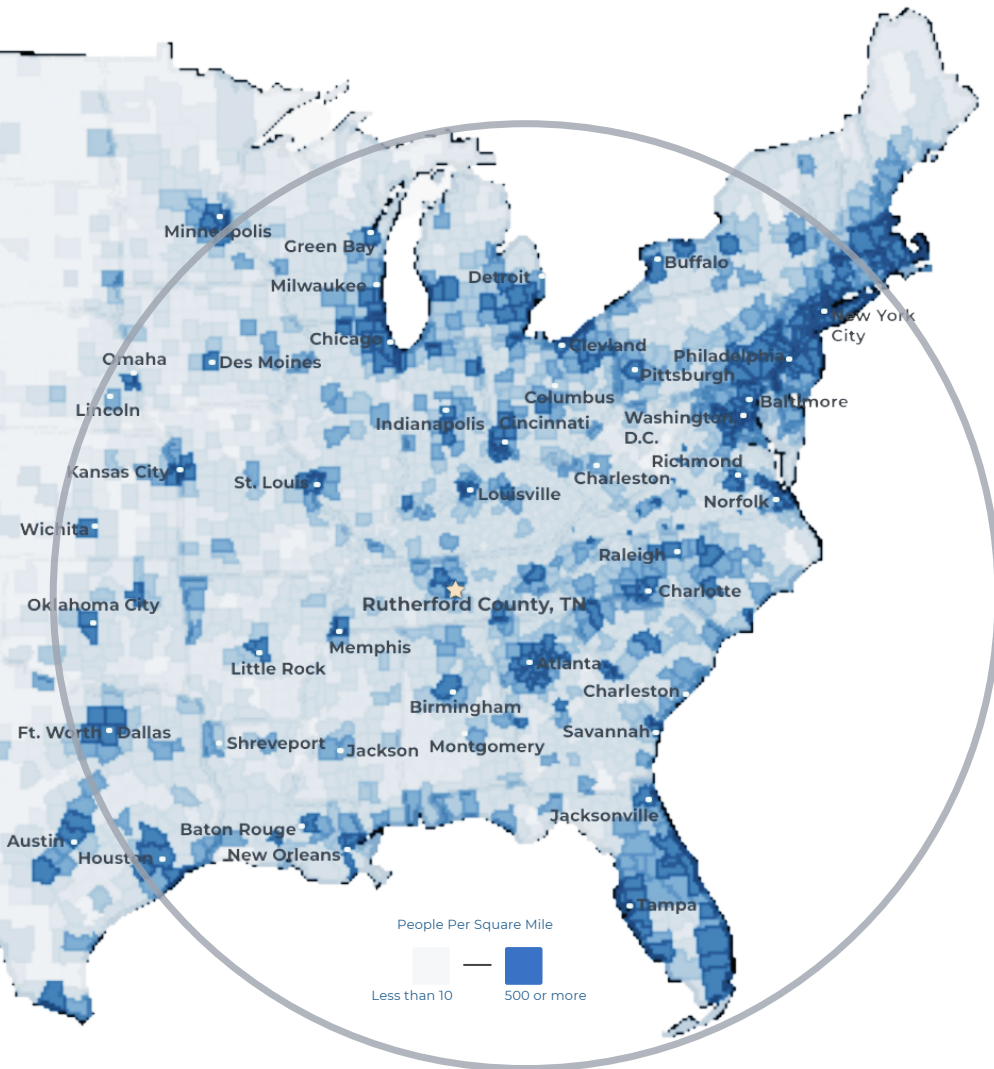
COMMUNITY SNAPSHOT

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.



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



