



# 2 to 5.3 Ac Outparcels For Sale

Medical Center Pkwy - Murfreesboro, TN



## DETAILS:

- **PRICE: \$14 PSF**
- **Owner Will Divide with 2 Ac Minimum**
- Ideal for Office or Retail
- All Utilities
- Zoned Heavy Industrial
- Located near the center of Murfreesboro
- Traffic Count: Approx. 14,827

**John Harney**  
AFFILIATE BROKER

**615.542.0715**

john@parktrust.com

TN LIC# 221569

**ParkTrust**  
COMMERCIAL

1225 Garrison Drive, Suite 202  
Murfreesboro, TN 37129  
615.234.5020

[www.parktrustcommercial.com](http://www.parktrustcommercial.com)





Medical Center Pkwy

Medical Center Pkwy

Medical Center Pkwy

The Beauty  
Lounge

DOLLAR  
GENERAL

Boys & Girls  
Club

Lot 4  
3.18 Ac

DUNKIN'

Lot 8  
2.14 Ac

BURGER  
KING

Office DEPOT  
OfficeMax

REGIONS

Nissan of  
Murfreesboro

Jones Blvd

Ridgely Rd

Ridgely Rd

Saint Clair St

96

231

10

231

231



# CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (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, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

1-13-2020  
DATE  
RECORD BOOK 1316, PAGE 2057 (LOT 7)  
RECORD BOOK 1675, PAGE 3656 (LOT 8)

Mark A. Pirtle, Limited Partner  
Pirtle Family Limited Partnership

# 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.

1/14/2020  
DATE  
MURFREESBORO WATER RESOURCES OFFICIAL

# 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, 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.

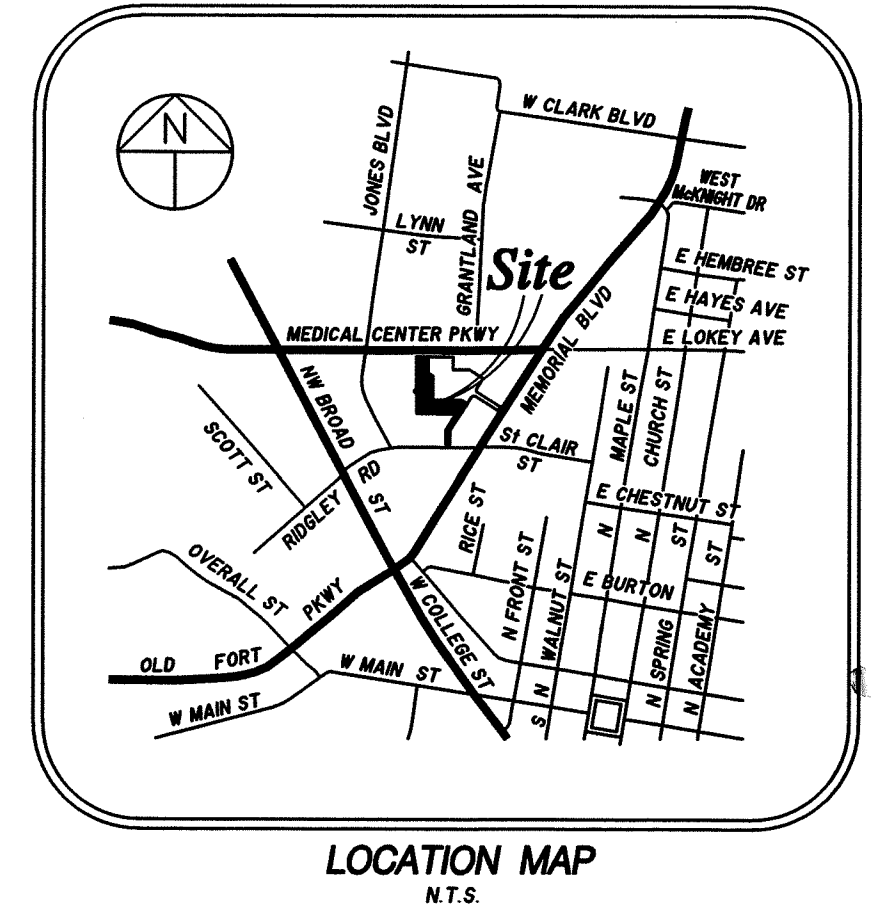
1/14/2020  
DATE  
MURFREESBORO WATER RESOURCES OFFICIAL

# 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 RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

1-14-2020  
DATE  
PLANNING COMMISSION SECRETARY

Heather Dawburn, Register  
Rutherford County Tennessee  
Rec'd #: 1032707  
State: 12.00 Instrument #: 2252014  
Clock: 0.00 Recorded  
Other: 0.00 1/15/2020 at 9:10 AM  
Total: 17.00  
Plat Cabinet: 43 Pgs 237-237



## GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO RESUBDIVIDE LOT 7 AND LOT 8.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENTS UGB02-224 & UGB02-224-2 (NAD 83-96).
- 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. 4749C0250 K, EFFECTIVE DATE JANUARY 5, 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 H-1 MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS: FRONT = 42' / SIDE = 10' / REAR = 20'. ADDITIONALLY, A PORTION OF THIS PROPERTY IS WITHIN GATEWAY DESIGN OVERLAY DISTRICT GDO-4, AND MUST ADHERE TO REQUIREMENTS/RESTRICTIONS THEREOF. SETBACKS WILL BE DETERMINED FOR LOT 8 WHEN A DEVELOPMENT PLAN IS SUBMITTED.
- 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, M.W.S.D., 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 REGARD TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING 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.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS, RECORD BOOK 421, PAGE 463 OF THE REGISTER'S OFFICE, RUTHERFORD COUNTY, TENNESSEE.
- IT IS ASSUMED THE 10' FT. CONSTRUCTION EASEMENTS DESCRIBED IN R.B.K. 414, PG. 2221 ARE OBSOLETE, AS CONSTRUCTION ON MEDICAL CENTER PARKWAY (FORMERLY KNOWN AS W. LOKEY AVENUE) IS COMPLETE.
- THE JOINT ACCESS EASEMENT ON LOT 7 IS FOR THE BENEFIT OF LOTS 7, 7A AND 8. THE ROADWAYS AND CURB CONTAINED IN THIS EASEMENT SHALL BE MAINTAINED BY THE CURRENT AND/OR SUBSEQUENT OWNERS OF LOTS 7, 7A AND 8.

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 7 & 8 ON A FINAL PLAT ENTITLED "CARPENTER GROUP SUBDIVISION, 3RD. RESUBDIVISION OF LOT 7 & RESUBDIVISION OF LOT 8", AS RECORDED IN PLAT BOOK 40, PAGE 170, R.O.R.C., TN.

DATE OF RECORDING: January 15, 2020  
TIME OF RECORDING: 9:10 A.M.  
PLAT BOOK 43, PAGE 237

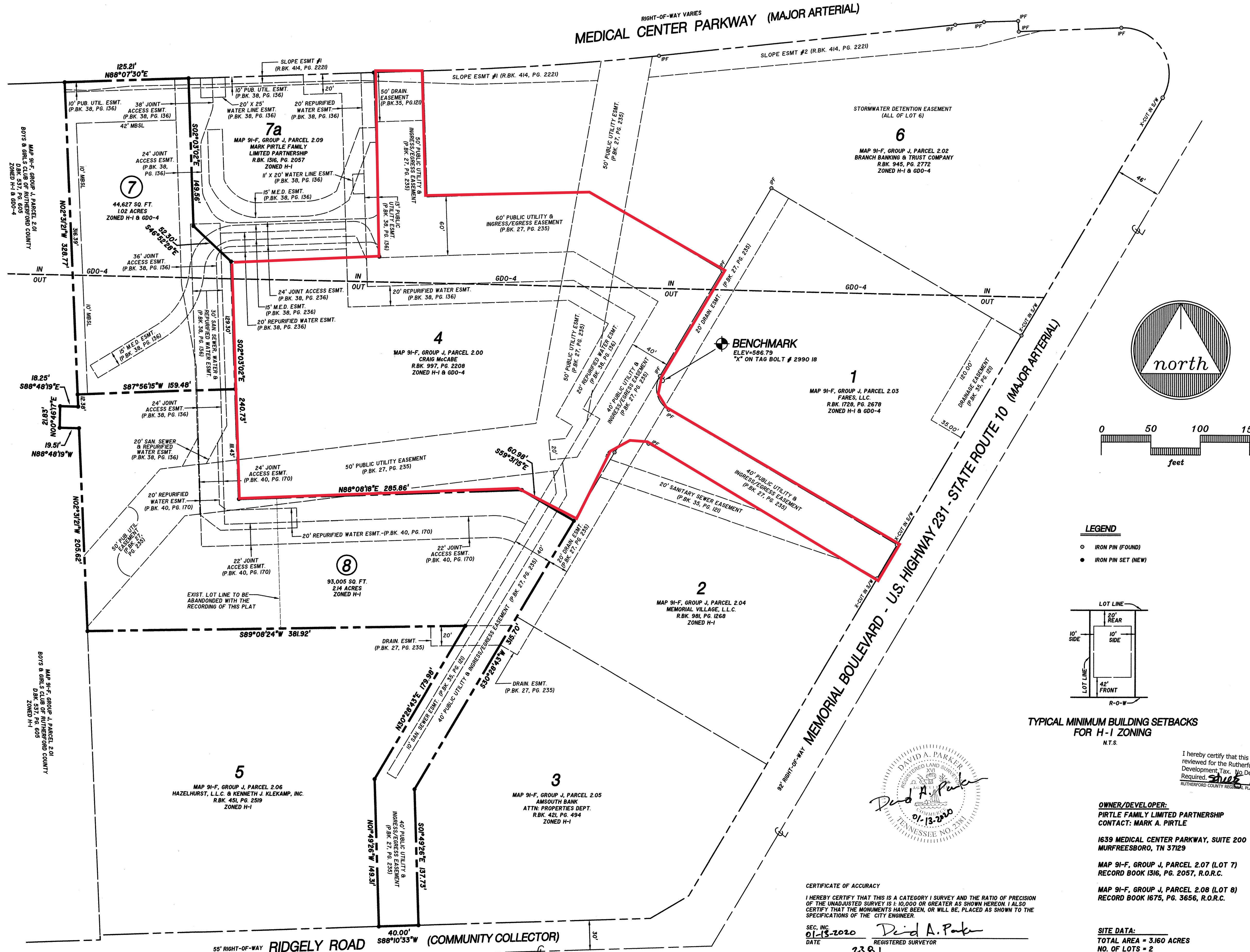
## FINAL PLAT

## 4th Resubdivision of Lot 7 and 2nd Resubdivision of Lot 8 CARPENTER GROUP SUBDIVISION

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

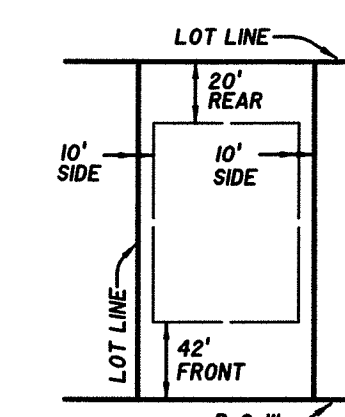
**SEC, Inc.**  
ENGINEERING • SURVEYING • LAND PLANNING  
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 09242 DATE: 12-18-19 REV: 12-31-19 FILE: Corp4thResubLot7 andResubLot8 DRAWN BY: ATS SCALE: 1" = 50' SHEET 1 OF 1



## LEGEND

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



## TYPICAL MINIMUM BUILDING SETBACKS FOR H-1 ZONING N.T.S.



## 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.

SEC. INC.  
DATE 01-13-2020  
REGISTERED SURVEYOR  
TENN. R.L.S. No. 2381

## OWNER/DEVELOPER:

PIRTLE FAMILY LIMITED PARTNERSHIP  
CONTACT: MARK A. PIRTLE

1639 MEDICAL CENTER PARKWAY, SUITE 200  
MURFREESBORO, TN 37129

MAP 91-F, GROUP J, PARCEL 2.07 (LOT 7)  
RECORD BOOK 1316, PG. 2057, R.O.R.C.

MAP 91-F, GROUP J, PARCEL 2.08 (LOT 8)  
RECORD BOOK 1675, PG. 3656, R.O.R.C.

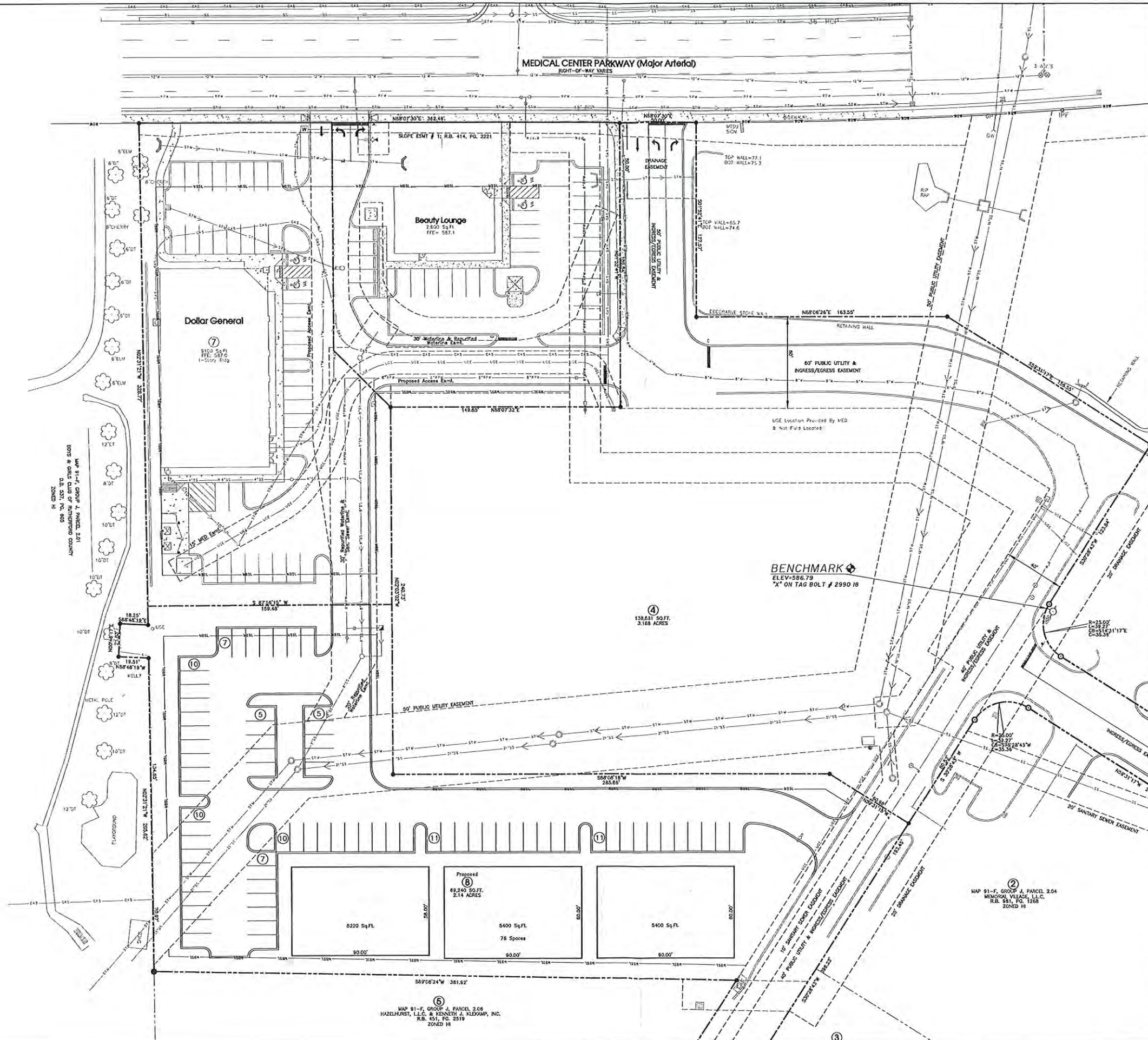
## SITE DATA:

TOTAL AREA = 3.160 ACRES  
NO. OF LOTS = 2  
AREA IN RIGHT-OF-WAY = 0 ACRES  
ZONING = H-1 & GDO-4









Legend:			
	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HO SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)		PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOVE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	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 & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SKALE

EXISTING PHONE

EXISTING ELECTRIC

PROPERTY LINE

EASEMENTS

RIGHT OF WAY

EROSION CONTROL SILT FENCE

EXISTING TREELINE

EXISTING FENCELINE

MINIMUM BUILDING SETBACK LINE

PHASE BOUNDARY

EXISTING GAS LINE

PROPOSED GAS LINE

EXISTING STORM

PROPOSED STORM

EXISTING CONTOUR LINES

PROPOSED CONTOUR LINES

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

EXISTING WATER

PROPOSED WATER

601

SCALE: 1" = 30'

Lot 8 Totals:  
2.14± Acres  
1.71± Acres Outside Of Road Esmt.  
2-5400 Sq.Ft. Buildings  
1-5220 Sq.Ft. Building  
16,020 Sq.Ft. Total Building Area  
76 Parking Spaces  
4.74 Spaces/1000 Sq.Ft.

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING - SURVEYING - LAND PLANNING

850 MIDDLE TENNESSEE BOULEVARD  
MURFREESBORO, TENNESSEE 37129  
PHONE: (615) 890-7801 FAX: (615) 890-2667  
E-MAIL: MTAYLOR@SEC-CIVIL.COM  
NOT REPRODUCED WITHOUT THE WRITTEN CONSENT OF SEC, INC.

REVIEW SET

not intended for construction

Carpenter Group Lot 8

Concept Plan

Murfreesboro, Tennessee

Master Plan

1 of 1

REVISIONS:

DRAWN: SJA

DATE: 3-16-15

CHECKED:

MAT, MPL

FILE NAME:

Concept-Lot8

SCALE:

1"=30'

JOB NO.

09242

SHEET:



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# COMMUNITY SNAPSHOT

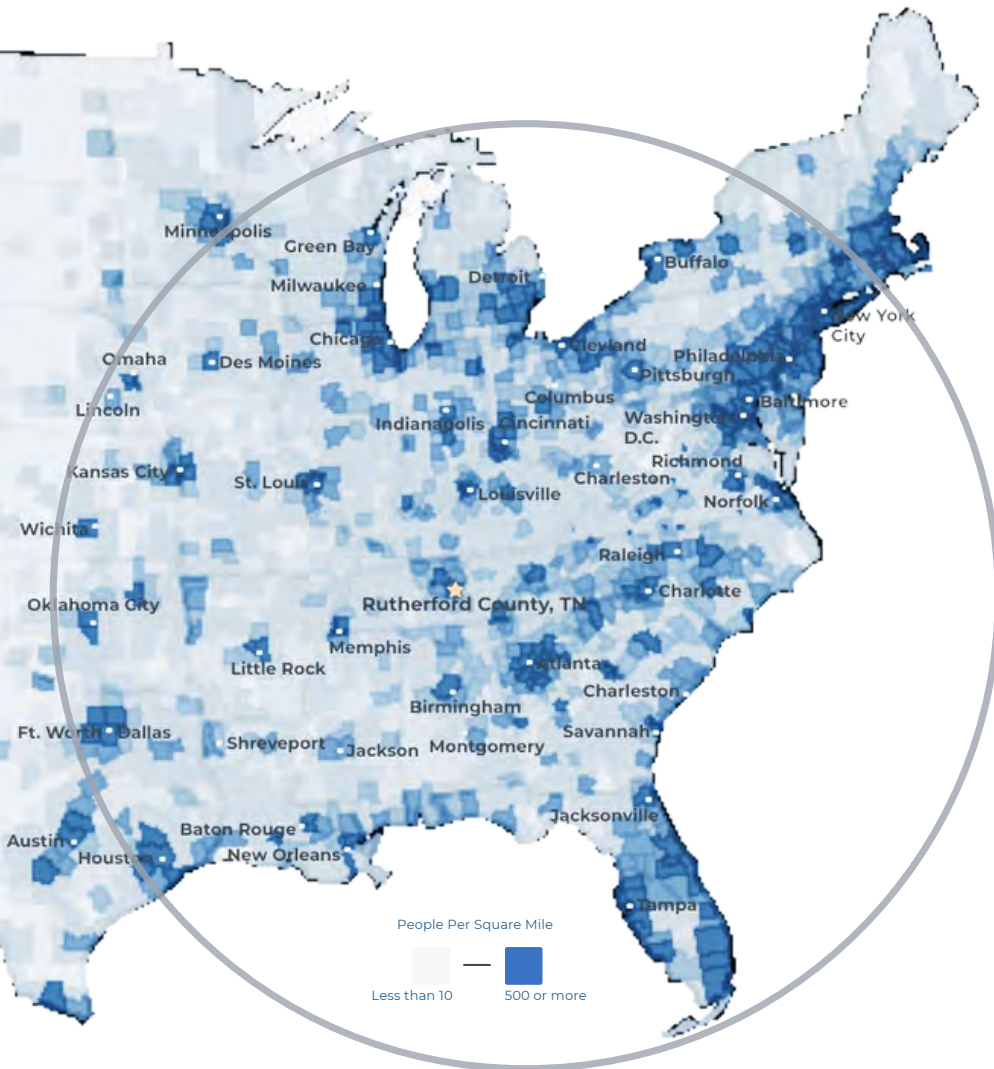
Rutherford County, TN

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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

**4<sup>th</sup>** best small city to buy  
a home in the U.S.  
- WalletHub 2021

**8<sup>th</sup>** fastest growing  
midsize city in the U.S.  
- Census 2020

**50%** of U.S. Population lives  
within 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

2.8%

69.1%

3,359,776

3.3%

59.2%

166,818,000

3.7%

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.

Patrick Cammack  
SVP, Economic Development  
pcammack@rutherfordchamber.org



Chad Berringer  
Director, Economic Development  
cberringer@rutherfordchamber.org



