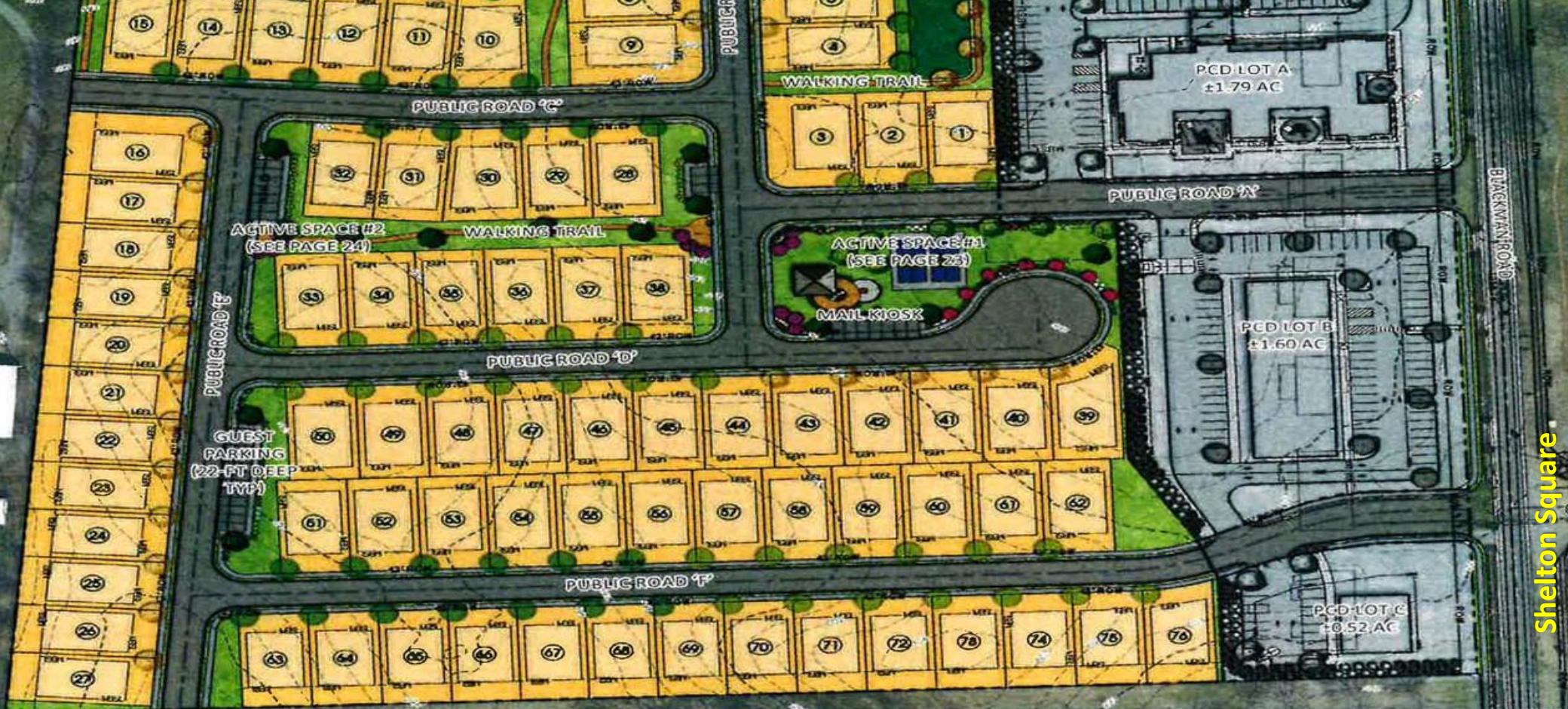




COMMERCIAL/RETAIL OUTPARCELS FOR SALE

Blackman Rd & Bridgemore Pkwy
Murfreesboro, TN

ParkTrust
COMMERCIAL

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

- Lot A : 1.79 Ac - \$1,560,000 / \$20 PSF -Great Day School Site
- Lot B : 1.60 Ac - \$1,650,000 / \$23.50 PSF
- Lot C : 0.52 Ac - \$575,000 / \$25 PSF
- Across from Shelton Square Development & located in front of the new The Village Development
- 1.5 Miles Off I-840 @ Exit 50
- Population within 5 Mile Radius: 95,307+/-
- Average HHI within 5 Mile Radius: \$97,203 +/-

1225 Garrison Drive, Suite 202 - Murfreesboro, TN 37129



**I-840 @
Exit 50**

**I-24 @
Exit 76**

SHELTON SQUARE COMMERCIAL

PRD Land Use Data

Total Land Area: ±19.62 Acres
 Total R.O.W. Dedication: ±0.23 Acres
 Total PCD Land Area: ±4.48 Acres
 Total PRD Land Area: ±14.91 Acres

Total Number of Homes: 76 Homes
 Yield: 76 Units/14.91 Acres = ±4.92 Units/Acre

Required Open Space: ±2.98 Acres (20%)
 Min. Provided Open Space: ±2.98 Acres (20%)
 Provided Formal Space: ±0.71 Acres (4.5%)
 Provided Active Space: ±0.93 Acres (6%)
 Provided Detention: ±0.99 Acres (6%)

Minimum Lot Size: 4,650 Square Feet
 Minimum Lot Width: 50 Feet

Length of New Roadway: ±3,560 Linear Feet

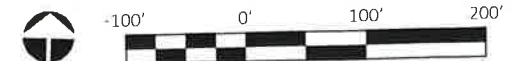
Parking Requirements

Parking Required (4 Spaces/Unit): 304 Spaces

Parking Provided

Garage Spaces: 152 Spaces
 Driveway Spaces: 152 Spaces
 Guest Spaces: 29 Spaces
 Total Parking Provided: 333 Spaces (+29)

-  Residential Homes
-  Residential Lots
-  Open Space
-  Detention Pond
-  Roadways
-  Sidewalks
-  Walking Trails





Land Use Data

Total Land Area:	±19.62 Acres
Total PRD Land Area:	±15.45 Acres
Total Lots Provided:	76 Lots
Total PCD Land Area:	±3.94 Acres
Total Commercial Floor Area:	28,505 SF
Total R.O.W. Dedication:	±0.23 Acres

Commercial Lot A Land Use Data

Total Land Area:	±1.79 Acres
Required Min Open Space:	±0.36 Acres (20%)
Provided Open Space:	±0.36 Acres (20%)
Required Min Formal Open Space:	±0.05 Acres (3%)
Provided Formal Open Space:	±0.05 Acres (3%)

Commercial Lot B Land Use Data

Total Land Area:	±1.63 Acres
Required Min Open Space:	±0.33 Acres (20%)
Provided Open Space:	±0.33 Acres (20%)
Required Min Formal Open Space:	±0.05 Acres (3%)
Provided Formal Open Space:	±0.05 Acres (3%)

Commercial Lot C Land Use Data

Total Land Area:	±0.52 Acres
Required Min Open Space:	±0.10 Acres (20%)
Provided Open Space:	±0.10 Acres (20%)
Required Min Formal Open Space:	±0.02 Acres (3%)
Provided Formal Open Space:	±0.02 Acres (3%)

-  Open Space
-  Roadway
-  Sidewalk
-  Commercial Buildings

* Commercial property layouts shown are conceptual and meant to convey potential future commercial property design.

* Landscaping shown is illustrative and only meant to convey the general appearance and character of the development. Final landscaping shall be provided at the site plan level and will meet design guidelines.



Commercial Development Standards:

- Signage advertising the commercial properties with concept plan layout shall be posted on-site before the first residential building permit is issued and will remain until commercial buildings are under construction.
- Any solid waste enclosures will be constructed of materials consistent with building architecture, be at least 8-ft tall with opaque gates, and accented with landscaping.
- Commercial buildings shall have pedestrian connections to proposed PRD development entrances, which provide a pedestrian connection to Blackman Road.
- Buildings shall have a well defined architectural base by use of different materials, colors, change in pattern, or a combination of these techniques.
- Building elevations will have articulated or multiple building planes along all elevations.
- Main entrances to all buildings are to be well defined and easily recognizable by use of raised roof lines, canopies, glazing, change in materials, change in colors, change in pattern, or a combination of these techniques.
- A 15-ft wide Type 'D' Landscape Buffer shall be installed along the southern property line of PCD Lot C. This buffer shall be installed with the construction of PCD Lot C.
- A shared landscape agreement easement shall be placed along the western property line on all PCD lots. A 15-ft wide Type 'D' Landscape Buffer shall be installed within this landscape easement consisting of two rows of evergreen trees bisected by an opaque fence. Landscaping within the buffer shall be maintained by both the Commercial Property(s) and the residential H.O.A. The western row of evergreen trees within this buffer shall be installed and maintained by the residential H.O.A. until the adjacent commercial lot(s) is constructed. The remainder of the landscape buffer shall be installed when each commercial lot is developed. The commercial lot shall install the 8-ft opaque fence and the eastern row of evergreen trees to complete the full buffer.
- Fencing provided within all landscape buffers on PCD sites shall be 8-ft tall opaque vinyl fencing.
- Monument signage located at entrances along roadways shall be constructed of materials consistent with building architecture and accented with landscaping.
- All mechanical equipment (i.e. HVAC and transformers) to be screened. If mechanical equipment is located on the roof, then they shall be screened from view.
- All on-site utilities will be underground.
- On-site lighting will comply with city standards to prevent light pollution.
- Parking will comply with Murfreesboro Zoning Ordinance for uses that comply with Commercial Fringe (CF) District and those outlined on this page.
- Construction on the commercial lots will begin once an end-user has been chosen for the site and receives site plan approval from the Murfreesboro Planning Commission.
- All buildings on all commercial lots will have consistent materials & architecture to create an overall theme for the development with a neighborhood scale.
- Commercial lots will not be part of the residential H.O.A. and will instead form their own Commercial Owners Agreement for continued maintenance on-site.
- Site plan construction of the commercial lots will begin once an end-user has been chosen for the site and receives site plan approval from the Murfreesboro Planning Commission.
- Signage advertising the commercial properties with concept plan layout shall be posted on-site before the first residential building permit is issued and will remain until commercial buildings are under construction.



*EXAMPLE OF TRASH ENCLOSURE



*EXAMPLE OF DEVELOPMENT SIGNAGE

Allowable Uses:

The immediate end user for the commercial lots at this time, is currently unknown. The allowable uses outlined on this page, with their footnotes denoted in superscript, are reflected within the Commercial Fringe(CF) district as per the January 24, 2023 Murfreesboro Zoning Ordinance. The Village commercial properties will allow the following uses listed below.

PCD PERMITTED USES	
INSTITUTIONS	
Adult Day-Care Center	X
Church ¹	X
Day-Care Center	X
Philanthropic Institution	X
Public Building ¹	X
AGRICULTURAL	
Farm Labor and Management Services	X
COMMERCIAL	
Amusements, Commercial Indoor	X
Animal Grooming Facility	X
Antique Shop <3,000 sq ft	X
Art or Photo Studio or Gallery	X
Bakery, Retail	X
Bank or Credit Union, Branch Office or Main Office	X
Bank, Drive-Up Electronic Teller	X
Barber or Beauty Shop	X
Book or Card Shop	X
Brewery, Artisan	X
Brewpub	X
Business School	X
Catering Establishment	X
Clothing Store	X
Coffee, Food, or Beverage Kiosk	X
Commercial Center	X
Convenience Sale and Services, maximum 5,000 sq. ft. floor area (No Gasoline Sales)	X
Department or Discount Store	X
Dry Cleaning (includes drive-through services)	X
Financial Services (No Check Advance Businesses)	X
Flower or Plant Store	X
Glass-Stained and Leaded	X
Health Club	X

COMMERCIAL (CONT.)	
Health Club	X
Interior Decorator	X
Janitorial Service	X
Karate, Instruction	X
Keys, Locksmith	X
Medical Office	X
Music or Dancing Academy	X
Offices	X
Optical Dispensaries	X
Pet Shops	X
Pharmacies, Apothecaries	X
Reducing and Weight Control Services	X
Restaurant and Carry-Out Restaurant ¹	X
Restaurant, Specialty ¹	X
Restaurant, Specialty - Limited ¹	X
Retail Shop, other than enumerated elsewhere	X
Specialty Shop	X
Veterinary Office	X
Winery, Artisan	X
TRANSPORTATION AND PUBLIC UTILITIES	
Post Office or Postal Facility	X

Prohibited Uses:

- Primary Pain Clinic
- Primary Drug & Alcohol Rehab Centers
- Vape/Cigarette Shop/Tobacco Shop
- Liquor Store
- Gasoline Sales
- Any use with a drive-thru as either a principal or accessory use, including drive-thru restaurants. (However, drive-thrus accessory to dry cleaning establishments shall be permitted.)

Commercial Architectural Characteristics:

- Building heights shall not exceed 42 feet in height
- All buildings shall be one-story
- Buildings shall have a well-defined architectural base via different materials, colors, changes in pattern, or a combination of these techniques.
- Main entrances are to be well defined and easily recognizable by the use of; raised roof lines, canopies, glazing, change in materials, change in color, and/or change in building planes.
- Masonry materials (brick, stone, cast stone, synthetic stone) will be the primary building materials with potential cementitious siding accents.
- All buildings shall comply with Murfreesboro Design Guidelines standards.
- See permitted/prohibited uses table on Page 27.

Site Setbacks:

Front Setback (Blackman Road):	30-ft vs. 42-ft
Secondary Front (Proposed Internal Roadways):	30-ft vs. 42-ft
Side Setback:	25-ft vs. 25-ft
Rear Setback:	25-ft vs. 25-ft

Canopies and Awnings encroachments shall abide by the Murfreesboro Zoning Ordinance, as defined by Section 2 (YARD), but shall be limited to a maximum encroachment of 5' into the front, secondary front, or rear setbacks.

Building Materials:

Front Elevations:	Masonry materials (i.e. Brick, Cast Stone, Synthetic Stone)
Side Elevations:	Masonry materials (i.e. Brick, Cast Stone, Synthetic Stone)
Rear Elevations:	Masonry materials (i.e. Brick, Cast Stone, Synthetic Stone)
All Elevation:	Cementitious siding for potential accent material

 Example of Hardy Board
(different colors, cuts, patterns will be allowed)

 Example of Stone Veneer
(different colors, cuts, patterns will be allowed)

 Example of Brick
(different colors will be allowed)



EXAMPLE OF ARCHITECTURE



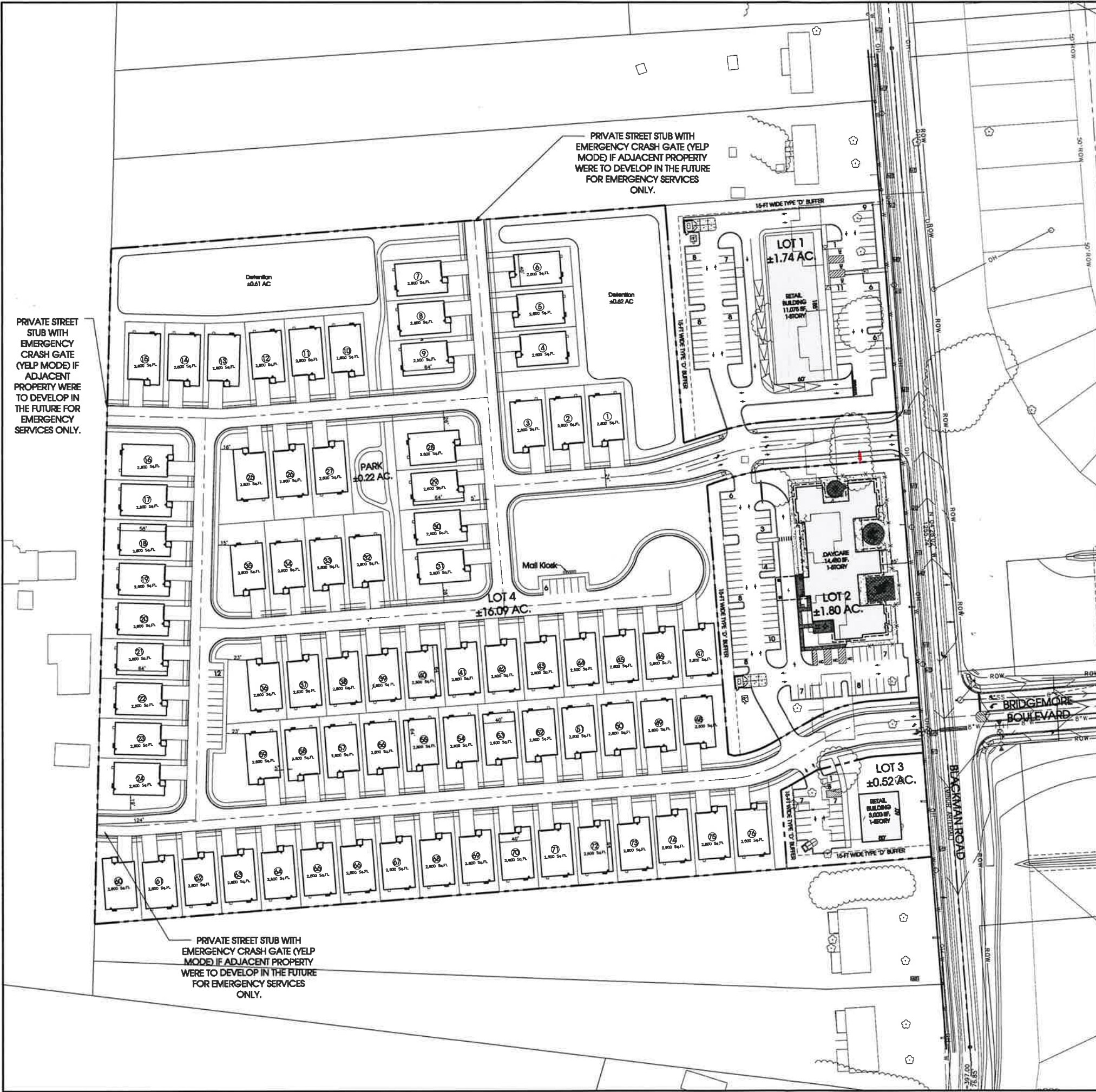
EXAMPLE OF ARCHITECTURE



EXAMPLE OF ARCHITECTURE



EXAMPLE OF ARCHITECTURE



Wright Property
CONCEPTUAL SITE PLAN 'O'

ZONING: MEDIUM DENSITY RESIDENTIAL (RM) & RESIDENTIAL MULTI-FAMILY (RMF) COUNTY
PROPOSED: PLANNED RESIDENTIAL DISTRICT (PRD) & COMMERCIAL FRINGE (CF) CITY OF MURFREESBORO

LAND USE DATA:
LOT 1 SITE AREA: ±1.74 ACRES
PROPOSED ZONING: COMMERCIAL FRINGE (CF)
PROPOSED USE: COMMERCIAL/OFFICE
BUILDING SIZE: 11,075 SF
REQUIRED PARKING: 56 SPACES (11.1 X 5/1000)
PROPOSED PARKING: 64 SPACES + 3 H.C. SPACES

REQUIRED OPEN SPACE (1.74 AC X 20%) = ±0.34 ACRES (20.00%)
PROVIDED OPEN SPACE = ±0.57 ACRES (31.49%)
REQUIRED FORMAL OPEN SPACE (1.74 AC X 3%) = ±0.05 ACRES (2,365 SF)
PROVIDED FORMAL OPEN SPACE = ±0.05 ACRES (2,567 SF)

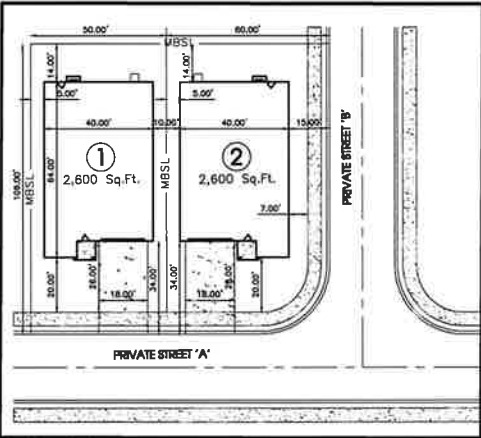
LOT 2 SITE AREA: ±1.80 ACRES
PROPOSED ZONING: COMMERCIAL FRINGE (CF)
PROPOSED USE: DAYCARE
BUILDING SIZE: 14,436 SF
REQUIRED PARKING: 65
PROPOSED PARKING: 61 SPACES + 3 H.C. SPACES

REQUIRED OPEN SPACE (1.80 AC X 20%) = ±0.36 ACRES (20.00%)
PROVIDED OPEN SPACE = ±0.48 ACRES (28.74%)
REQUIRED FORMAL OPEN SPACE (1.80 AC X 3%) = ±0.05 ACRES (2,182 SF)
PROVIDED FORMAL OPEN SPACE = ±0.14 ACRES (5,917 SF)

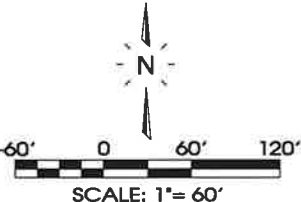
LOT 3 SITE AREA: ±0.52 ACRES
PROPOSED ZONING: COMMERCIAL FRINGE (CF)
PROPOSED USE: COMMERCIAL/OFFICE
BUILDING SIZE: 3,000 SF
REQUIRED PARKING: 15 SPACES (5 SPACES X (3,000 SF/1000))
PROPOSED PARKING: 15 SPACES + 1 H.C. SPACE

REQUIRED OPEN SPACE (0.52 AC X 20%) = ±0.10 ACRES (20.00%)
PROVIDED OPEN SPACE = ±0.33 ACRES (63.46%)
REQUIRED FORMAL OPEN SPACE (0.52 AC X 3%) = ±0.02 ACRES (680 SF)
PROVIDED FORMAL OPEN SPACE = ±0.02 ACRES (848 SF)

LOT 4 SITE AREA: ±16.09 ACRES
PROPOSED ZONING: PLANNED RESIDENTIAL DISTRICT (PRD)
PROPOSED USE: HPR DEVELOPMENT
TOTAL NUMBER OF DWELLING UNITS: 76 UNITS
DENSITY: 76 UNITS/16.09 ACRES= 4.72 UNITS/ACRE
PARKING REQUIRED (4 SPACES/UNIT)= 296 SPACES
PARKING PROVIDED = 322 SPACES (+16 SPACES)
GARAGE SPACES = 152 SPACES
DRIVEWAY SPACES = 152 SPACES
GUEST PARKING SPACES = 18 SPACES
TOTAL PARKING PROVIDED = 322 SPACES (+16 SPACES)
REQUIRED OPEN SPACE (16.09 AC X 20%) = ±3.22 ACRES (20.00%)
PROVIDED OPEN SPACE = ±3.22 ACRES (20.00%)
*SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS UNDER 25 ACRES ARE EXEMPT FROM PROVIDING ACTIVE AREAS
PROVIDED DETENTION= ±1.19 ACRES (7.40%)



GENERAL NOTES:
1. ALL STREETS WITHIN THIS DEVELOPMENT SHALL BE PRIVATE AND MAINTAINED BY OWNERSHIP OF THE PROPERTY THE STREETS ARE LOCATED IN



SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 880-7901
FAX: (615) 895-2687
E-MAIL: NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
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Wright Property
Murfreesboro, Tennessee

Conceptual Site Plan
CSP 'O'

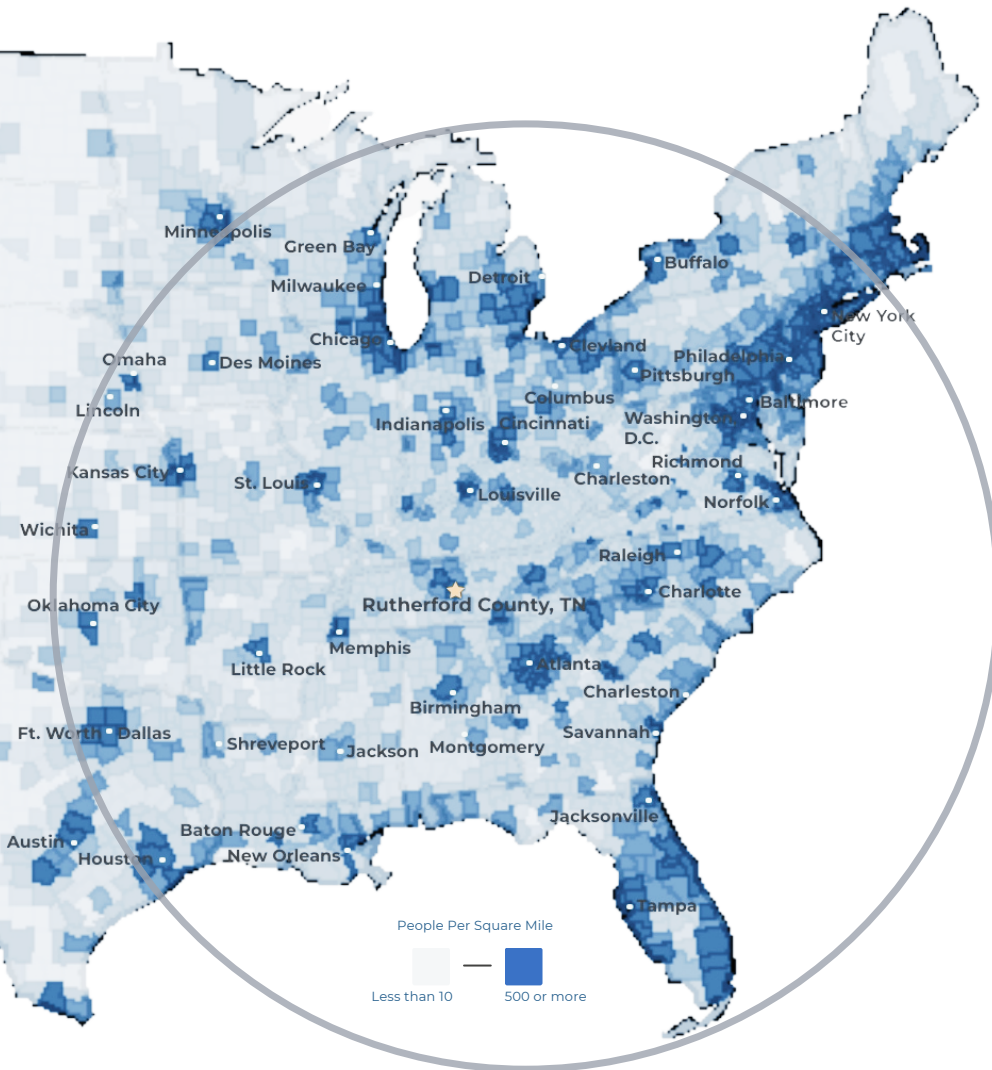
COMMUNITY SNAPSHOT

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
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 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



