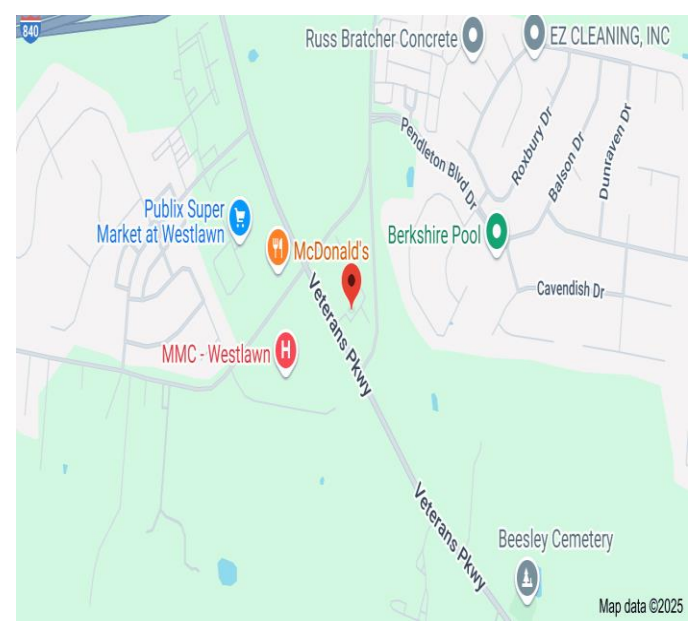




For Sale/Ground Lease or Build to Suit

Veterans Pkwy @ I-840 – Murfreesboro, TN



DETAILS:

- Lot 3 – See Concept Plan for Pricing
- Zoned for Commercial, Retail, Medical & Office Use
- Next to Future Vanderbilt Hospital
- Across from St Thomas Neighborhood Hospital, TOA, Publix Murfreesboro Medical Clinic
- Easy Access to I-840
- All utilities available
- Owner/Agent

John Harney
AFFILIATE 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

To I-840

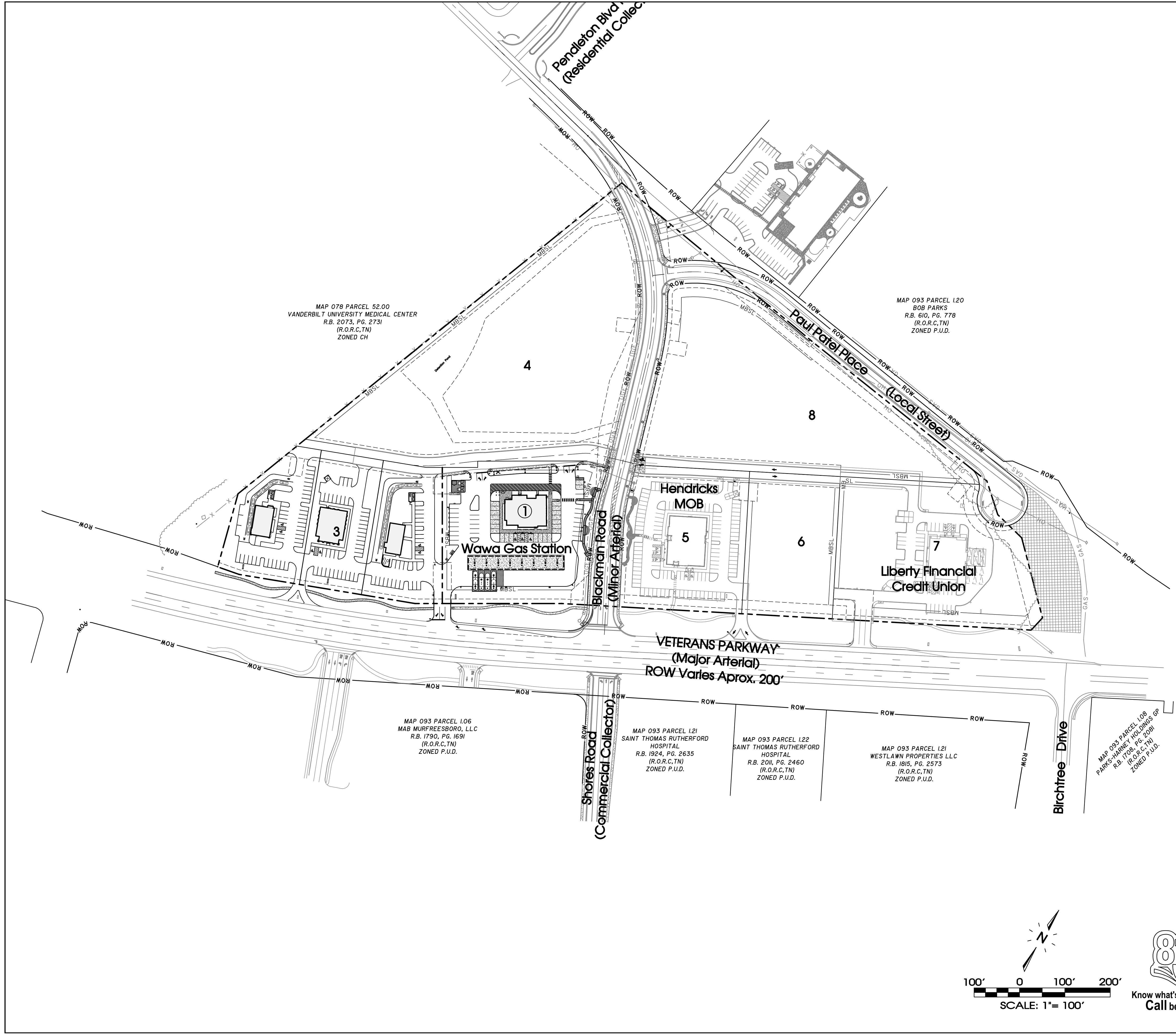
Future Vanderbilt Hospital



Berkshire Subdivision
750+ Homes



Future City of Murfreesboro Park



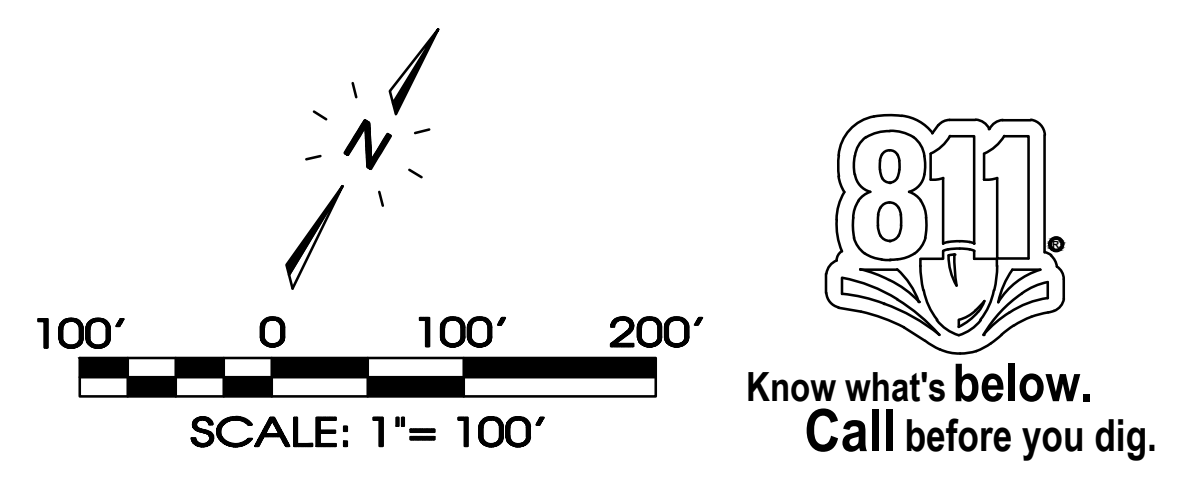
Legend:			
□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	+	HC SIGN
○	EXIST. SEWER CLEANOUT	+	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
⊖	EXIST. CATCH BASIN (STORM SEWER)	—	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	—	CONCRETE SIDEWALK
⊞	EXIST. TELEPHONE RISER	—	EXTRUDED CURB
⊞	EXIST. GAS RISER	—	CURB & GUTTER
⊞	ELECTRICAL ENCLOSURE	→	TRAFFIC ARROW
⊞	EXIST. WATER METER	↔	TURN LANE ARROWS
○	EXIST. UTILITY POLE	⚠	REVISION NUMBER
⊖	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
⊖	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
⊖	BLOW OFF VALVE	⊗	RIP RAP
⊖	REDUCER	→	RUNOFF FLOW ARROW
⊖	REMOTE FIRE DEPT. CONNECTION	□	INLET FILTER PROTECTION
⊖	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
⊖	DOUBLE DETECTOR CHECK VALVE	(63.25)	EXIST. SPOT ELEVATION
⊖	FIRE DEPT. CONNECTION	∇	SEWER/STORM FLOW DIRECTION
⊖	FIRE HYDRANT	■	CATCH BASIN
⊖	GATE VALVE & BOX	■	CURB INLET
⊖	WATER METER	●	AREA DRAIN
⊖	GAS METER	—	HEADWALL
⊖	GREASE TRAP	⌒	WINGED HEADWALL
○	EXTERIOR CLEANOUT ECO	—	CONCRETE SWALE
○	MANHOLE	⊞	TYPE- X- HEADWALL
—	EXISTING PHONE	PH	
—	EXISTING ELECTRIC	OH	
---	PROPERTY LINE		
---	EASEMENTS		
---	RIGHT OF WAY	ROW	
---	EROSION CONTROL SILT FENCE	SF SF	
---	EROSION EEL	E E E	
---	EXISTING TREELINE		
---	EXISTING FENCELINE	X X X X	
---	MINIMUM BUILDING SETBACK LINE	MBSL	
---	PHASE BOUNDARY		
---	EXISTING GAS LINE	GAS	
---	PROPOSED GAS LINE	GAS	
---	EXISTING STORM	STM	
---	PROPOSED STORM	STM	
---	EXISTING CONTOUR LINES	601	
---	PROPOSED CONTOUR LINES	601	
---	EXISTING SANITARY SEWER	SS	
---	PROPOSED SANITARY SEWER	SS	
---	EXISTING WATER	W W	
---	PROPOSED WATER	W W	

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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Westlawn Commercial East
Veterans Pkwy & Blackman Road
Murfreesboro, Tennessee

Master Plan

REVISIONS:
DRAWN: SJA/GRL
DATE: 7-1-2025
CHECKED:
MAT
FILE NAME:
19164-Lot3-Mast
SCALE:
1" = 100'
JOB NO.
19164
SHEET:
C0.2





RUTHERFORD COUNTY, TN

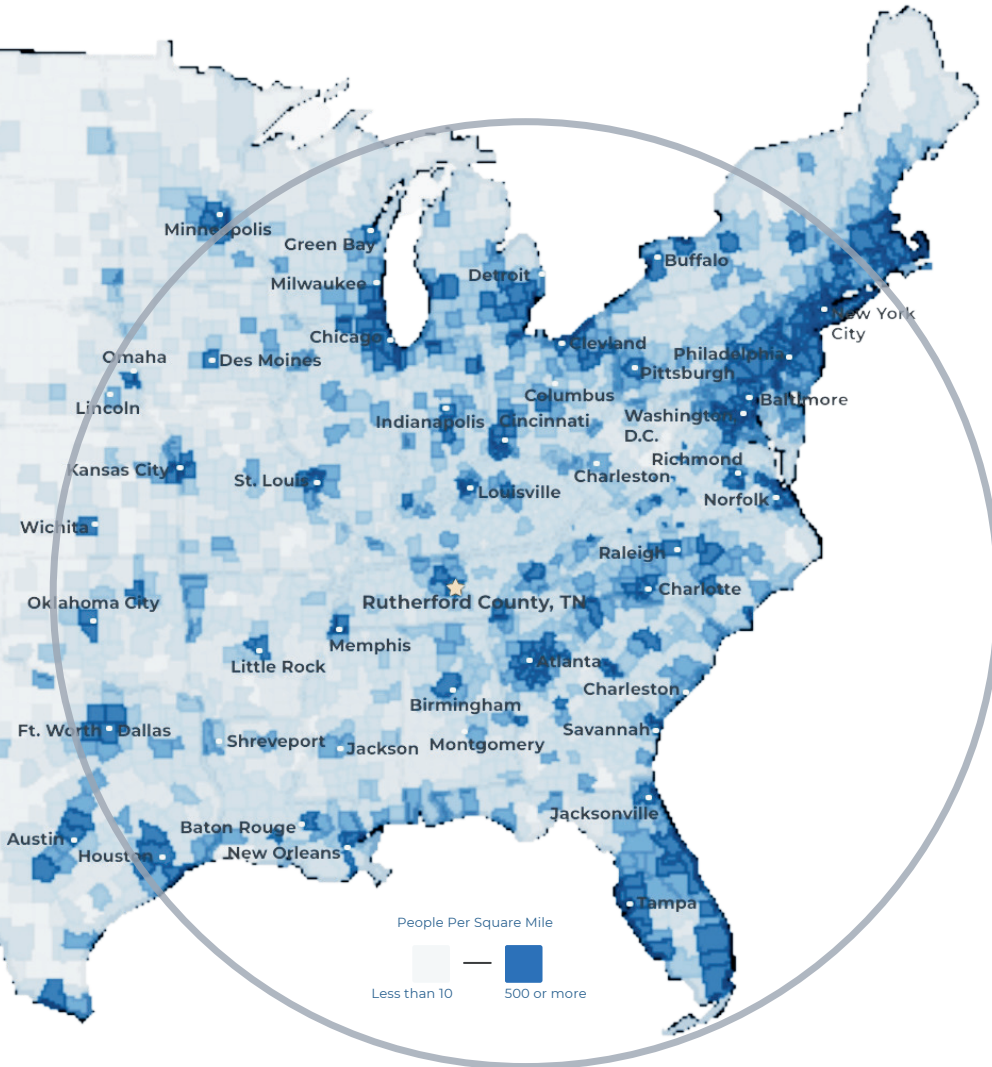
COMMUNITY SNAPSHOT

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	Murfreesboro Medical Clinic	925
Taylor Farms	1,700	Cardinal Health	816
Asurion	1,250	Vijon	730

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	2.2%	3.3%	3.9%
Labor Force Participation Rate	69.5%	59.2%	62.2%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of April 2024

RECENT ANNOUNCEMENTS

McNeilus

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

Schneider Electric

Schneider Electric adds 100 new jobs and \$3M of investment at its Smyrna facility to expand its manufacturing capacity of critical electrical infrastructure.



La Vergne announces Uptown, a 26-acre, Class A mixed-use development with Aldi, 250 apartments, and other new-to-market retailers.

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Director, Economic Development
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