



GREAT COMMERCIAL OUTPARCEL

FOR SALE

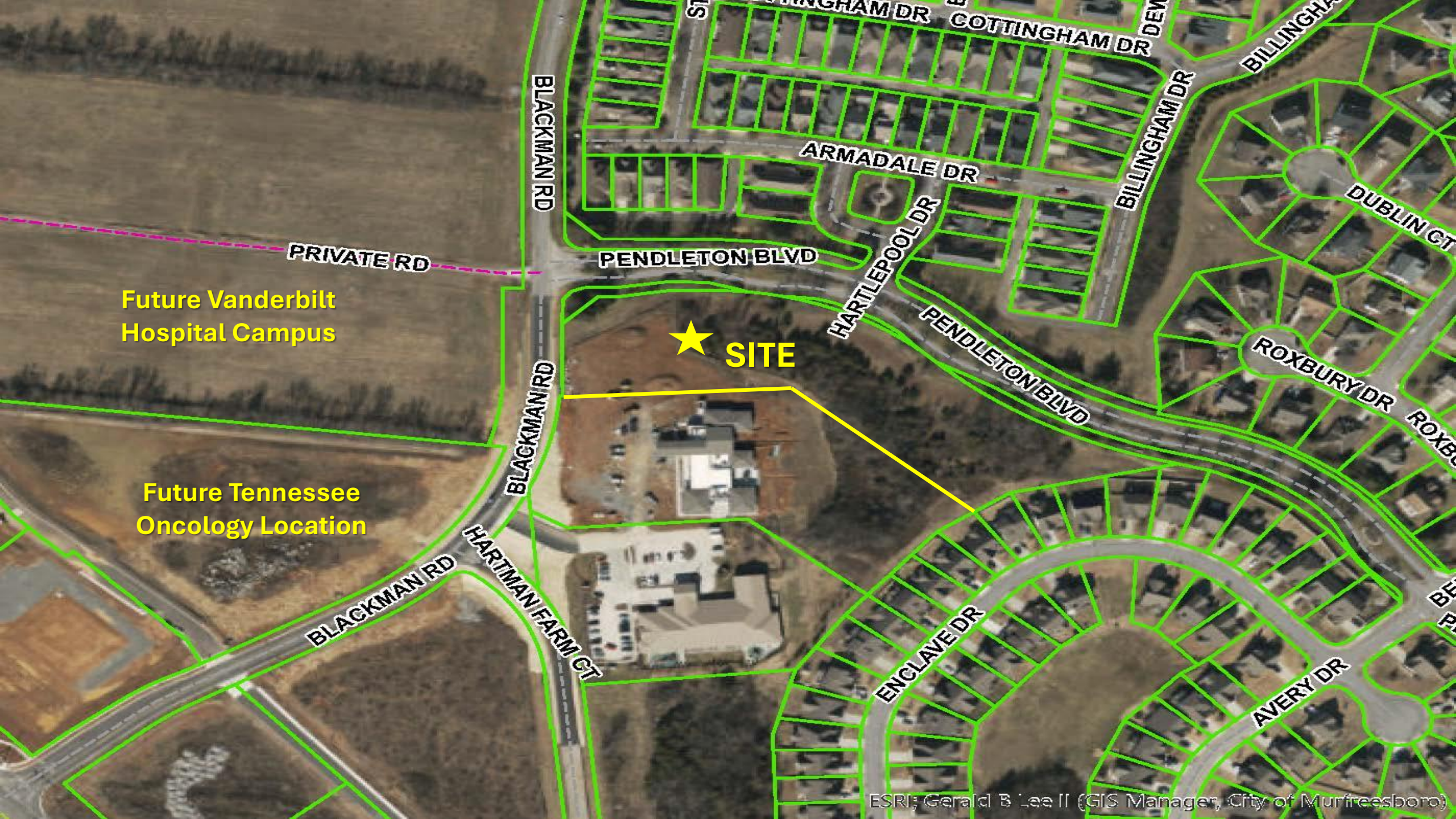
Blackman Rd & Pendleton Blvd
Murfreesboro, TN

ParkTrust
COMMERCIAL

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

- 3.28+/- Acres
- Price: \$1,975,000
- Zoned PCD
- All Utilities
- Huge rooftop count, across the street from the future Vanderbilt Hospital Campus
- Close to I-840 Interchange @ Veterans Pkwy

1225 Garrison Drive, Suite 202, Murfreesboro, TN 37129



PRIVATE RD

Future Vanderbilt
Hospital Campus

Future Tennessee
Oncology Location

★ SITE

BLACKMAN RD

PENDLETON BLVD

ARMADALE DR

HARTLEPOOL DR

PENDLETON BLVD

BILLINGHAM DR

BILLINGHAM DR

DUBLIN CT

ROXBURY DR

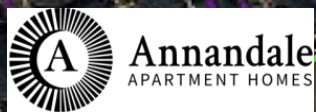
BE...

AVERY DR

ENCLAVE DR

HARTMAN FARM CT

BLACKMAN RD



To I-840

Future Vanderbilt
Hospital



PENDING



Advance
Auto Parts

Future
Tennessee Oncology

Wawa

WELLS
FARGO



Berkshire Subdivision
750+ Homes



AutoZone

Ascension
Saint Thomas



Future City of
Murfreesboro
Park

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADMIT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PAVES AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: MAP 93, PARCEL 107
RECORD BOOK 1756, PAGE 3170
AHMAD J. ABU-HAMMAM, PRESIDENT
OSCAR PROPERTIES, LLC

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADMIT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PAVES AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: MAP 93, PARCEL 101
RECORD BOOK 2388, PAGE 2866
JOSEPH MINGE, MEMBER
GROW & LEARN X, LLC

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADMIT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PAVES AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: MAP 93, PARCEL 101 - LOT 1
RECORD BOOK 2493, PAGE 2928
DWAYNE THOMAS DEWORMER, MANAGER
CORNERSTONE CHILDCARE PROJECT II, LLC

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: REGISTERED SURVEYOR

TERM: R.L.S. No.

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE: CITY ENGINEER

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

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, OR THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY IF THEY ARE MORE STRINGENT, 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; OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

DATE: CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY OFFICIAL

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.

DATE: MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION ELECTRIC SERVICE JURISDICTION
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS SET FORTH IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, THESE PLANNING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. 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.

DATE: PLANNING COMMISSION SECRETARY

LOT AREAS

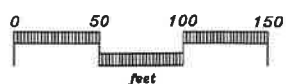
LOT	AREA
1	22,033.12 SQ. FT.
2	26,238.13 SQ. FT.
3	43,234.13 SQ. FT.
TOTAL	91,505.38 SQ. FT.

CURVE DATA

CHORD	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	420.00'	45°10'43"	355.32'	S66°12'33"W	346.07'
C2	750.00'	1°14'44"	366°03'30"	S66°12'33"W	43.71'
C3	40.00'	27°24'58"	99.83'	N20°33'31"W	87.69'
C4	328.00'	1°14'44"	85.08'	N43°33'31"W	84.84'
C5	23.00'	12°33'31"	12.33'	N67°14'53"W	23.00'
C6	263.00'	1°14'44"	72.03'	N34°12'33"W	71.98'
C7	263.00'	2°14'44"	22.43'	N67°14'53"W	220.01'
C8	3,970.00'	0°12'42"	8.00'	N67°14'53"W	8.00'

LINE DATA

LINE	BEARING	DISTANCE
L1	S89°17'57"E	20.90'
L2	N20°33'31"E	75.23'
L3	N50°10'49"W	3.89'
L4	S89°17'57"E	4.89'



PENDLETON BOULEVARD
R.O.W. VARIES (RESIDENTIAL COLLECTOR)

ENCLAVE DRIVE
R.O.W. VARIES (LOCAL STREET)

OWNER:
GROW & LEARN X, LLC
320 MAIN ST., STE 230
FRANKLIN, TN 37064
MAP 93, PARCEL 101
R.B.K. 2388, PG. 2866 R.O.R.C., TN

OWNER:
OSCAR PROPERTIES, LLC
4325 MARYMONT SPRINGS BLVD
MURFREESBORO, TN 37208
MAP 93, PARCEL 107
R.B.K. 1756, PG. 3170 R.O.R.C., TN

OWNER:
CORNERSTONE CHILDCARE PROJECT II, LLC
284 SCABARD LN., STE 120
FRANKLIN, TN 37067
MAP 93, PARCEL 101
R.B.K. 2493, PG. 2928 R.O.R.C., TN

SITE DATA:
TOTAL AREA = 9.684 ± ACRES
NO. OF LOTS = 3
ZONING = PCD

CONSOLIDATED UTILITY DISTRICT
SINGLE GANG METER VAULT
REQUIREMENT
N.T.S.

MIN. 5' CLEAR SPACE
AROUND PERIMETER OF
GANG METER VAULTS



1. CLEAR SPACE TO BE VOID OF DRAINAGE FACILITIES, STRUCTURES, DRIVEWAYS, MAILBOXES, SIDEWALKS, TREES, PUBLIC UTILITIES, AND UTILITY SERVICE CONNECTIONS.
2. SMALL DECORATIVE LANDSCAPING IS PERMITTED WITHIN THE CLEAR SPACE AT PROPERTY OWNER'S RISK. C.U.D. IS NOT RESPONSIBLE TO RESTORE LANDSCAPING IF IT IS DISTURBED AS STATED IN C.U.D. LANDSCAPE AGREEMENT.
3. SEWER SERVICES, TREES AND BUILDINGS TO BE LOCATED A MINIMUM 10 FT. AWAY FROM WATER SERVICE AND VAULT.
4. SIDEWALKS, UTILITY CROSSINGS, AND LANDSCAPING SHALL BE PERMITTED WITHIN C.U.D. EASEMENT, BUT NOT CLEAR SPACE AREA. OWNER SHALL SUBMIT ENCROACHMENT AGREEMENT TO C.U.D. IF LANDSCAPING, SIGN OR OTHER SUCH FACILITIES ARE LOCATED WITHIN C.U.D. EASEMENT.
5. OTHER UNDERGROUND UTILITY CROSSINGS SHALL COMPLY WITH SEPARATION REQUIREMENTS OUTLINED IN C.U.D. TECHNICAL SPECIFICATIONS.



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS OF RECORD FROM ONE LOT OF RECORD, TWO PARCELS OF LAND, AND ABANDONED RIGHT-OF-WAY, AND TO RECORD SUNDERSHIP NETWORK ROAD 83-561 (MUD-881).
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO T.D.O.T. SUNDERSHIP NETWORK ROAD 83-561 (MUD-881).
3. THIS PROPERTY LIES WITHIN ZONE 3, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FLOOD MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0235 H, EFFECTIVE DATE JANUARY 5, 2007.
4. 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 COMPOSE 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.
5. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
6. SUBJECT PROPERTY IS ZONED PCD. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: FRONT - 40' / SIDE - 10' / REAR - 20'.
7. THE SOIL MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING ON SITE 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.
8. IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SATISFACTORY 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.
9. PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MIDDLE TENNESSEE ELECTRIC, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
10. UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION 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.
11. THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
12. EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEIR LIMITS, SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
13. 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.
14. CUD ACCESS TO THE DESIGNATED METER LOCATION AREA SHALL BE UNHINDERED BY DRIVEWAYS, SIDEWALKS, FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS AT THE METER VAULT LOCATIONS. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE METER(S) AND SERVICE LINE(S) AND MAIN(S). CUD WILL NOT BE LIABLE TO REPAIR OR REPLACE ANY REMOVED OR DAMAGED ENCROACHMENTS WITHIN THE EASEMENT AND WILL NOT BE FINANCIALLY LIABLE FOR DAMAGES TO ANY ENCROACHMENTS.
15. THIS PROPERTY IS WITHIN THE OVERALL CREEK ASSESSMENT DISTRICT.
16. IN ORDER TO FINALIZE THE CONVEYANCE AS PLATTED, THE SUBJECT PROPERTY NEEDS TO BE DEEDED TO/BETWEEN THE PARTIES, WHICH SHOULD REFERENCE THE NEW PLAT.

THE RECORDING OF THIS PLAT Voids, Vacates and SUPERSEDES THE RECORDING OF LOT 1 ON A FINAL PLAT ENTITLED "THE LEARNING CENTER AT BERKSHIRE" AS RECORDED IN PLAT BOOK 42, PAGE 206, R.O.R.C., TN AND A NON-BUILDABLE LOT ON A FINAL PLAT ENTITLED "WESTLAWN COMMERCIAL EAST SUBDIVISION" AS RECORDED IN PLAT BOOK 47, PAGE 284, R.O.R.C., TN. ALL OTHER MATTERS ON SAID PLATS, INCLUDING THE RECORDING OF ANY EASEMENTS, SHALL REMAIN THE SAME.

PLAT BOOK: _____, PAGE: _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

FINAL PLAT

**Lots 2 & 3
& Resubdivision of Lot 1
The Learning Center at Berkshire
SUBDIVISION**

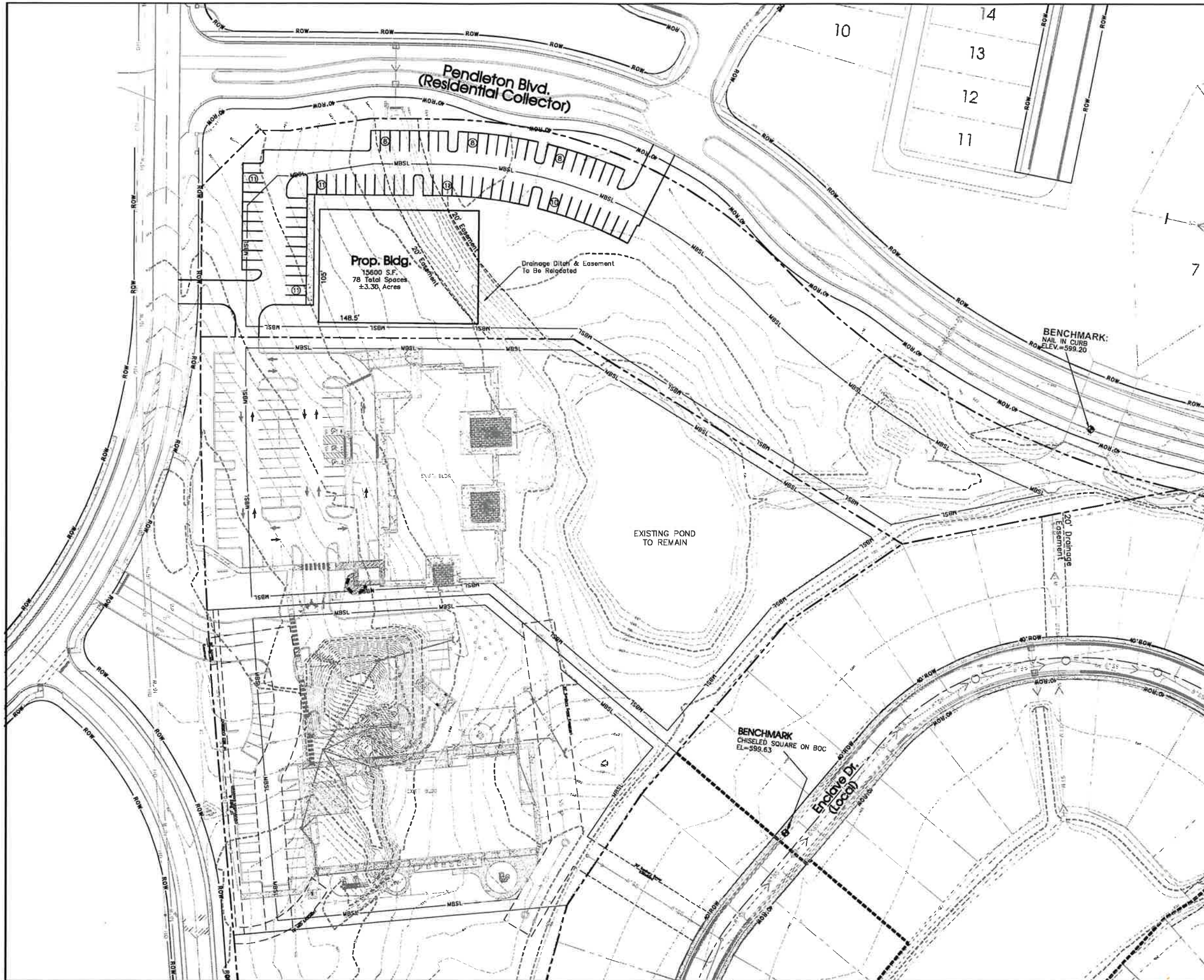
CITY OF MURFREESBORO, TENNESSEE
7th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc.
WWW.SEC-CIVIL.COM
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37189
PHONE: (615) 890-7901 • FAX: (615) 898-2367

PROJ. # 180627
DATE: 4-18-23
REV: 8-4-23
FILE: L.C. Berk-Final Plat
DRAWN BY: JDB
SCALE: 1" = 50'
SHEET 1 OF 1

REVISIONS PER MURFREESBORO PLANNING COMMENTS 8-4-23



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 & CUTTER
ELECTRICAL ENCLOSURE	TRAFFIC ARROW
EXIST. WATER METER	TURN LANE ARROWS
EXIST. UTILITY POLE	REVISION NUMBER
EXIST. FIRE HYDRANT	DRAINAGE STRUCTURE DESIGNATION
POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION
BLOW OFF VALVE	RP RAP
REDUCER	RUNOFF FLOW ARROW
REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION
CONCRETE THRUST BLOCK	PROPOSED SPOT ELEVATION
DOUBLE DETECTOR CHECK VALVE	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 EOD	CONCRETE SWALE
MANHOLE	TYPE - X - HEADWALL

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

811
Know what's below.
Call before you dig.

Scale: 1" = 40'

North Arrow: N

SEC Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDIETENNESSEE BOULEVARD • MURFREESBORO, TENNESSEE 37129
(615) 633-1791 • WWW.SEC-CIVIL.COM • FAX (615) 633-1567
REGISTERED PROFESSIONAL ENGINEER, STATE OF TENNESSEE, LICENSE NO. 3507
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT, STATE OF TENNESSEE, LICENSE NO. 1544

Daycare @ Berkshire
Murfreesboro, Tennessee

REVIEW SET
(Not Intended For Construction)

Concept Plan

1 of 1

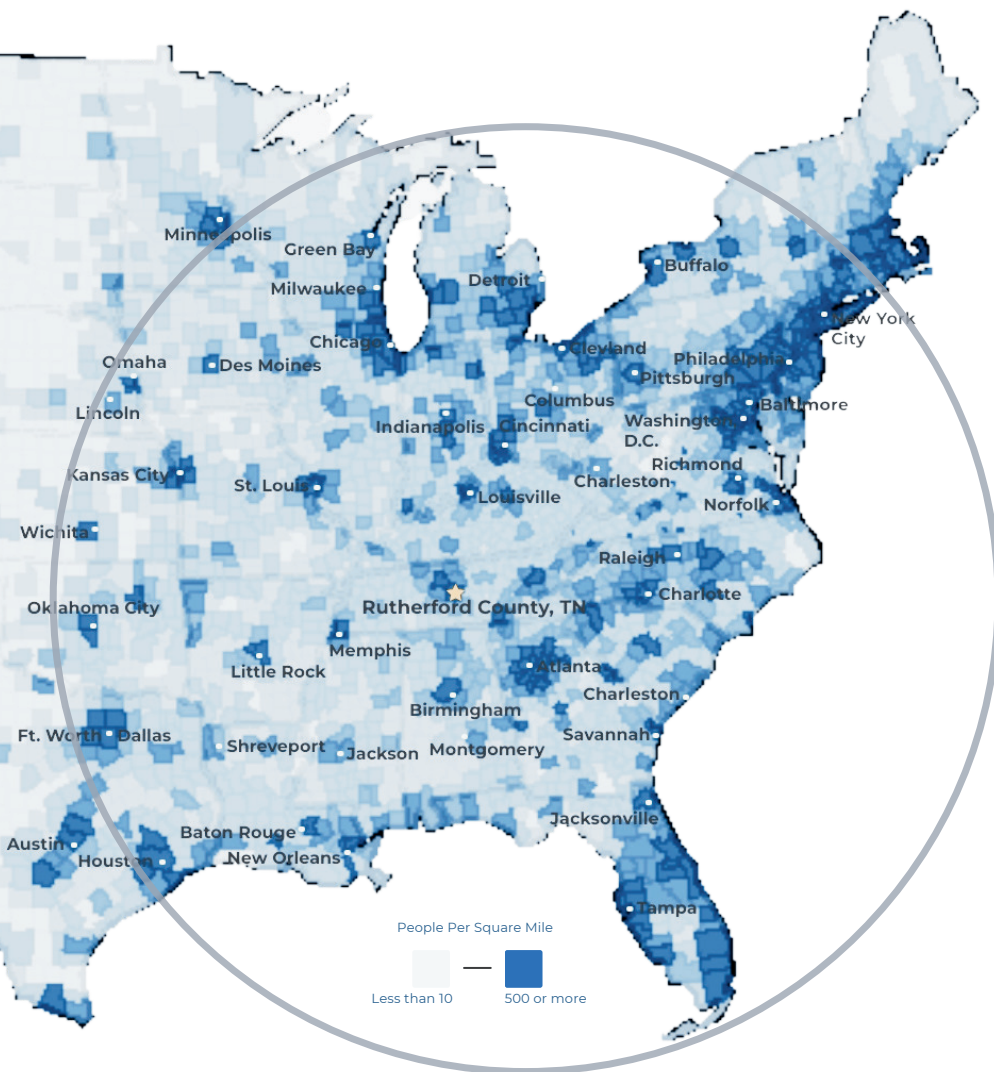
COMMUNITY SNAPSHOT

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



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



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.



