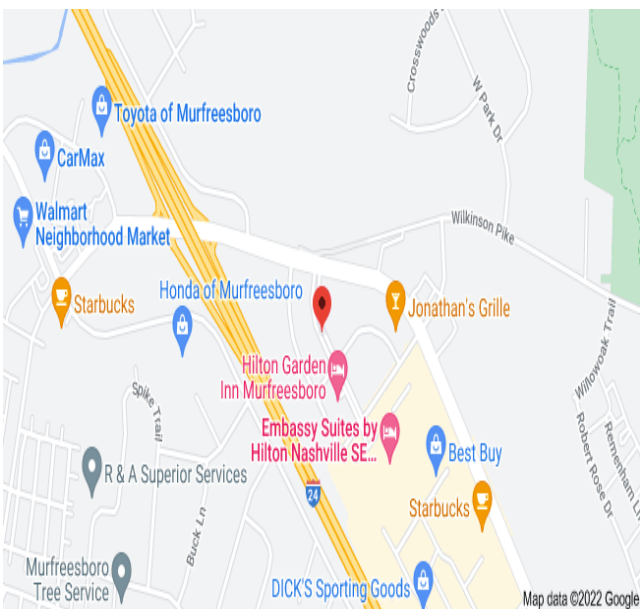




FOR SALE – 1.46+/- Acre Site

1406 Conference Center Blvd – Murfreesboro, TN



DETAILS:

- **REDUCED** Price: \$1,833,000
- Great Hotel, Office, Retail Site in the Middle of Medical Center Pkwy/The Avenue Area
- Visible from I-24 Medical Center Pkwy Exit 76 & The Avenue
- Zoned Commercial
- All utilities

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

I-24 @ Exit 76



PRIVATE RD

WILKINSON PIKE

PRIVATE DR

MEDICAL CENTER PKWY

TER PKWY

Coming Soon
Restaurant



THORNTONS



SITE

CONFERENCE CENTER BLVD

AVENUE WAY

GRESHAMPARK DR

AVENUE WAY

GRESHAMPARK DR

SILOHILL LN

AVENUE WAY

IF RAMP I-24



 **TOYOTA** of
Murfreesboro

Walmart
Neighborhood Market

I-24 Exit 76

Fortress Blvd

Medical Center Pkwy

NELSON MAZDA
MURFREESBORO

 **CHEVROLET**

**FORTRESS
SQUARE**

John Rice Blvd

 **Honda**
MURFREESBORO

 **Holiday Inn**

Residence INN
by Marriott

SITE
★

JONATHAN'S
• DRILLE •



**ROOMS
TO GO**

VINTAGE
THE AVENUE
APARTMENTS

 **EMBASSY SUITES**
HOTELS®

 **LONGHORN**
STEAKHOUSE

 **THE AVENUE®**
MURFREESBORO

I-24

Rutherford County Agri Center

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 ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

2-23-16 C.M. GATTON
DATE RECORD BOOK 874, PAGE 2247 TRUSTEE OF THE C.M. GATTON TRUST UNDER AGREEMENT DATED JANUARY 7, 1995

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. 2-18-16 David A. Parker
DATE REGISTERED SURVEYOR
TENN. R.L.S. No. 2381

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY 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, OR THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY IF THEY ARE MORE STRINGENT, AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY TO ASSURE COMPLETION OF SAME.

DATE 2-24-16
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

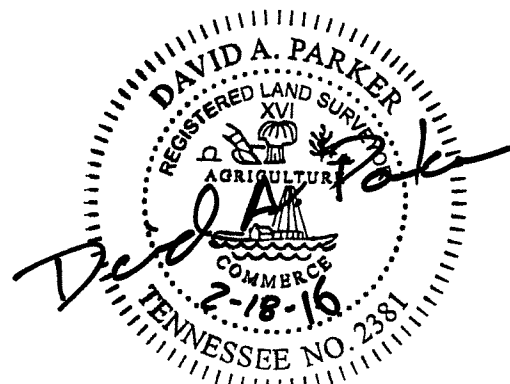
I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DESIGN CRITERIA FOR SEWAGE WORKS; (2) THAT 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 2/29/16
MURFREESBORO WATER AND SEWER 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 3/1/2016
PLANNING COMMISSION SECRETARY



Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 857476
State: 15.00
Clerk: 0.00
Other: 2.00
Total: 17.00
Instrument #: 2007117
Recorded: 3/2/2016 at 9:40 AM
Plat Cabinet 39 Pgs 133-133

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	18°08'04"	376.00'	119.01'	60.01'	118.51'	S59°37'11"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	N84°26'51"W
C3	29°22'07"	325.00'	166.59'	85.17'	164.77'	N24°45'48"W
C4	5°59'53"	320.50'	33.55'	16.79'	33.54'	N04°38'43"E

OWNER:

C.M. GATTON, TRUSTEE OF THE C.M. GATTON TRUST UNDER AGREEMENT DATED JANUARY 7, 1995
1000 WEST STATE STREET
BRISTOL, TN 37620
MAP 79, PARCELS 95.13, 95.14 & 95.15
R.B.K. 874, PG. 2247

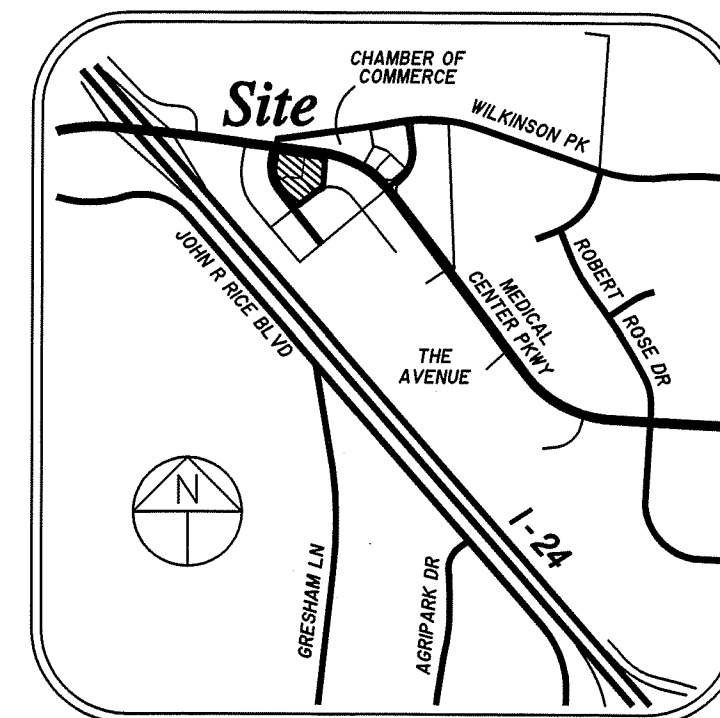
DEVELOPER:

NORTH CHURCH LLC
123 NORTH CHURCH STREET
P.O. BOX 5035
MURFREESBORO, TN 37133-5035

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOTS 9, 10 & 11 ON A FINAL PLAT ENTITLED "SECTION II & 2ND. AMENDMENT OF SECTION I", AS RECORDED IN PLAT BOOK 32, PAGE 236, R.O.R.C., TN.

DATE OF RECORDING: March 2, 2016
TIME OF RECORDING: 9:40 A.M.
PLAT BOOK 39, PAGE 133

BENCHMARK
CITY OF MURFREESBORO
URBAN GROWTH BOUNDARY
MONUMENT UGB02-193
ELEV=573.63 (NAVD 88)
N=557485.313
E=1837904.139



LOCATION MAP
N.T.S.

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO RECONFIGURE THE PROPERTY LINES OF LOTS 9, 10 & 11 TO FACILITATE AN APPROVED SITE PLAN FOR LOT 10.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT UGB02-193 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0255 H, 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 CH. MINIMUM BUILDING SETBACKS FOR THIS PROPERTY ARE: FRONT = 42 FT. / SIDE = 0 FT. (ADJ. TO CH ZONE) / REAR = 20 FT.
- 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 IF SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANIES, AT&T, CONSOLIDATED UTILITY DISTRICT, 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 REGARDS TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
- 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.
- 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.
- THIS PLAT AND PROPERTY SHOWN HEREON MAY BE SUBJECT TO ALL MATTERS OF THE NORTH CHURCH DRAINAGE ASSOCIATION, RECORDED IN R.B.K. 671, PG. 3252.
- THIS PLAT AND THE PROPERTY SHOWN HEREON IS SUBJECT TO PARTICIPATION WITH A PRIVATE WATER ASSESSMENT DISTRICT.
- PROPERTY IS WITHIN OVERALL CREEK ASSESSMENT DISTRICT AND MEDICAL CENTER PARKWAY ASSESSMENT DISTRICT.
- WATER SERVICE, DOMESTIC AND FIRE PROTECTION ARE PROVIDED BY CONSOLIDATED UTILITY DISTRICT.
- 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.
- THIS PLAT AND THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF THE FUTURE OWNERS ASSOCIATION.

FINAL PLAT

Resubdivision of Lots 9, 10 & 11
Section II

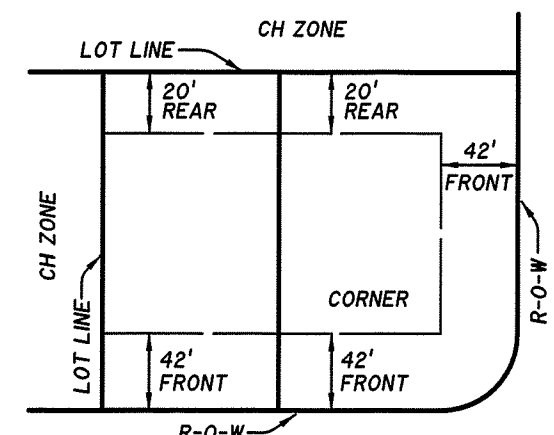
North Church LLC Property

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

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 06114 DATE: 2-10-16 REV.: FILE: CONCENPLAT9-10-II DRAWN BY: ACAD/JWG SCALE: 1" = 100' SHEET 1 OF 1



TYPICAL MINIMUM BUILDING SETBACKS
FOR CH ZONING
N.T.S.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)

SITE DATA:

TOTAL AREA = 4.790 ACRES
NO. OF LOTS = 3
MINIMUM LOT SIZE = NONE
ZONING = CH & GDO-I

Demographic Summary Report

Avenue Way, Murfreesboro, TN 37129

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	10,749	67,270	158,409
2022 Estimate	8,989	57,324	136,376
2010 Census	3,958	34,366	92,771
Growth 2022 - 2027	19.58%	17.35%	16.16%
Growth 2010 - 2022	127.11%	66.80%	47.00%
2022 Population by Hispanic Origin	591	4,128	10,168
2022 Population	8,989	57,324	136,376
White	6,963 77.46%	44,849 78.24%	103,815 76.12%
Black	1,262 14.04%	7,787 13.58%	22,462 16.47%
Am. Indian & Alaskan	23 0.26%	309 0.54%	675 0.49%
Asian	471 5.24%	2,640 4.61%	5,344 3.92%
Hawaiian & Pacific Island	2 0.02%	62 0.11%	129 0.09%
Other	269 2.99%	1,678 2.93%	3,951 2.90%
U.S. Armed Forces	18	151	324
Households			
2027 Projection	3,828	24,478	58,543
2022 Estimate	3,218	20,974	50,650
2010 Census	1,479	13,009	35,445
Growth 2022 - 2027	18.96%	16.71%	15.58%
Growth 2010 - 2022	117.58%	61.23%	42.90%
Owner Occupied	2,206 68.55%	14,773 70.43%	31,585 62.36%
Renter Occupied	1,012 31.45%	6,201 29.57%	19,065 37.64%
2022 Households by HH Income	3,218	20,974	50,651
Income: <\$25,000	267 8.30%	1,697 8.09%	6,261 12.36%
Income: \$25,000 - \$50,000	512 15.91%	3,875 18.48%	10,529 20.79%
Income: \$50,000 - \$75,000	840 26.10%	4,699 22.40%	10,282 20.30%
Income: \$75,000 - \$100,000	689 21.41%	3,396 16.19%	7,076 13.97%
Income: \$100,000 - \$125,000	318 9.88%	2,390 11.40%	5,427 10.71%
Income: \$125,000 - \$150,000	224 6.96%	2,072 9.88%	4,226 8.34%
Income: \$150,000 - \$200,000	322 10.01%	1,984 9.46%	4,424 8.73%
Income: \$200,000+	46 1.43%	861 4.11%	2,426 4.79%
2022 Avg Household Income	\$85,396	\$92,294	\$88,186
2022 Med Household Income	\$74,735	\$76,590	\$70,747

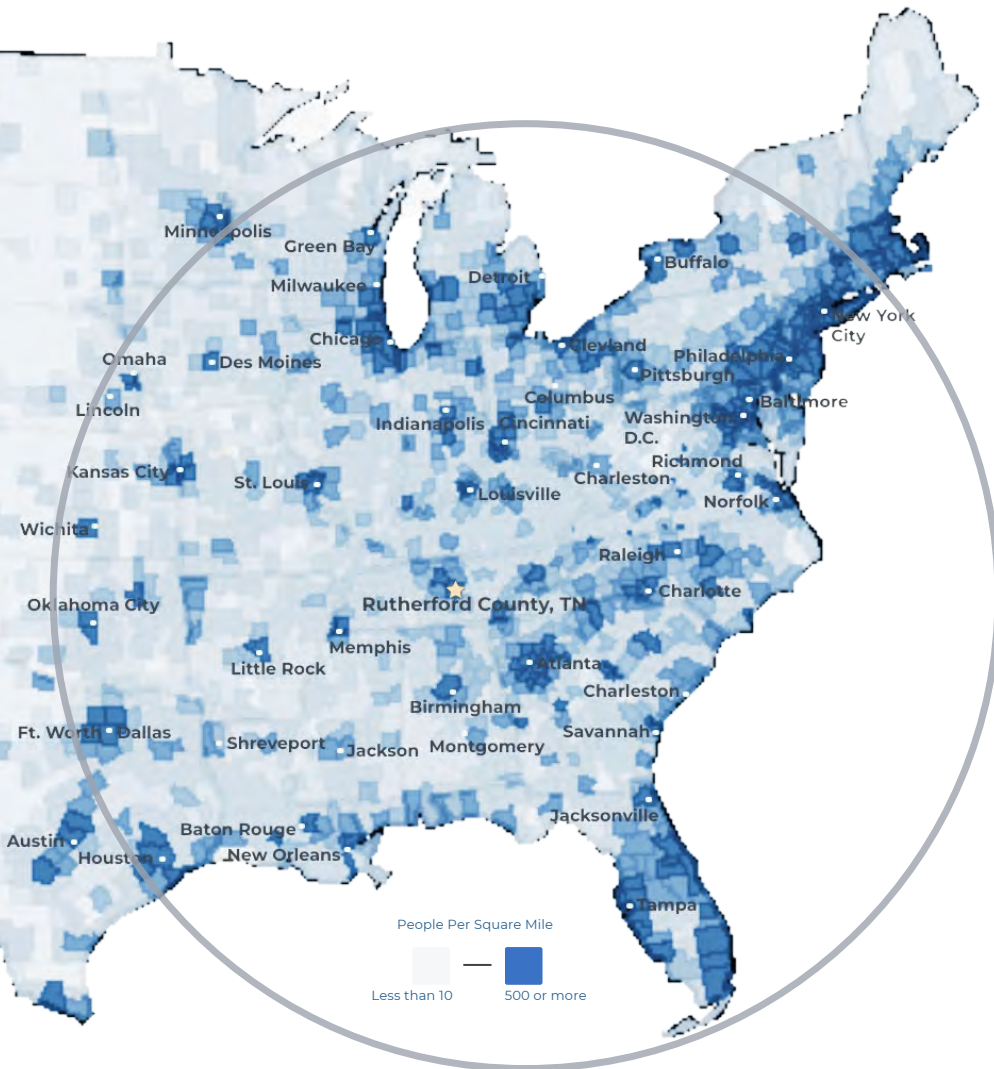
COMMUNITY SNAPSHOT

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



