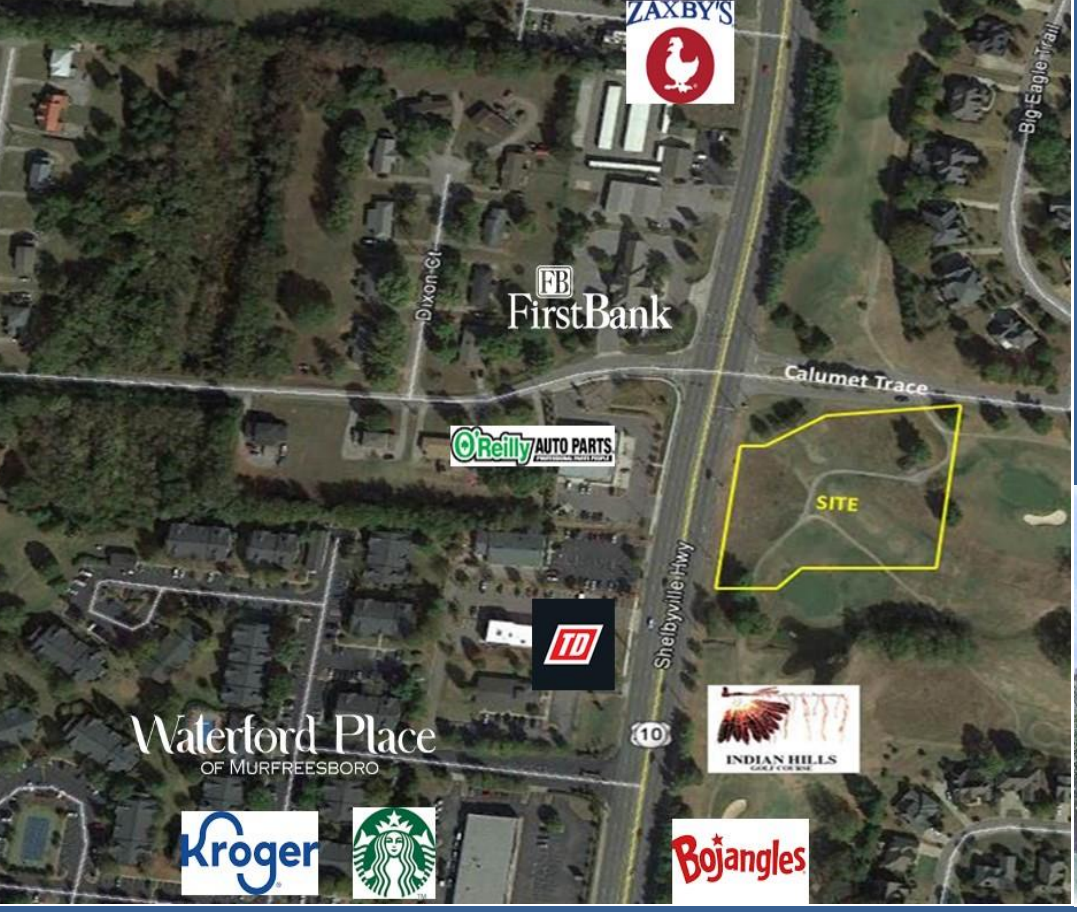


FOR SALE:
2+/- ACRES

$1,150,000



S. CHURCH ST. AT CALUMET TRACE

MURFREESBORO, TN

GREAT CORNER ZONED RESTAURANT SITE

Radius	2 Mile	5 Mile	10 Mile
Population	16,999	118,093	236,511
Household Income	$95,361	$92,910	$103,973

DETAILS:

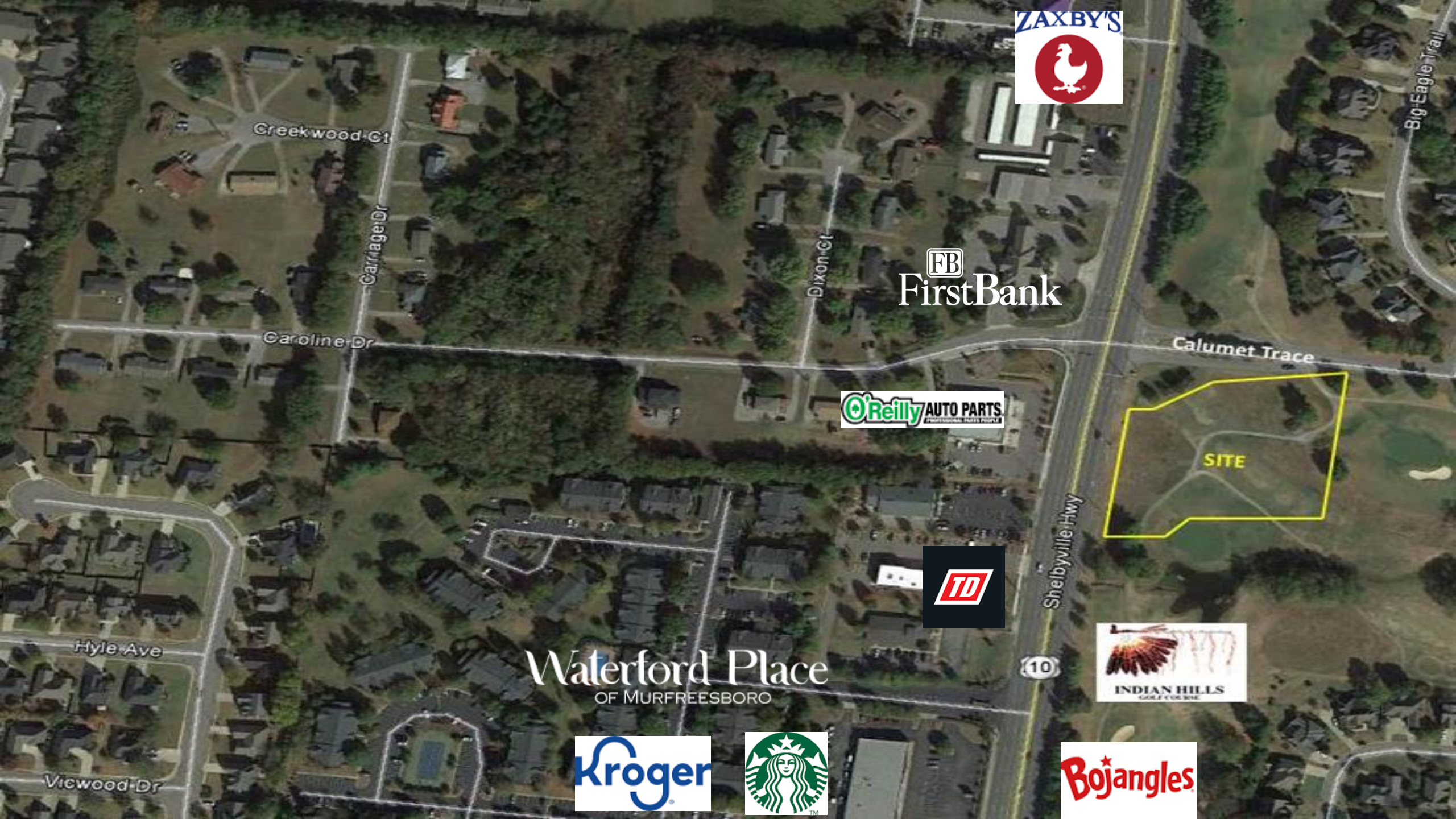
- Maximum floor area of 6,400 SF
- Maximum building height of 35 feet
- All utilities available
- Zoned for a sit-down restaurant
- No drive-thru service permitted
- Daily Traffic Count approx. 50,000+/- vehicles

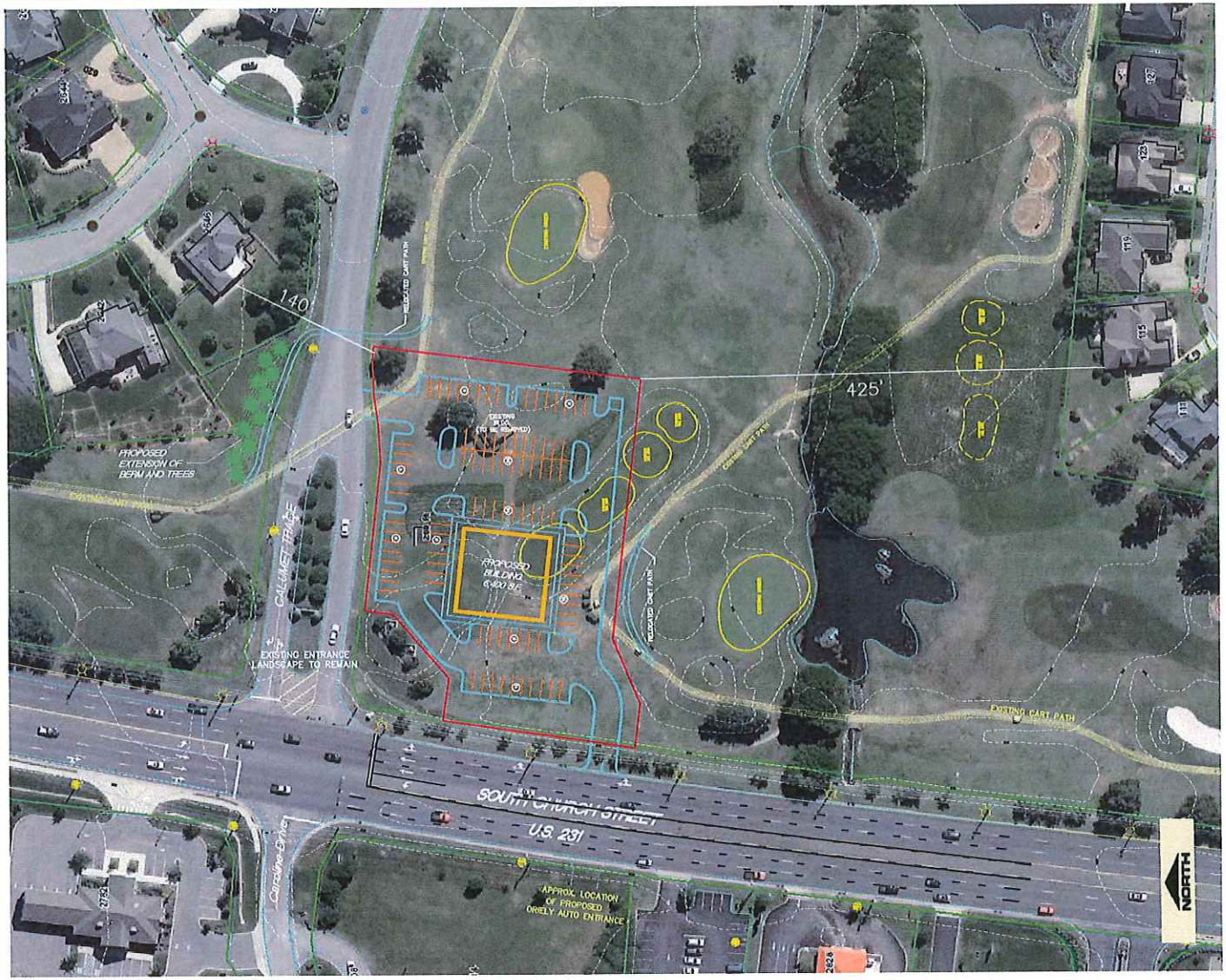
John Harney
AFFILIATE BROKER

615.542.0715
john@parktrust.com
TNLIC# 221569

ParkTrust
COMMERCIAL

1225 Garrison Drive, Suite 202
Murfreesboro, TN 37129
615.234.5020
www.parktrustcommercial.com


Creekwood Ct
Carriage Dr
Dixon Ct
Caroline Dr
Calumet Trace
Big Eagle Trail
Shelbyville Hwy
SITE
Hyle Ave
Vicwood Dr
10
Waterford Place
OF MURFREESBORO
ZAXBY'S
FirstBank
O'Reilly AUTO PARTS
INDIAN HILLS
kroger
Bojangles



Proposed Restaurant Site

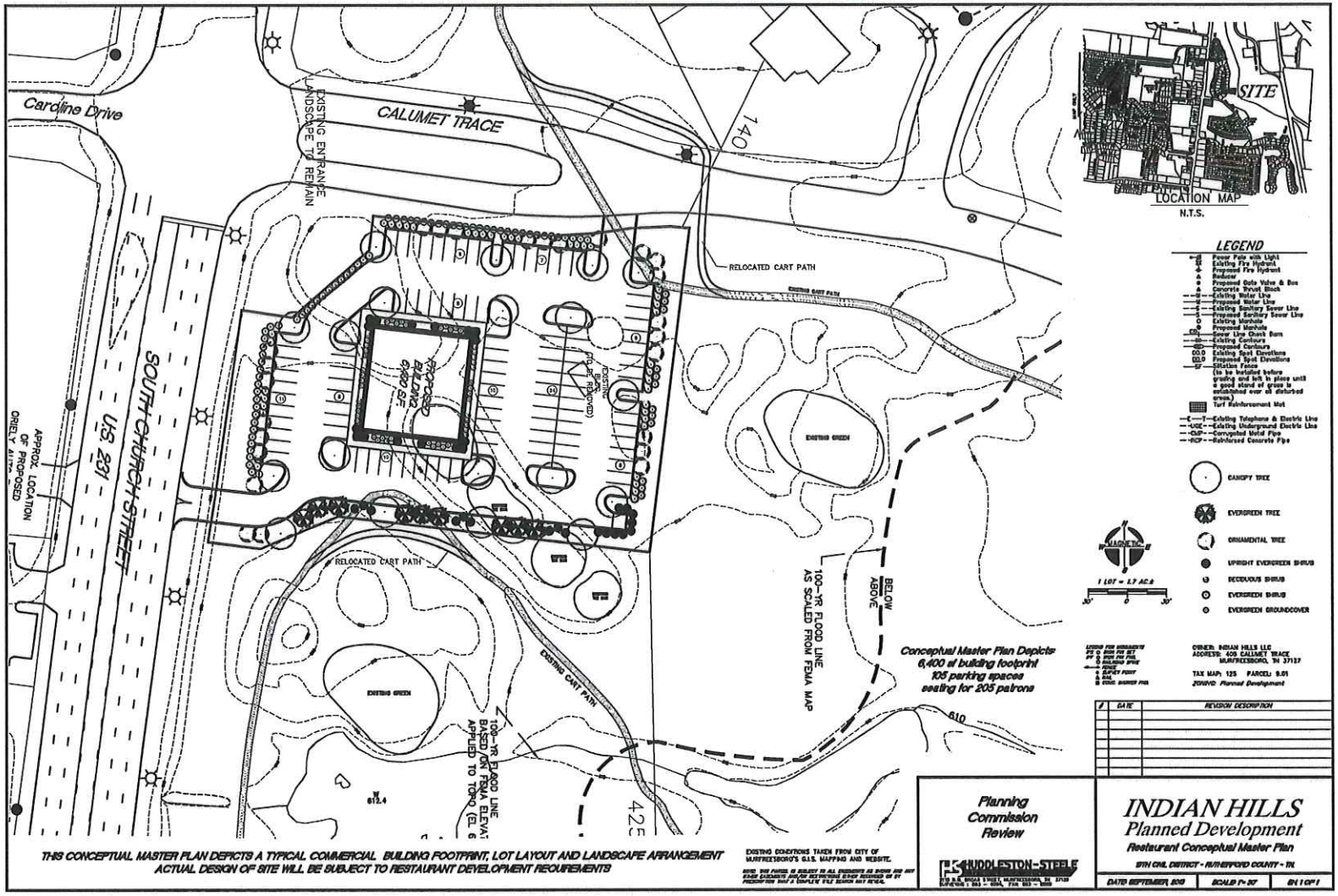
- The Proposed Restaurant site will be approximately 2.0 acres in size.
- Access is proposed to connect to both South Church Street and Calumet Trace giving the site good accessibility.
- The existing entrance for the Indian Hills Neighborhood (including the monument signs and landscape) will remain in place. The parking and landscape for the proposed restaurant will be designed to integrate around the existing entrance features.
- Tee boxes on the 12th hole will require an adjustment to allow for the restaurant site to fit. This will change the 12th hole from a par 4 to a par 3 design. There will also be some modifications to re-route the cart path around the restaurant site. The new route will improve the safety of the cart crossing at Calumet Trace. All other aspects of the golf course will remain unchanged.
- The proposed commercial lot will be approximately 425' from the back corner of the closest homes to the south and 140' from the back corner of the closest homes to the north.

HUDDLESTON-STEELE ENGINEERING, INC.

Aerial and Surrounding Context

INDIAN HILLS RESTAURANT

An Amendment to The Indian Hills Planned Development



This plan has been reduced from its original size - not to scale

INDIAN HILLS RESTAURANT

An Amendment to The Indian Hills Planned Development









Conceptual images shown are to depict general character, materials and scale of building

Proposed Restaurant Features

- The Proposed Restaurant at Indian Hills is intended to be a quality service, family oriented establishment. It is proposed to offer a sit down dining experience with a full lunch and dinner menu.

- The proposed architecture will relate to the surrounding context of the Indian Hills neighborhood in both quality of materials and scale of building. The proposed restaurant architecture and site design will require specific review and approval through the City of Murfreesboro Planning Department at the time of site plan approval.

- Maximum Floor Area: 6,400 s.f.
- Maximum Building Height: 35'
- At least 75% Masonry (Brick, Stone or Cement Board Siding) on all four sides of the building
- No drive thru service shall be permitted
- Site lighting intensity shall be limited to half a foot candle at the commercial lot boundary
- All garbage collection and HVAC units shall be fully screened from public view

INDIAN HILLS
GOLF COURSE

INDIAN HILLS RESTAURANT

An Amendment to The Indian Hills Planned Development

HUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. Broad Street • Murfreesboro, TN 37129 • Engineering 615-893-4084 • Surveying 615-890-0372 • Fax 615-893-0080

April 22, 2014

Mr. Joseph Aydelott, Planning Director
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130

Re: Indian Hills PUD
Amendment Request
Murfreesboro, Tennessee

Dear Joseph:

I would like to provide you an update on our request to amend the Indian Hills PUD to allow for a high-quality, sit-down restaurant at the southeast corner of South Church Street and Calumet Trace.

On January 14, 2014, a neighborhood meeting was held at the Indian Hills Clubhouse to present facts related to the proposed PUD amendment and to listen to the concerns of the neighborhood.

Based on the neighborhood meeting and other discussions with neighbors, the following is being committed by the golf course owners if this PUD amendment is approved:

1. Restricted covenants will be drafted (by the City Council's second reading) and recorded (by the City Council's third reading) that will stipulate that no additional golf course property along South Church Street will be requested to be commercial by amending the PUD.
2. The monument signs and landscaping areas at the main entrance will be deeded to the Homeowners' Association.
3. The existing berm and trees on the north side of the main entrance of Indian Hills will be extended west to screen the proposed development from the closest residence.

At the request of some of the neighbors, we requested that action on our proposed amendment be delayed to give the Homeowners' Association time to determine if they could raise their dues to fund golf course debt so that our proposal would not be necessary. This raising of the dues was not successful, so we now would like our proposed PUD amendment to continue through the process.

Please contact me if you have any questions or would like any additional information on our proposal. Thank you for your assistance with this matter.

Sincerely,

HUDDLESTON-STEELE ENGINEERING, INC.

Bill

William H. Huddleston IV, P.E., R.L.S.

INDIAN HILLS
GOLF COURSE

HUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. Broad Street • Murfreesboro, TN 37129 • Engineering 615-893-4084 • Surveying 615-890-0372 • Fax 615-893-0080

June 19, 2014

Mr. Joseph D. Aydelott, Planning Director
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130
Email: jaydelott@murfreesborotn.gov

Re: Proposed PUD Amendment
Indian Hills Restaurant
South Church Street and Calumet Trace
Murfreesboro, Tennessee

Dear Mr. Aydelott:

During the course of our discussions with citizens regarding the proposed Indian Hills PUD amendment, it has become evident that further clarification may be needed to define the proposed high-quality, sit-down restaurant. While most of us understand that we are proposing a restaurant like a P.F. Chang's or O'Charley's, and not a McDonald's or Hardee's, we would like to offer further clarification to our proposal.

The following should help out-line what we intend as a high-quality sit-own restaurant:

- The customer does not stand in line or at a counter to pick up food.
- The food is brought to the table by servers.
- The eating utensils and plates are not disposable.
- The hours of operation are normal lunch and dinner hours, and possibly breakfast hours.
- There will not be 24-hour operations.
- There will not be a drive-through window or speaker box for ordering food.
- There will be no outside grill.
- This will not be primarily an entertainment venue.
- This will not be primarily a catering establishment.
- A full menu will be provided, not a specialty menu.
- The wait staff will be highly trained for full service.
- High quality materials will be used with an eye towards atmosphere.

We hope this helps to clarify what we mean by a high-quality, sit-down restaurant. Please contact us if you have any questions or comments.

Sincerely,

William H. Huddleston IV, P.E., R.L.S.

Copy: Mr. John Floyd

INDIAN HILLS
GOLF COURSE

INDIAN HILLS RESTAURANT

An Amendment to The Indian Hills Planned Development

HUDDLESTON-STEELE
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2115 N.W. Broad Street • Murfreesboro, TN 37129 • Engineering 615-893-4084 • Surveying 615-890-0372 • Fax 615-893-0080

June 19, 2014

Mr. Joseph D. Aydelott, Planning Director
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130
Email: jaydelott@murfreesborotn.gov

Re: Proposed PUD Amendment
Indian Hills Restaurant
South Church Street and Calumet Trace
Murfreesboro, Tennessee

Dear Mr. Aydelott:

The owners of the Indian Hills Golf Course would line to add the following commitments to the Proposed PUD Amendment for a high-quality, sit-down restaurant:

1. Garbage trucks servicing the dumpster will be restricted to daylight hours.
2. The restaurant will not be allowed to be open after midnight.
3. Outdoor music will not be allowed, either live or through speakers.

Sincerely,

HUDDLESTON-STEELE ENGINEERING, INC.

William H. Huddleston IV, P.E., R.L.S.

Copy: Mr. John Floyd

INDIAN HILLS
GOLF COURSE

INDIAN HILLS RESTAURANT

An Amendment to The Indian Hills Planned Development

HUDDLESTON-STEELE ENGINEERING, INC
2115 N.W. Broad Street • Murfreesboro, TN 37129 • Engineering 615-893-4084 • Surveying 615-890-0372 • Fax 615-893-0080

June 23, 2014

Mr. Joseph D. Aydelott, Planning Director
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130
Email: jaydelott@murfreesborotn.gov

Re: Proposed PUD Amendment
Indian Hills Restaurant
South Church Street and Calumet Trace
Murfreesboro, Tennessee

Dear Mr. Aydelott:

Based on the discussions during the Public Hearing at the June 19, 2014, City Council meeting, the owners of the Indian Hills Golf Course would line to add the following commitments to the Proposed PUD Amendment for a high-quality, sit-down restaurant:

1. We will add trees to fill in the tree line that runs east-west between the proposed site and the existing homes to the south.
2. We will plant a row of evergreen trees along the east property line of the proposed site.
3. We will limit any outdoor dining to the east and south sides of the building.
4. We will transfer the monument signs and landscaping areas of the main entrance to the Homeowner's Association by the third reading of City Council.
5. The restaurant will not be allowed to be open after 11 P.M. Sunday through Thursday.

Sincerely,

HUDDLESTON-STEELE ENGINEERING, INC.

William H. Huddleston IV, P.E., R.L.S.

Copy: Mr. John Floyd

INDIAN HILLS
GOLF COURSE

Demographic Summary Report

2 Ac Restaurant Site

S Church St, Murfreesboro, TN 37127

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

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	11,714		43,271		127,741	
2025 Estimate	10,862		39,835		118,093	
2020 Census	10,005		35,195		106,784	
Growth 2025 - 2030	7.84%		8.63%		8.17%	
Growth 2020 - 2025	8.57%		13.18%		10.59%	
2025 Population by Hispanic Origin	815		3,971		12,350	
2025 Population	10,862		39,835		118,093	
White	7,102	65.38%	25,943	65.13%	73,599	62.32%
Black	1,835	16.89%	6,131	15.39%	20,227	17.13%
Am. Indian & Alaskan	14	0.13%	66	0.17%	189	0.16%
Asian	372	3.42%	1,504	3.78%	4,524	3.83%
Hawaiian & Pacific Island	18	0.17%	94	0.24%	482	0.41%
Other	1,520	13.99%	6,097	15.31%	19,072	16.15%
U.S. Armed Forces	61		134		323	
Households						
2030 Projection	4,726		16,811		48,944	
2025 Estimate	4,374		15,452		45,153	
2020 Census	3,999		13,582		40,553	
Growth 2025 - 2030	8.05%		8.79%		8.40%	
Growth 2020 - 2025	9.38%		13.77%		11.34%	
Owner Occupied	2,450	56.01%	9,444	61.12%	23,474	51.99%
Renter Occupied	1,924	43.99%	6,008	38.88%	21,679	48.01%
2025 Households by HH Income	4,374		15,454		45,153	
Income: <$25,000	458	10.47%	1,817	11.76%	5,449	12.07%
Income: $25,000 - $50,000	867	19.82%	2,720	17.60%	8,438	18.69%
Income: $50,000 - $75,000	824	18.84%	2,967	19.20%	9,176	20.32%
Income: $75,000 - $100,000	781	17.86%	2,326	15.05%	6,263	13.87%
Income: $100,000 - $125,000	258	5.90%	1,288	8.33%	4,631	10.26%
Income: $125,000 - $150,000	499	11.41%	1,682	10.88%	4,244	9.40%
Income: $150,000 - $200,000	540	12.35%	1,593	10.31%	4,370	9.68%
Income: $200,000+	147	3.36%	1,061	6.87%	2,582	5.72%
2025 Avg Household Income	$90,980		$97,284		$92,910	
2025 Med Household Income	$76,216		$77,397		$73,470	

10/13/2026

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rutherford works

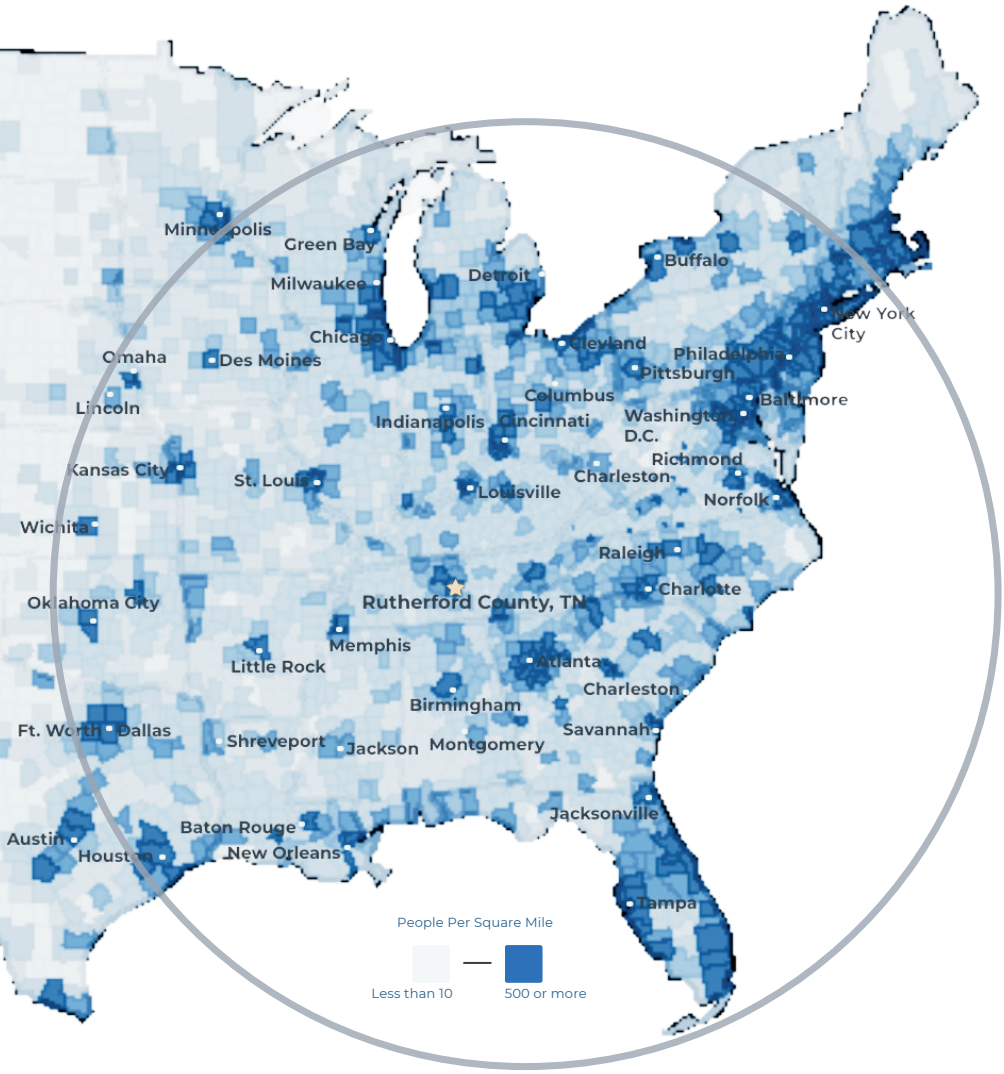
RUTHERFORD COUNTY, TN



COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY, TN



#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 Age
34

Median Home Price
$415,000

Median HH Income
$81,505

3 Colleges
25,000 students

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.

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org

Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org