



GREAT COMMERCIAL DEVELOPMENT SITE

FOR SALE

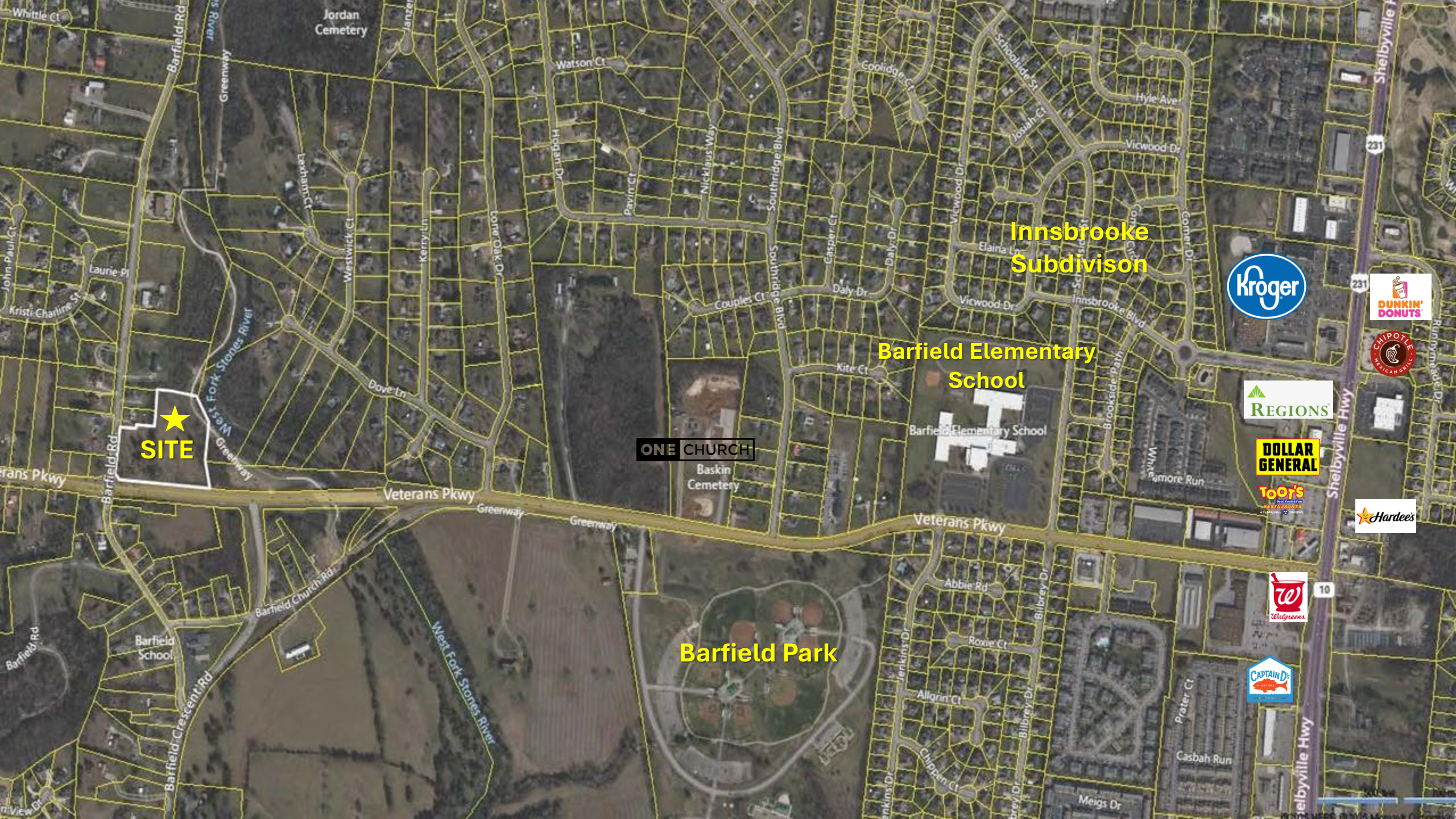
2887 Barfield Road
Murfreesboro, TN 37128

ParkTrust
COMMERCIAL

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

- **PRICE:** \$2,095,000
- Zoned Commercial
- Frontage on both Veterans Pkwy & Barfield Rd
- Designed for a convenience store site & 3 additional building pads
- Growing corridor on 5 lane Veterans Pkwy
- Close to S. Church St / Hwy 231 and New Salem Rd / Hwy 99
- Close Traffic Count: Approx. 15,927+/-

1225 Garrison Drive, Suite 202, MURFREESBORO, TN 37129



★
SITE

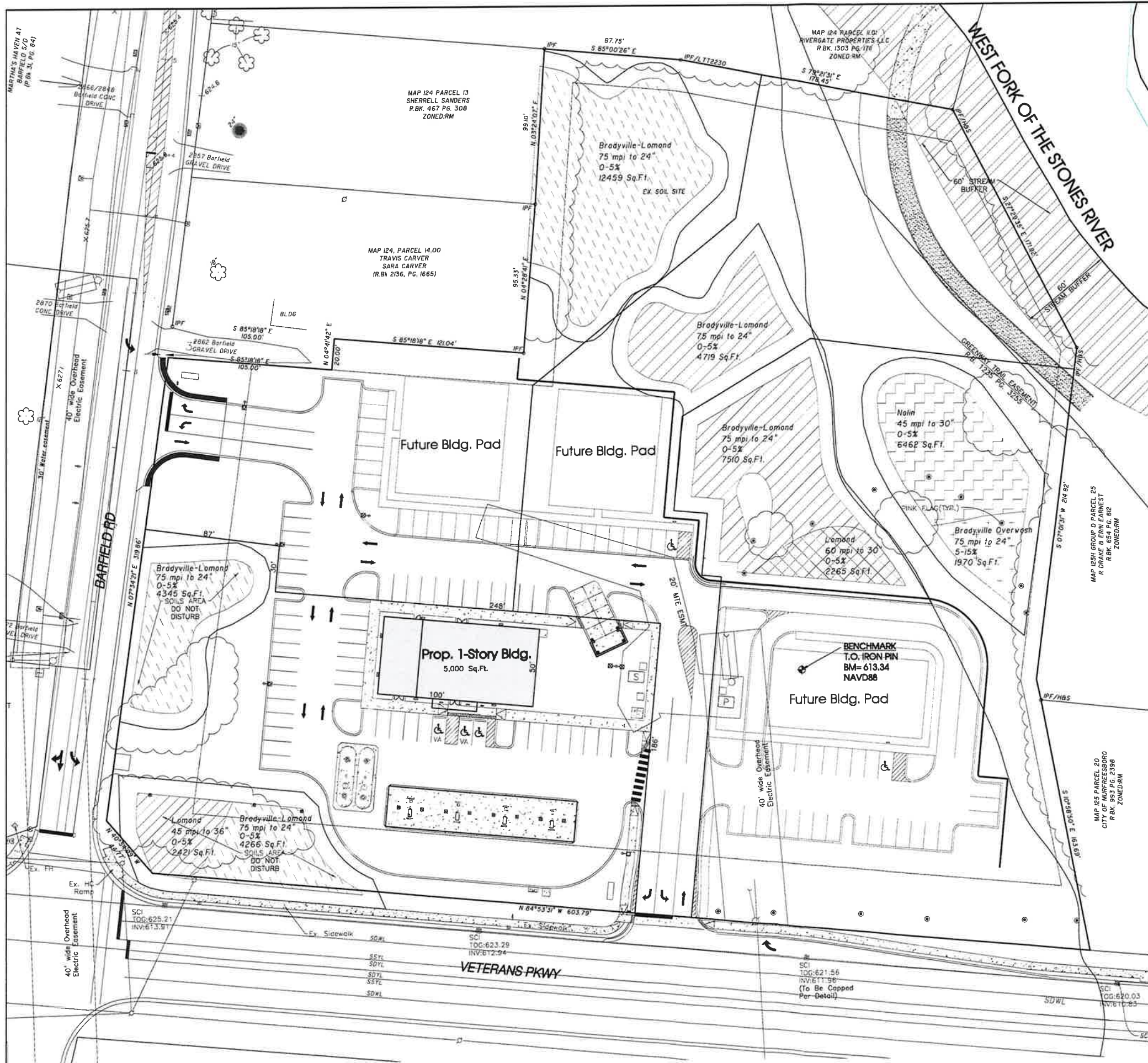
**Innsbrooke
Subdivision**

**Barfield Elementary
School**

ONE CHURCH

Barfield 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		H.C. 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		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		R.P. RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	(3.25 X	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(3.25) X	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 E.C.O.		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
EXISTING PHONE		PH _____	
EXISTING ELECTRIC		EH _____	
PROPERTY LINE		=====	
EASEMENTS		-----	
RIGHT OF WAY		_____ ROW _____	
EROSION CONTROL SILT FENCE		_____ SF _____ SF _____	
EROSION EEL		_____ E _____ E _____	
EXISTING TREELINE			
EXISTING FENCELINE		_____ X _____ X _____ X _____ X _____	
MINIMUM BUILDING SETBACK LINE		=====	
PHASE BOUNDARY		=====	
EXISTING GAS LINE		_____ GAS _____	
PROPOSED GAS LINE		_____ GAS _____	
EXISTING STORM		_____ S.T.M _____	
PROPOSED STORM		_____ S.T.M _____	
EXISTING CONTOUR LINES		_____ -60- _____	
PROPOSED CONTOUR LINES		_____ -60- _____	
EXISTING SANITARY SEWER		_____ S.S _____	
PROPOSED SANITARY SEWER		_____ S.S _____	
EXISTING WATER		_____ W _____ W _____	
PROPOSED WATER		_____ W _____ W _____	

Know what's below.
Call before you dig.

N

30' 0 30' 60'

SCALE: 1" = 30'

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 800-7901
E-MAIL: MTAYLOR@SEC.CIVIL.COM
FAX: (615) 805-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the contractor to ensure that the construction of the site conforms to these construction drawings. It is the contractor's responsibility to ensure that the construction of the site is consistent with the construction plans.

**West Fork Village
Gas Station**

Rutherford County, Tennessee

Master Plan

NOV 12 10:12 AM 2021 Staff Comments
10-20-2021 Staff Comments
3-22-2024 Permit Submission
DRAWN: SJA/CFB
DATE: 9-28-2021
CHECKED: MAT
FILE NAME: 14212GasStation
SCALE: 1"=30'
JOB NO: 14212
SHEET: C0.2



SWPPP Narrative:
The existing site is located at the east end of Manson Court within Rutherford County in the City of Murfreesboro. The project site is a 13.8 Acre project and generally sheet flows from the south to the north. The site has been designed to discharge to existing downstream conveyance system to the north.

The existing soils on site consist of approximately 16.2% Cumberland silt loam categorized as type B hydrologic soil group and 83.8% Bradyville-Lomond silt loam categorized as type C hydrologic soil group per published information by the National Resources Conservation Service. The pre-developed site has a runoff curve number of 61. The proposed improvements will reduce the runoff curve number to 79.

During demolition and mobilization, the sediment and stormwater runoff will be controlled with certain Best Management Practices (BMPs). Silt fence will be installed on the downslope sides of the site. The storm water runoff will be controlled with silt fence and protection until the stone base and pavements can be installed. A stone construction entrance will be installed upon mobilization of site to limit the tracking of mud and sediment onto the adjacent pavements and roadways. Covered dumpsters will be on site for disposal of trash and other debris. Fuel and other potentially hazardous chemicals will be stored inside the building or otherwise approved weatherproof container. The contractor purchasing the materials will be responsible for legally disposing of the container. The contractor purchasing the materials will be responsible for legally disposing of the containers and excess materials in accordance with the manufacturers' recommendations. A washout area will be provided for the concrete trucks as required.

It is the contractor's responsibility during construction to install and maintain all sedimentation and storm water runoff prevention BMPs described above and detailed within the plans at all times, which includes regular removal and disposal of accumulated debris. All erosion and sediment controls must be maintained properly until the site is stabilized. Maintenance must include inspections of all erosion and sediment controls after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, re-grading, re-seeding, re-mulching and re-netting must be performed immediately. The developer will own and maintain the site after construction has been completed.

Construction Sequence:
1. Stake and/or flag limits of clearing.
2. During preconstruction meeting all erosion & sediment control facilities & procedures shall be discussed.
3. Clear & grub, as necessary, for installation of perimeter controls.
4. Install silt fence perimeter controls as shown on plans.
5. Install construction entrance and concrete washout facility, if conditions are such that mud is collecting on vehicle tires, the tires must be cleaned before the vehicles enter the public roadway. The site entrance shall be maintained in a condition that will prevent the tracking or flow of mud onto the public right-of-way. All materials spilled, dropped, washed or tracked from vehicles onto the roadway must be removed promptly.
6. Clear & grub the remaining site as necessary.

EPSC Notes:
Staging Area, Worker Parking & Adjoining Drive To Be Constructed Of Stone.
Staging Area is To Be Kept Litter Free With Daily Cleanup. In Addition, All Stored Materials Are To Be Kept In Organized & Stacked Fashion. An unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, City Staff will shut down the job site.
All Construction Signage is To Be Constructed Of 2'-4"x4" Painted Posts.
Sign #1 - Display Surface Can Be No More Than 32 S.F. & Must Be Less Than 9 Ft. Tall.

General Contractor Shall Install All Initial EPSC Measures Prior To Any Earthwork Beginning.

Notes:
1. Soils Survey Information Shown Here On Is Taken From The National Resources Conservation Service Web Soil Survey.
2. Existing Site Survey Information Provided By Client.
3. See Landscape Plan For Tree Protection Notes.

EPSC Phasing

Initial:	Silt Fence Along Downgradient Perimeter Construction Entrance Temp. Conc. Washout
Intermediate:	Filter Fabric Inlet Protection Silt Fence To Protect Ditches
Final:	Landscaping & Grass Sod Of All Pervious Areas (See Landscaping Plan)

PROPOSED BMP'S

BMP	TYPE
SEDIMENT CONTROL BARRIER	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
INLET PROTECTION	TEMPORARY, SEDIMENT CONTROL

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (AC)
IMPERVIOUS	BUILDINGS, DRIVEWAYS C SOILS, CN=99	0.12
MEADOWS	CONTINUOUS GRASS, GOOD CONDITION B SOILS, CN=58	0.70
MEADOWS	CONTINUOUS GRASS, GOOD CONDITION C SOILS, CN=71	4.22
MEADOWS	CONTINUOUS GRASS, GOOD CONDITION D SOILS, CN=78	1.10
COMPOSITE		CN=72

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (AC)
IMPERVIOUS	BUILDINGS, DRIVEWAYS, SIDEWALKS C SOILS, CN=99	2.26
GRASS	OPEN SPACE, GOOD CONDITION B SOILS, CN=61	0.70
GRASS	OPEN SPACE, GOOD CONDITION C SOILS, CN=74	1.96
GRASS	OPEN SPACE, GOOD CONDITION D SOILS, CN=80	1.10
COMPOSITE		CN=83

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE
1	CONSTRUCTION EXIT	0.05	1%
2	EXISTING SWALE AND SILT FENCE AT NORTH PROPERTY LINE	11.21	1-2%

1★ Outfall

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

SCALE: 1" = 60'

West Fork Village Gas Station
Rutherford County, Tennessee

Existing Conditions & Initial EPSC Plan

C1.0

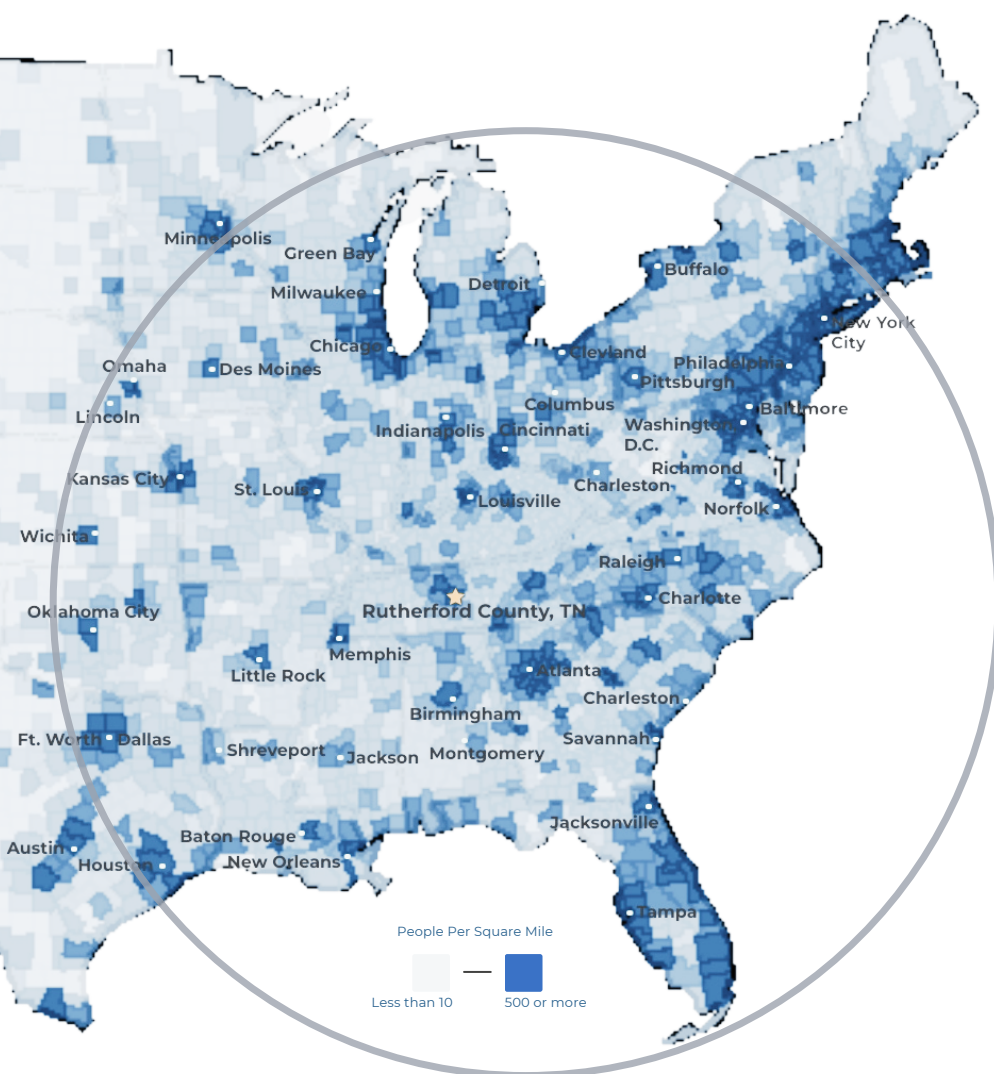
COMMUNITY SNAPSHOT

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



