



GREAT COMMERCIAL DEVELOPMENT SITE

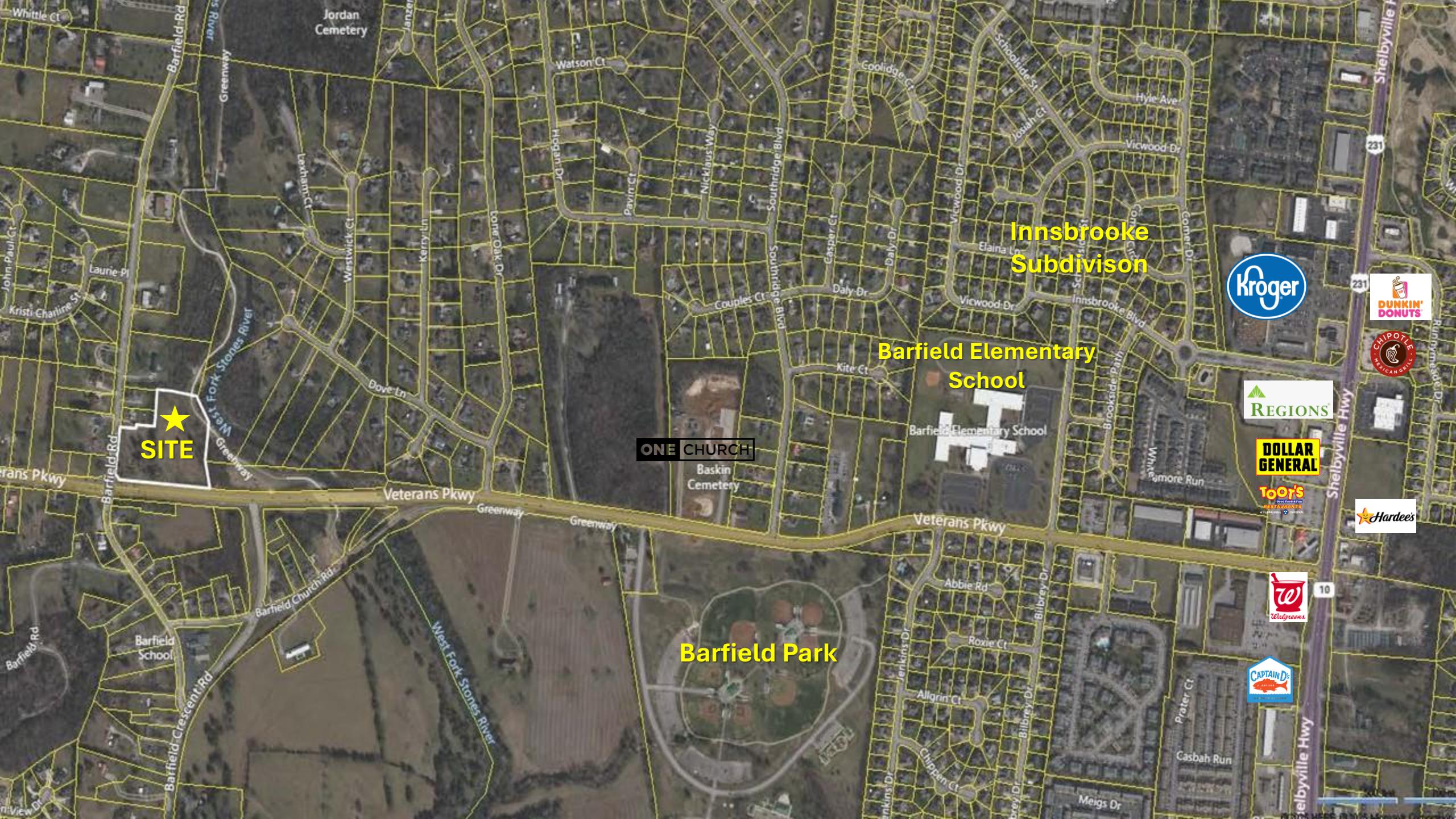
FOR SALE

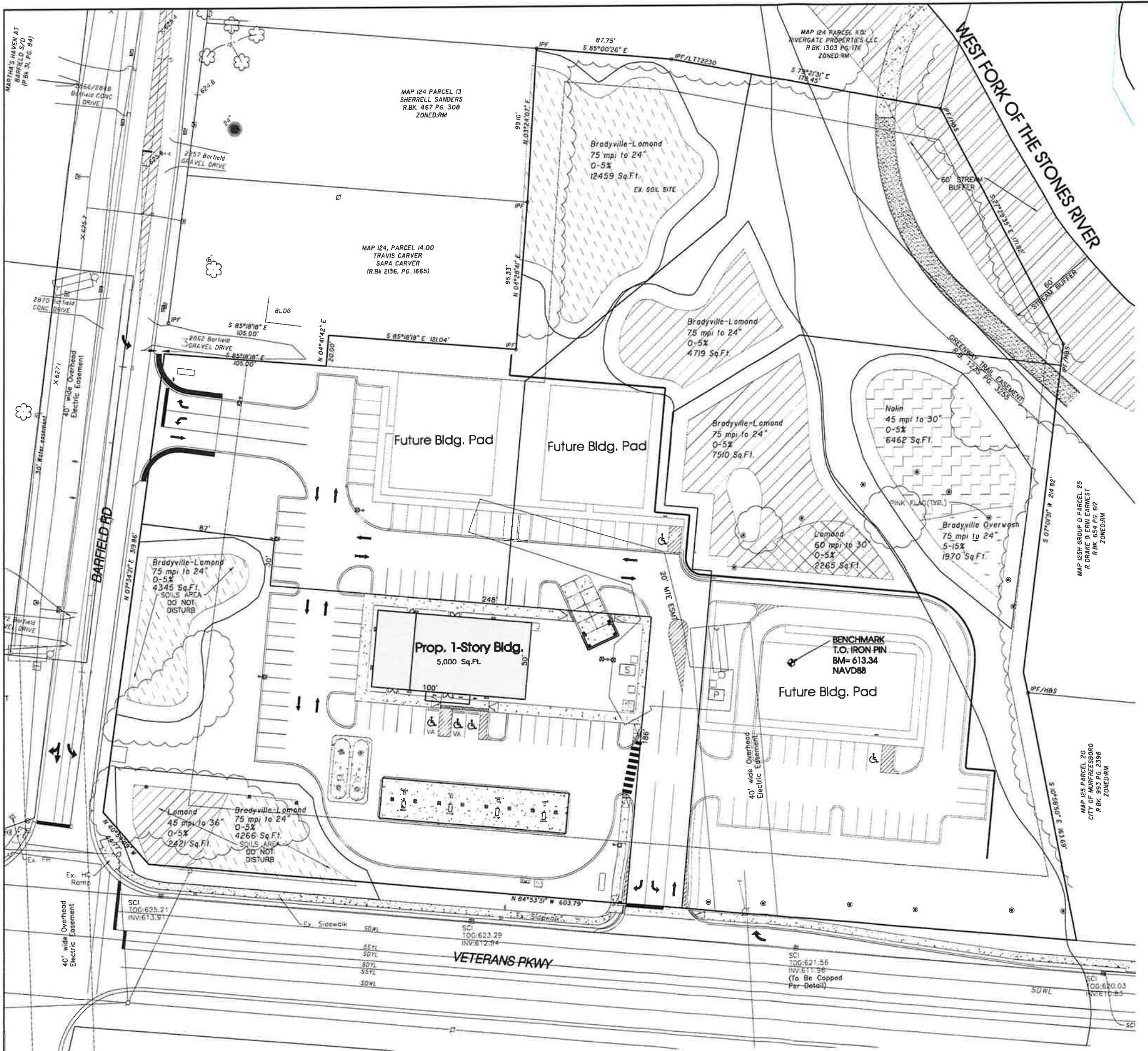
**2887 Barfield Road
Murfreesboro, TN 37128**

ParkTrust
C O M M E R C I A L

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+/-





Legend:		
<input type="checkbox"/>	EXIST. CONCRETE MONUMENT	
<input checked="" type="checkbox"/>	IRON PIN SET (I.P.S.)	
<input checked="" type="checkbox"/>	IRON PIN FOUND (I.P.F.)	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION
<input type="checkbox"/>	EXIST. SIGN POST	
<input type="checkbox"/>	EXIST. SEWER CLEANOUT	
<input type="checkbox"/>	EXIST. MANHOLE (SEWER & PHONE)	
<input type="checkbox"/>	EXIST. CATCH BASIN (STORM SEWER)	
<input checked="" type="checkbox"/>	EXIST. WATER/GAS VALVE	
<input type="checkbox"/>	EXIST. TELEPHONE RISER	
<input type="checkbox"/>	EXIST. GAS RISER	
<input type="checkbox"/>	ELECTRICAL ENCLOSURE	
<input type="checkbox"/>	EXIST. WATER METER	
<input type="checkbox"/>	EXIST. UTILITY POLE	
<input type="checkbox"/>	EXIST. FIRE HYDRANT	
<input type="checkbox"/>	POST INDICATOR VALVE	
<input type="checkbox"/>	BLOW OFF VALVE	
<input type="checkbox"/>	REDUCER	
<input type="checkbox"/>	REMOTE FIRE DEPT. CONNECTION	
<input type="checkbox"/>	CONCRETE THRUST BLOCK	63.25
<input type="checkbox"/>	DOUBLE DETECTOR CHECK VALVE	(63.25)
<input type="checkbox"/>	FIRE DEPT. CONNECTION	> SEWER/STORM FLOW DIRECTION
<input type="checkbox"/>	FIRE HYDRANT	
<input type="checkbox"/>	GATE VALVE & BOX	
<input type="checkbox"/>	WATER METER	
<input type="checkbox"/>	GAS METER	
<input type="checkbox"/>	GREASE TRAP	
<input type="checkbox"/>	EXTERIOR CLEANOUT ECO	
<input type="checkbox"/>	MANHOLE	
EXISTING PHONE		
EXISTING ELECTRIC		
PROPERTY LINE		
EASEMENTS		
RIGHT OF WAY		
EROSION CONTROL SILT FENCE		
EROSION EEL		
EXISTING TREELINE		
EXISTING FENCELINE		
MINIMUM BUILDING SETBACK LINE		
PHASE BOUNDARY		
EXISTING GAS LINE		
PROPOSED GAS LINE		
EXISTING STORM		
PROPOSED STORM		
EXISTING CONTOUR LINES		
PROPOSED CONTOUR LINES		
EXISTING SANITARY SEWER		
PROPOSED SANITARY SEWER		
EXISTING WATER		
PROPOSED WATER		



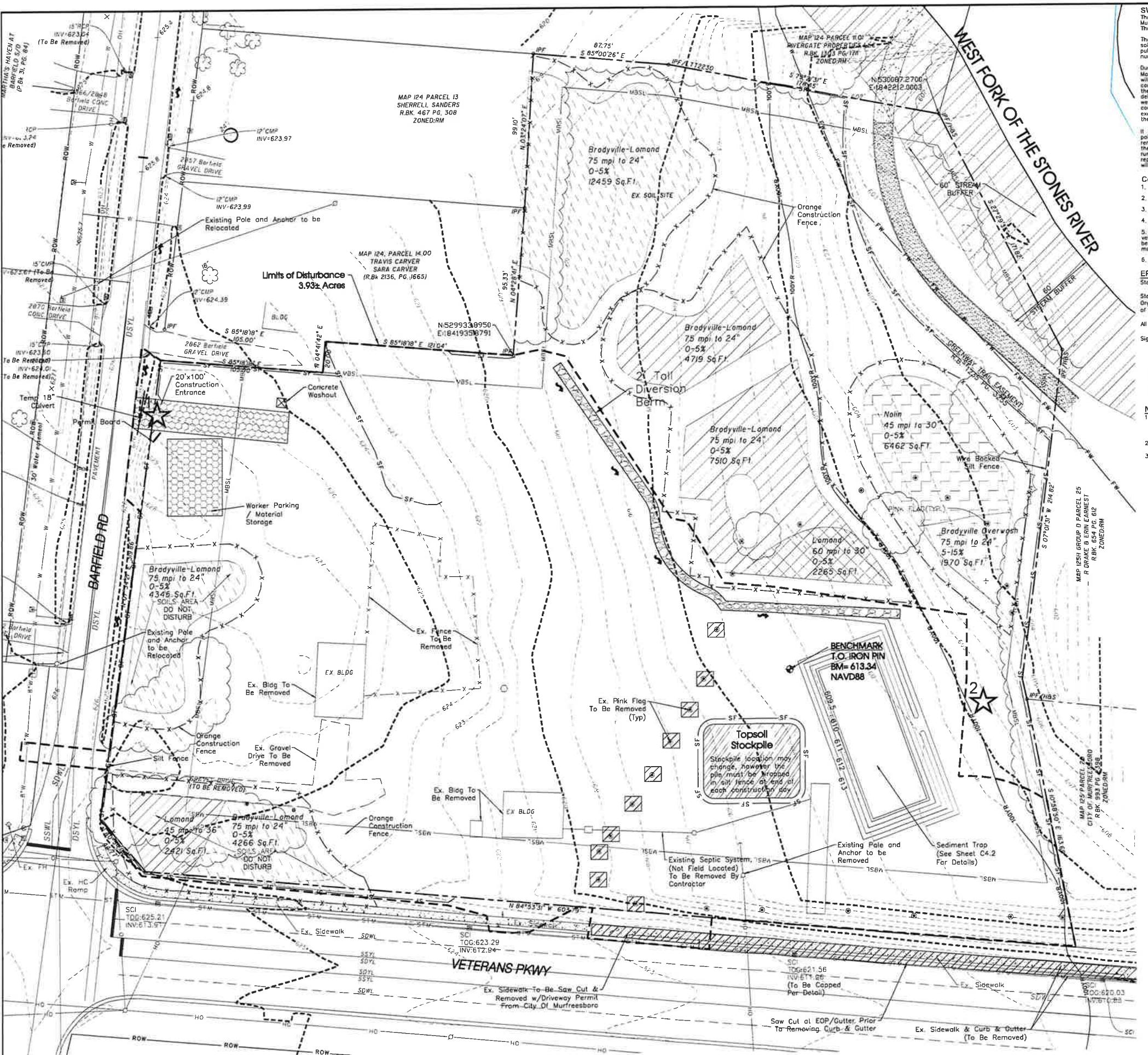
Know what's below.
Call before you dig.

Can we say anything?

REF ID: 10-12-2021	Staff Comment
10-20-2021	Staff Comments #2
3-22-2024	Permit Signature
DRAWN: S-A/CFB3	
DATE: 8-26-2021	
CHECKED:	
MAT:	
FILE NAME:	
14212GasStation	
SCALE:	
1"=30'	
JOB NO:	
14212	
 SHEET:	

c0.2

CO₂



SWPPP Narrative:
The existing site is located at the east end of Monroe Court within Rutherford County in the City of Murfreesboro. The project site is 3.93 Acres 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 16.22 acre feet of Cerberus silt loam categorized as type B hydrologic soil group and 83.8% Brodville, Lynnhurst, and Nestell silt loams categorized as type C hydrologic soil group per published information by the National Resources Conservation Service. The pre-existing site has a runoff curve number of 61. The proposed improvements will reduce the runoff curve number to 70.

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 down-slope sides of the site. All storm water will be protected and will be collected with the plant at all times which includes regular removal and removal of sediment. Covered dumpsters will be on site for disposal of trash and other debris. Poles and other potentially hazardous materials will be stored in areas away from the public right-of-way. The contractor purchasing the materials will be responsible for legally disposing of the materials. 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 sediment and storm water pollution prevention BMPs described above and detailed within the plant at all times which includes regular removal and removal of sediment. Covered dumpsters will be on site for disposal of trash and other debris. Poles and other potentially hazardous materials will be stored in areas away from the public right-of-way. The site is stabilized. Maintenance must include inspections of all erosion and sediment controls after each runoff event and on a weekly basis. All preventive and remedial maintenance work, including clean out, repair/replacement, re-grading, re-seeding, re-mulching and re-eretting 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. Clean & grub, as necessary, for installation of perimeter controls.
4. Install silt fence perimeter controls as shown on plan.

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. Clean & grub the remaining site as necessary.

EPSC Notes:

Staging Area, Worker Parking & Adjacent Drive To Be Constructed Of Stone.

Staging Area Is To Be Kept Litter Free With Daily Cleanup. In Addition, All Staged Materials Are To Be Kept In Organized & Stocked 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" Pointed Posts.

Sign #1 - Display Surface Can Be No More Than 32 S.F. & Must Be Less Than 9 Ft. Tall.

EPSC Phasing

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

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=98	0.12
MEADOWS	CONTINUOUS GRASS, GOOD CONDITION B SOILS, CN=98	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=98	2.26
GRASS	OPEN SPACE, GOOD CONDITION B SOILS, CN=74	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 Star Outfall



SCALE: 1" = 60'

Existing Conditions
& Initial EPSC Plan

SITE ENGINEERING CONSULTANTS
PLANNING, SURVEYING, LANDSCAPING,
LANDS A/R, AIR MILEAGE,
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 872-7201 E-MAIL: MURFATLOR@SEC-INC.COM FAX: (615) 871-5177
NO PORTION OF THIS DOCUMENT MAY BE COPIED OR REPRODUCED
SEC-INC, INC. 2021
The site is shown on these construction drawings to indicate the location of the site described, dimensions, elevations, design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings no definitive stability or responsibility in the assurance that the site is constructed in accordance with the design as noted described, dimensions, elevations, design criteria and objectives. The engineer assumes no definitive liability or responsibility in the assurance that the site is constructed in accordance with the design as noted described, dimensions, elevations, design criteria and objectives.

West Fork Village
Gas Station
Rutherford County, Tennessee

SEC, Inc.
85 MIDDLE TENNESSEE 7201 E-MAIL: SEC-ATLANTIC@SEC-INC.COM
PHONE: (615) 872-7201 E-MAIL: MURFATLOR@SEC-INC.COM FAX: (615) 871-5177
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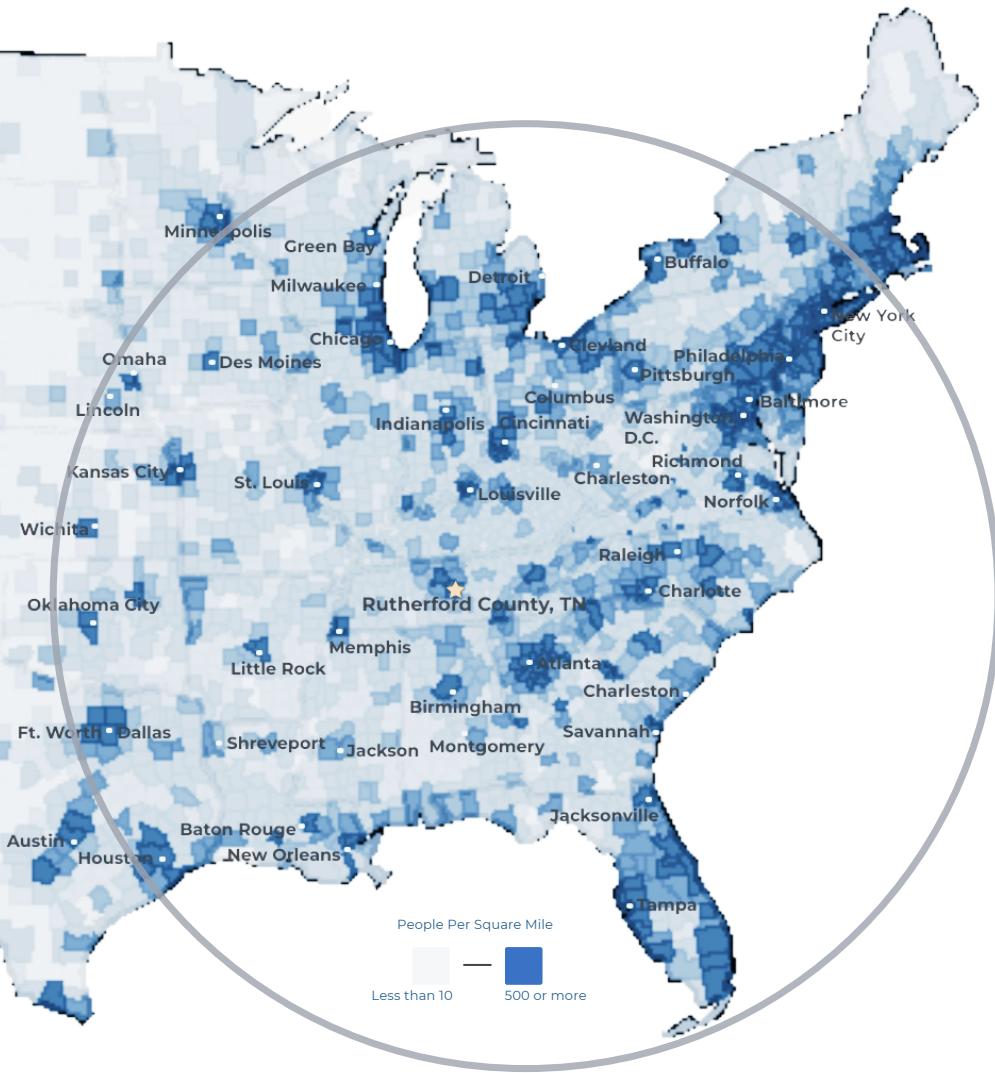
RUTHERFORD COUNTY, TN

COMMUNITY SNAPSHOT

Rutherford County, TN

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
within 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

McNeilus

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



