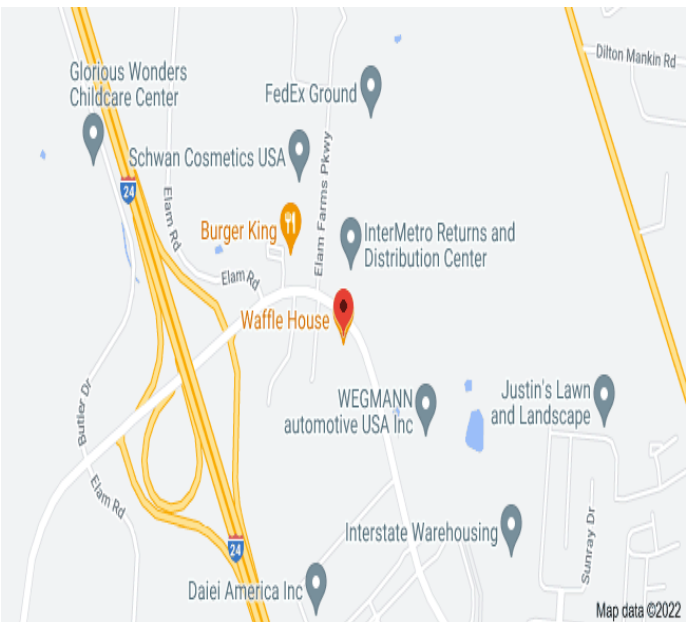




1.4 to 2.34+/- Acre Commercial Lots Joe B Jackson Pkwy in MURFREESBORO, TN



DETAILS:

- **Lot 5 - 1.4 Ac: \$675,000**
- **Lot 8 – 2.34 Ac: \$14 PSF**
- Zoned Heavy Industrial (allows Retail & Commercial uses)
- All utilities available
- All lots have common easement access to Elam Farms Drive & Joe B Jackson Pkwy
- New traffic lighted Intersection
- Good frontage on 5 lane Joe B Jackson Pkwy
- Easy access to I-24 / Exit 84
- Traffic Count I-24: 49,336

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.parktrust.com



Panatoni

JOE B JACKSON PKWY



Waffle House

SOLD Restaurant



I-24 Exit 84

1.4 Ac Lot 5

2.34 AC Lot 8

Key Oil Company

SOLD - TDOT Region 3 Headquarters

Wegman Automotive

Interstate Warehousing

DEXTER

Daiei

Pretoria

Amazon

JOE B JACKSON PKWY

MANNON CT



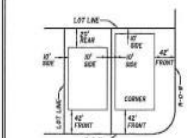
- GENERAL NOTES**
1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE A LOTS AND SEPARATE ACCESS ADJUSTMENTS.
 2. BOUNDARY SURVEYS BASED ON FOUNDING STATE PLANS COORDINATED TO CITY OF MURFREESBORO FROM SOUTH SURVEY ADJUSTMENT 1960-200 RAD 43-40.
 3. THIS PROPERTY LIES WITHIN ZONE L, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 1999-0002-01A, EFFECTIVE DATE: JANUARY 4, 2004.
 4. ANY ANTI-INTRUSION FLOOR ELEVATION (AIFL) PROVIDED INCLUDES THE MAIN BUILDING, GARAGE AND ACCESSORY STRUCTURES.
 5. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES THERE HAVE BEEN TAKEN FROM PUBLIC APPROPRIATIONS AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE IN THE EXACT LOCATION INDICATED. THE LOCATION AND DEPTH OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
 6. NO TITLE SEARCH WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS PROPERTY IS SUBJECT TO THE PENDING OF A CONVEYANCE AND ACCURATE TITLE SEARCH.
 7. SUBJECT PROPERTY IS ZONED H-1 (MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: FRONT = 30' / SIDE = 10' / REAR = 20').
 8. THE SOIL MATERIALS IN LOTS SHOWN HEREIN MAY BE DISTURBED BY CUTTING OFF FILLING OPERATIONS PROHIBITED UNDER SOIL EROSION DEVELOPMENT. HOWEVER, THE BUILDING OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND COMPLY WITH A OCCASIONAL EROSION CONTROL QUALIFIED PERSON AS BE BEING APPROPRIATE TO ADDRESS SAME. IT IS THE RESPONSIBILITY OF THE LOT OWNER OR AGENT TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A DETAILED DRAINAGE AND EROSION PLAN WHICH WILL COMPLY SURFACE WATER WITHOUT PONDING ON THE LOT OR UPON THE EASINGS FROM THE SOLIDUS SITE TO THE NEAREST EXISTING CONDUIT BY THE SUBDIVISION DEVELOPER.
 9. PUBLIC UTILITY CONDUITS ARE SHOWN AND LOCATED AND ARE NOT EXCLUDED OR BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANY, AT&T, COMCAST, SPECTRUM, SPECTRUM, SPECTRUM, SPECTRUM AND OTHERS.
 10. UNDER THE CURRENT ADAPTED PLANNING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (FE) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE HIGHEST FINISHED FLOOR OF ANY EXISTING DEVELOPMENT. ALTERNATIVELY, THE HOME OWNER SHALL INSTALL A BACKFLOW VALVE FOR THE PLUMBING CODE AND EXERCISE AND MAINTAIN A LEVEL OF PROTECTION AGAINST THE CITY OF MURFREESBORO WITH REGARD TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLY WITH THIS REQUIREMENT.
 11. ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJACENT PROPERTY AT ANY TIME WITHOUT NOTICE OF CONSULTATION.
 12. THE STREET FRONTAGE ON THIS PLAT MAY BE CONTRACTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE LOT OWNER OR AGENT.
 13. CASUALTY IN THE SUBDIVISION MAY BE HAVE UNSTRUCTURED CONSTRUCTION WITHIN THESE LOTS, SOME FUTURE THE AND THERE MAY BE NO NOTICE OF CONSULTATION WITH THE SURVEYOR. LOT OWNERS OF THIS CONSTRUCTION.
 14. PRIOR TO ADVANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL FIRST OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF ALL INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, SEWERAGE, DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS. SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 15. PROPERTY IS WITHIN THE BOUNDARY/CLAIM AGREEMENT DISTRICT.

LEGEND

- SURV. PIN (STAKE)
- SURV. PIN (SET PILE)
- CONC. BOUNDARY (FENCE)

OWNER:
 VIRGINIA L. STEWART &
 FISH CREEK VENTURE LP
 P.O. BOX 164
 BELL, BUCKLE, TN 37000
 MAP 026, A PORTION OF PARCEL 50
 R.R. 1603, PG. 3525

SITE DATA:
 TOTAL AREA = 6.4 ACRES
 AREA IN RIGHT-OF-WAY = N/A
 NO. OF LOTS = 4
 MINIMUM LOT SIZE = N/A
 ZONING = H-1 (HEAVY INDUSTRIAL)



KEY OIL

CURVE DATA

STATIONING	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
0+00 TO 0+25	S 89°58'22" E	100.00	89°58'22"	100.00
0+25 TO 0+50	S 89°58'22" E	100.00	89°58'22"	100.00
0+50 TO 0+75	S 89°58'22" E	100.00	89°58'22"	100.00
0+75 TO 1+00	S 89°58'22" E	100.00	89°58'22"	100.00

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE BASIS OF PRECISION OF THE UNADJUSTED SURVEY IS A CLASS OF SURVEY AS SHOWN HEREIN. ALSO, I CERTIFY THAT THE INSTRUMENT HAS BEEN IN FULL COMPLIANCE AS SHOWN IN THE SPECIFICATION OF THE CITY ENGINEER.

DATE: _____ REGISTERED SURVEYOR: _____
 TITLE: _____

SOLD

**WAFFLE HOUSE
TACO BELL**

1.4 Acres

Lot 5

**NEW SHELL
C-STORE**

**2.34 Ac
Lot 8**

TDOT SITE

CERTIFICATE OF BOUNDARY AND DESIGNATION

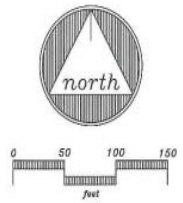
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND RECORDED HEREIN AND THAT I HAVE HEREBY ADOPTED THIS PLAN OF SUBDIVISION WITH MY OWN FREE CHOICE EXCEPT FOR THE MINIMUM BUILDING RESTRICTIONS AND DESIGNATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

RECORD BOOK REF. PAGE 3525 VIRGINIA L. STEWART

CERTIFICATE OF BOUNDARY AND DESIGNATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND RECORDED HEREIN AND THAT I HAVE HEREBY ADOPTED THIS PLAN OF SUBDIVISION WITH MY OWN FREE CHOICE EXCEPT FOR THE MINIMUM BUILDING RESTRICTIONS AND DESIGNATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

RECORD BOOK REF. PAGE 3525 FISH CREEK VENTURE, LP



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH REGULATIONS AS SHOWN IN THE NOTES 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 THE YEAR OF THE DATE.

DATE: _____ PLANNING COMMISSION SECRETARY

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS AND STORMWATER DRAINAGE CONTROL FOR THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR TO THE SATISFACTION OF THE PLANNING COMMISSION, AND THAT THE CITY ENGINEER HAS REVIEWED THE COMPLETION OF SAME.

DATE: _____ CITY ENGINEER

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I HEREBY CERTIFY THAT THE SUBDIVISION HEREIN HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT AND THAT THE ELECTRIC POWER SERVICE FOR THE SUBDIVISION IS WITHIN THE SERVICE AREA OF M&E AND THAT M&E IS WILING TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE APPROVAL OF THE CITY OF MURFREESBORO AND THAT THE APPLICABLE RULES AND REGULATIONS OF M&E FOR ELECTRIC POWER SERVICE WILL BE PROVIDED WITHIN NINE (9) MONTHS OF THE DATE OF RECORDING OF THIS FINAL PLAT.

DATE: _____ MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND REGULATIONS AND THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, AND THAT THE CITY ENGINEER HAS REVIEWED THE COMPLETION OF SAME.

DATE: _____ CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION HEREIN HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND REGULATIONS AND THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, AND THAT THE CITY ENGINEER HAS REVIEWED THE COMPLETION OF SAME.

DATE: _____ MURFREESBORO WATER RESOURCES OFFICIAL

FINAL PLAT
LOTS 5 - 8
ELAM ROAD
SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
 18th CIVIL DISTRICT OF RUTHERFORD COUNTY

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

800 WOODLAW, TENNESSEE 37165 • MURFREESBORO, TENNESSEE 37130
 PHONE: (615) 895-7500 • FAX: (615) 895-2567

DATE: 10/15/2024
 DRAWN BY: J. BROWN
 SCALE: P=1"=50'
 SHEET: 1 OF 1

Demographic Summary Report

1.4 to 2.34 Ac Commercial Lots

Joe B. Jackson Pky, Murfreesboro, TN 37133

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	2,209	32,308	85,277
2023 Estimate	2,001	30,340	79,689
2010 Census	1,065	24,646	61,710
Growth 2023 - 2028	10.39%	6.49%	7.01%
Growth 2010 - 2023	87.89%	23.10%	29.13%
2023 Population by Hispanic Origin	93	2,514	6,908
2023 Population	2,001	30,340	79,689
White	1,600 79.96%	21,489 70.83%	55,725 69.93%
Black	290 14.49%	5,901 19.45%	17,205 21.59%
Am. Indian & Alaskan	9 0.45%	203 0.67%	429 0.54%
Asian	72 3.60%	1,613 5.32%	3,541 4.44%
Hawaiian & Pacific Island	0 0.00%	31 0.10%	91 0.11%
Other	29 1.45%	1,103 3.64%	2,697 3.38%
U.S. Armed Forces	28	219	359
Households			
2028 Projection	765	12,062	31,423
2023 Estimate	694	11,349	29,405
2010 Census	373	9,288	22,854
Growth 2023 - 2028	10.23%	6.28%	6.86%
Growth 2010 - 2023	86.06%	22.19%	28.66%
Owner Occupied	591 85.16%	7,575 66.75%	17,282 58.77%
Renter Occupied	103 14.84%	3,774 33.25%	12,123 41.23%
2023 Households by HH Income	694	11,349	29,405
Income: <\$25,000	13 1.87%	1,669 14.71%	4,965 16.88%
Income: \$25,000 - \$50,000	96 13.83%	2,711 23.89%	7,285 24.77%
Income: \$50,000 - \$75,000	201 28.96%	2,350 20.71%	5,835 19.84%
Income: \$75,000 - \$100,000	103 14.84%	1,232 10.86%	3,297 11.21%
Income: \$100,000 - \$125,000	105 15.13%	1,096 9.66%	2,876 9.78%
Income: \$125,000 - \$150,000	58 8.36%	899 7.92%	2,010 6.84%
Income: \$150,000 - \$200,000	115 16.57%	907 7.99%	2,043 6.95%
Income: \$200,000+	3 0.43%	485 4.27%	1,094 3.72%
2023 Avg Household Income	\$95,755	\$82,798	\$78,178
2023 Med Household Income	\$83,980	\$64,051	\$60,454





RUTHERFORD COUNTY, TN

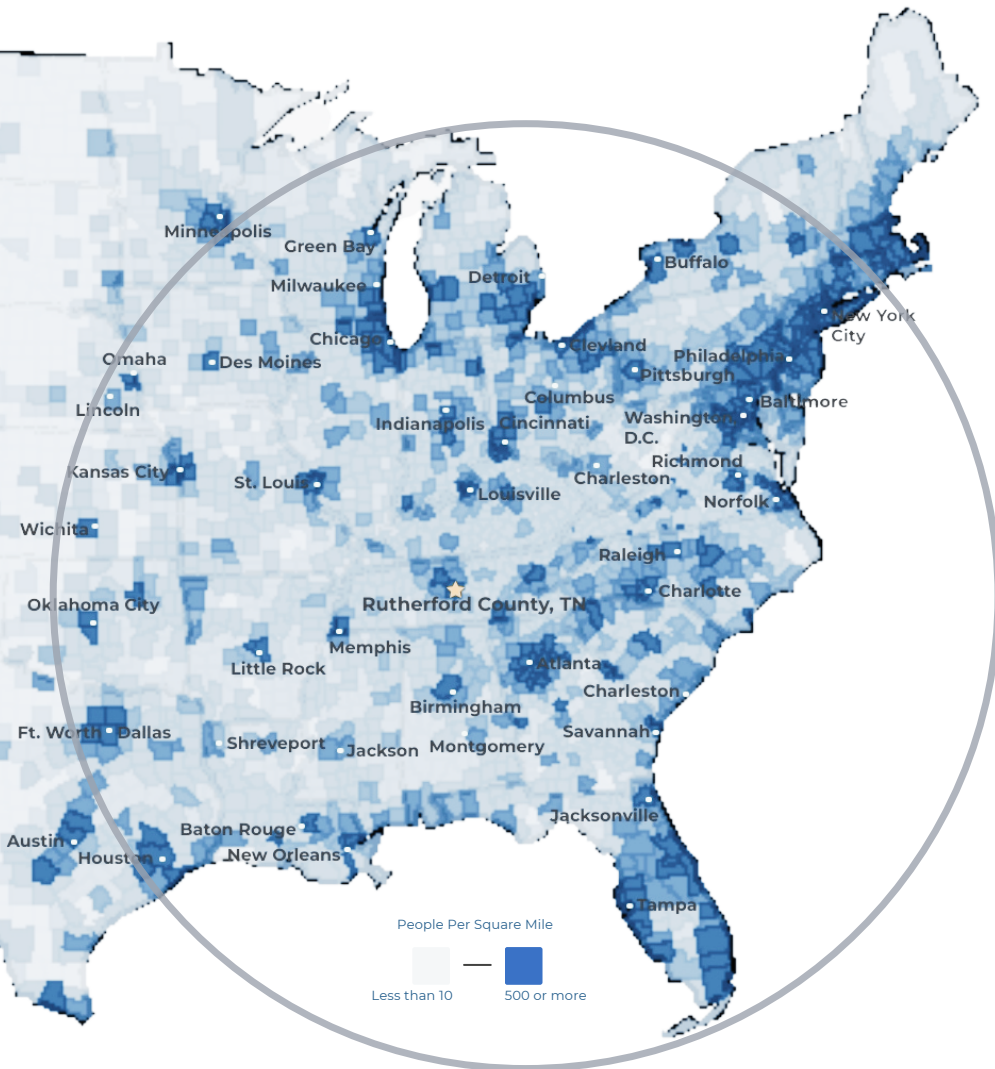
COMMUNITY SNAPSHOT

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

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.



SEWART'S LANDING

Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org

