



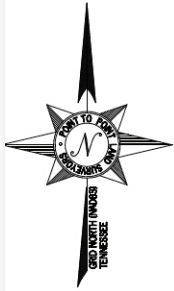
View facing south

- Located in an area of tremendous single-family and multi-family residential growth
- Average HHI within 3 miles: \$102,279 • Total Population within 3 mile radius: 58,754 • 2.4 miles to I-24 at Exit 80/New Salem Hwy
- Murfreesboro: 711 new residential building permits issued YTD (July 2024) and 199 commercial building permits YTD (July 2024)



View facing west

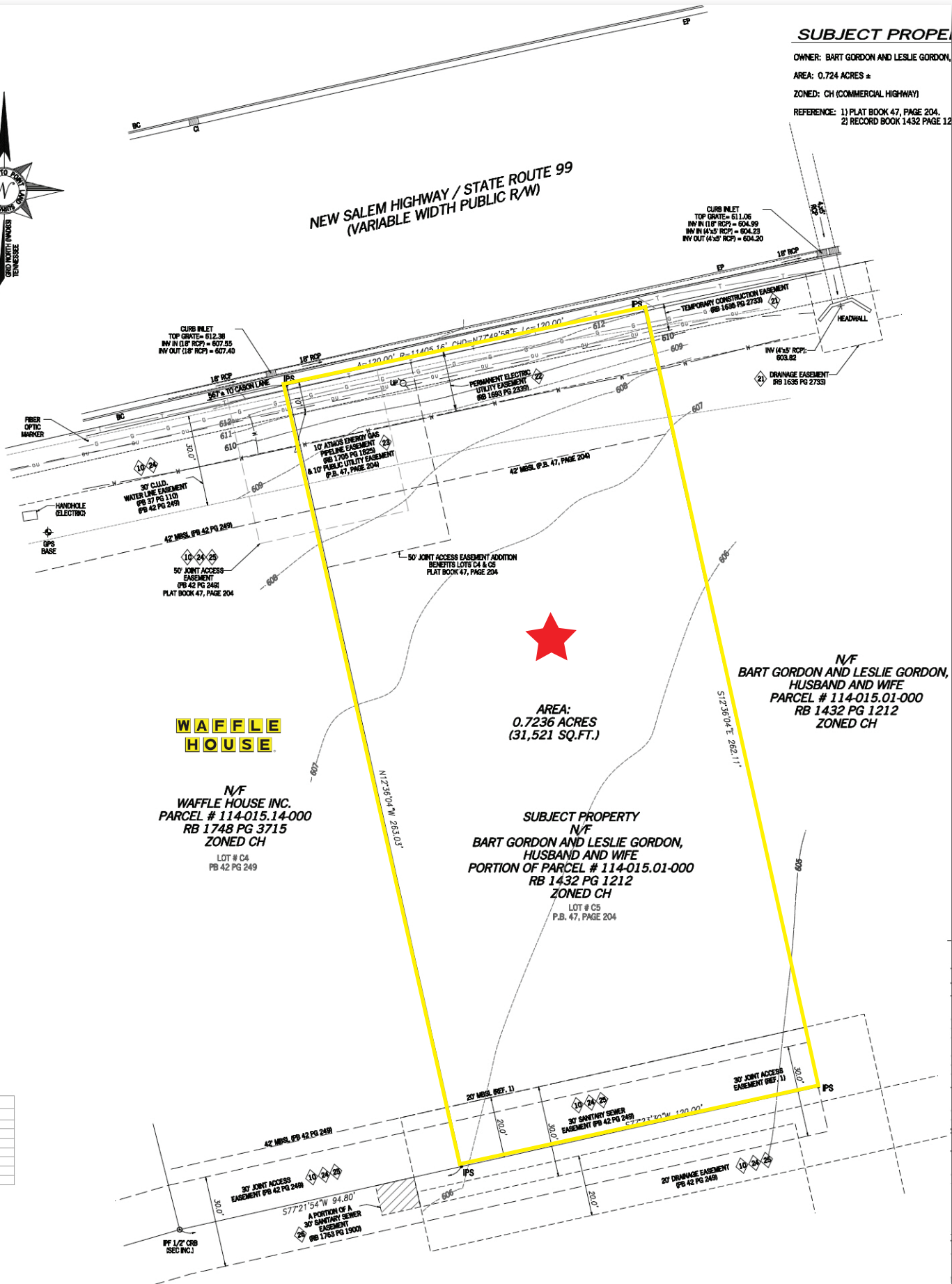




**SUBJECT PROPERTY**

OWNER: BART GORDON AND LESLIE GORDON,  
AREA: 0.724 ACRES ±  
ZONED: CH (COMMERCIAL HIGHWAY)  
REFERENCE: 1) PLAT BOOK 47, PAGE 204,  
2) RECORD BOOK 1432 PAGE 12

**NEW SALEM HIGHWAY / STATE ROUTE 99  
(VARIABLE WIDTH PUBLIC R/W)**



**WAFFLE HOUSE**

N/F  
**WAFFLE HOUSE INC.**  
PARCEL # 114-015.14-000  
RB 1748 PG 3715  
ZONED CH  
LOT # C4  
PB 42 PG 249

AREA:  
0.7236 ACRES  
(31,521 SQ.FT.)

**SUBJECT PROPERTY**  
N/F  
**BART GORDON AND LESLIE GORDON,  
HUSBAND AND WIFE**  
PORTION OF PARCEL # 114-015.01-000  
RB 1432 PG 1212  
ZONED CH  
LOT # C5  
P.B. 47, PAGE 204

N/F  
**BART GORDON AND LESLIE GORDON,  
HUSBAND AND WIFE**  
PARCEL # 114-015.01-000  
RB 1432 PG 1212  
ZONED CH