



THREE RIVERS COMMERCIAL SITES

FOR SALE

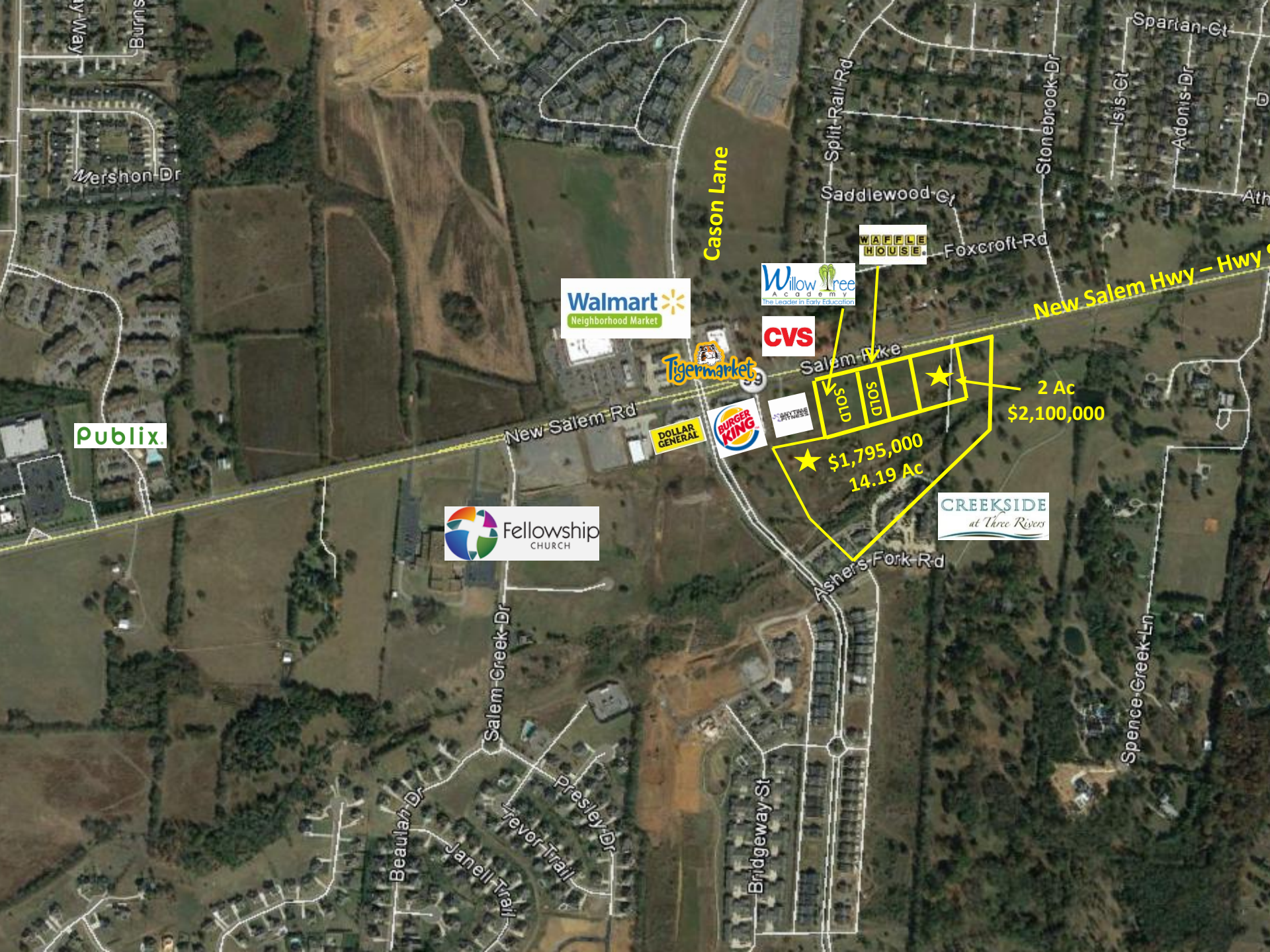
New Salem Hwy @ Cason Ln - Murfreesboro

ParkTrust
COMMERCIAL

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

- 2 Ac Site: \$2,100,000 (Pad Ready)
- 14.19 Ac Site: \$1,795,000
- Commercial Sites Available
- Great location near I-24 at Exit 78/Old Fort Pkwy and Exit 80/New Salem Hwy.
- Located on rapidly growing Highway 99 corridor
- Daily Traffic Count: Approx. 27,074

1225 GARRISON DRIVE, SUITE 202 MURFREESBORO, TN 37129



Wal-Mart
Market



Wal-Mart
Fuel Station



NEW SALEM HWY 99



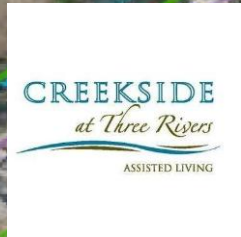
★ SITES

WASH/ROLL



Salem Creek
Church of
Christ

United Fellowship
Methodist Church



Three Rivers
Residential 700+
Units

New Salem
substation

Wal-Mart
Fuel Station

Willow Tree
Academy
The Leader in Early Education

WAFFLE
HOUSE®

WILSON SALEM HWY

Common Access Road

CASON LN
CASON LN

PRIVATE RD

PRIVATE RD

PRIVATE RD

PRIVATE RD

PRIVATE RD



Exit 80 @
I-24



Cason Ln
Elementary School

Scales Elementary
School

Apts
Cason Lane

Saint Andrews Drive
600 Apts

380 Apts.
Coming

New Salem Hwy - Hwy 99
WORLD OUTREACH CHURCH
10,000 Attendance



325 Apts.



★ SITE



St Thomas
Regional Clinic

Three Rivers
Development

Google Earth

© 2018 Google

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTIONS AND DEDICATE ALL STREETS, ALLEYS, WALKS AND UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: RECORD BOOK 2382, PAGE 2394

RAJ PATEL, PRESIDENT
SHRI SAI NATH S, LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS ± 0.000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

SEC. INC.

DATE: 07/15/2023
TENN. R.L.S. No. 2381

David A. Parker
DAVID A. PARKER - REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL FOR WATER SYSTEMS LOCATED IN THE WATER SERVICE JURISDICTION OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS, OR THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY; (2) THE ARE WORKS STIMULATED, AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (3) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY TO ASSURE COMPLETION OF SAME.

DATE: CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND THE APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS, OR THE REQUIREMENTS OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DESIGN CRITERIA FOR SEWER WORKS; (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME; OR (3) THAT A SUBSURFACE SEWERAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

DATE: MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL FOR RECORDINGS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES 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 ONE YEAR OF THIS DATE.

DATE: SECRETARY, PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

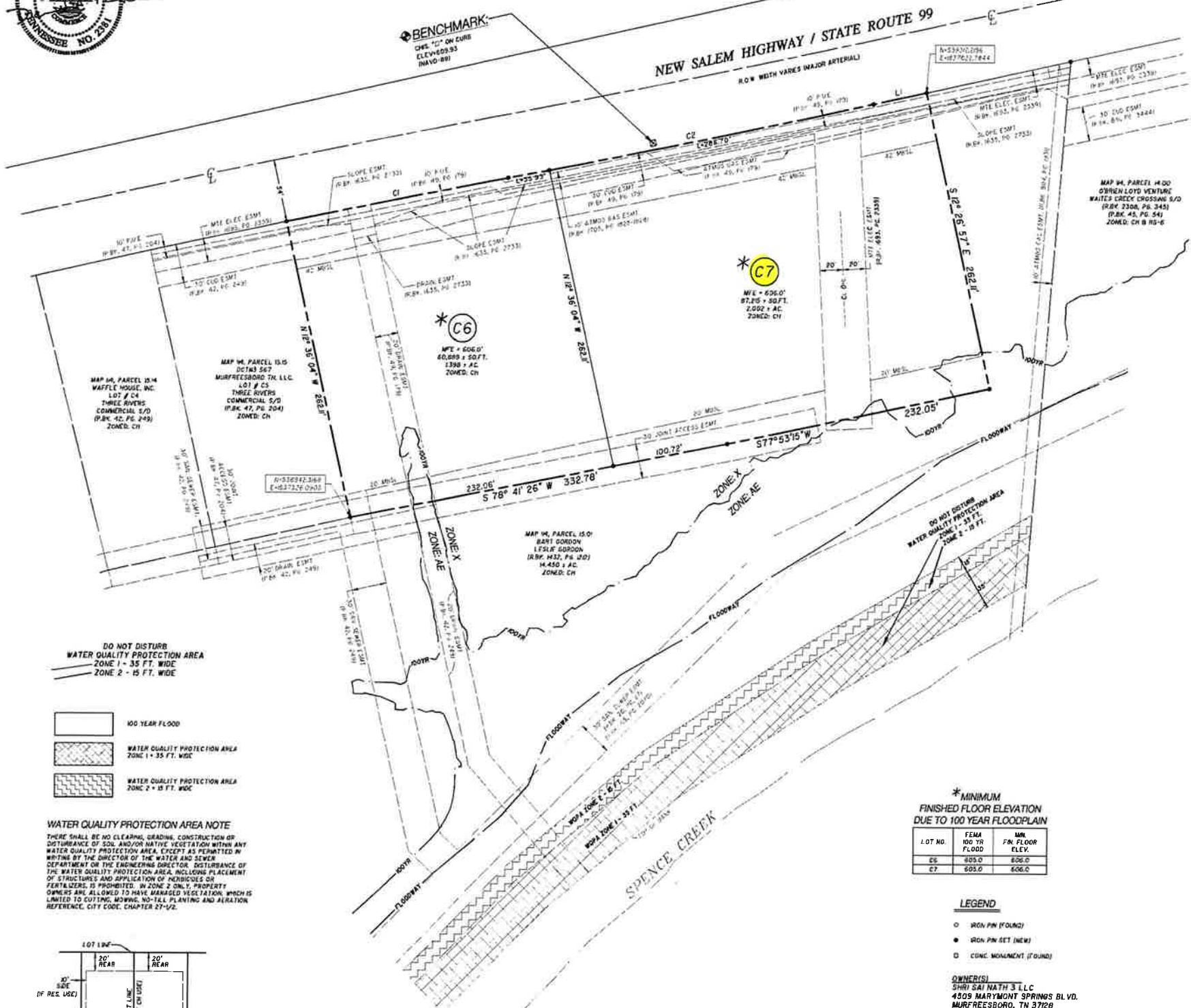
I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE: CITY ENGINEER

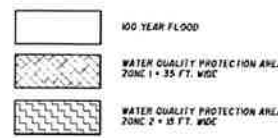
CERTIFICATE OF APPROVAL FOR ELECTRIC POWER IN THE ELECTRIC SERVICE JURISDICTION OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEC AS DEFINED IN THE RULES AND REGULATIONS, STANDARDS, POLICY STATEMENTS AND OPERATIONAL GUIDELINES OF MTEC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING SUBMITTALS AND OTHER REGULATIONS CONTAINED ON THE MTEC WEBSITE AT MTEC.OWNERS/REGULATIONS. NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEC REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEC REQUIREMENTS.

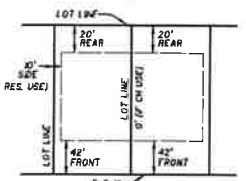
DATE: MIDDLE TENNESSEE ELECTRIC



DO NOT DISTURB
WATER QUALITY PROTECTION AREA
ZONE 1 - 35 FT. WIDE
ZONE 2 - 15 FT. WIDE



WATER QUALITY PROTECTION AREA NOTE
THERE SHALL BE NO EROSION, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN ANY WATER QUALITY PROTECTION AREA, EXCEPT AS PERMITTED IN WRITING BY THE DIRECTOR OF THE WATER AND SEWER DEPARTMENT OR THE ENGINEERING DIRECTOR. DISTURBANCE OF THE WATER QUALITY PROTECTION AREA, INCLUDING PLACEMENT OF STRUCTURES AND APPLICATION OF HERBICIDES OR FERTILIZERS, IS PROHIBITED. IN ZONE 2 ONLY, PROPERTY OWNERS ARE ALLOWED TO HAVE MANAGED VEGETATION WHICH IS LIMITED TO CUTTING, MOWING, NO-TILL PLANTING AND AERATION REFERENCE, CITY CODE, CHAPTER 27-12.



TYPICAL MINIMUM BUILDING SETBACKS FOR CH ZONING

* IN CH ZONING, THE MINIMUM SIDE YARD OF 10 FT. SHALL APPLY IF THE PROPERTY ADJUTS OR IS ADJACENT TO PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES OR RESIDENTIAL PORTION OF AN APPROVED PLANNED DEVELOPMENT. OTHERWISE, NO SIDE YARD IS REQUIRED.

CURVE DATA				
STATION	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1+00.00	177°30'55"	46.76'		
1+46.76	177°30'55"	46.76'		

CUD NOTE:
CONSOLIDATED UTILITY DISTRICT MAY REQUIRE AN AMENDMENT PLAT OF SURVEY NOTES AND BOUND DESCRIPTION WITH EXHIBIT TO DEDICATE ANY NECESSARY EASEMENTS WITH THE DEVELOPMENT OF LOT C6 ONCE CONSTRUCTION IS COMPLETE.

* MINIMUM FINISHED FLOOR ELEVATION DUE TO 100 YEAR FLOODPLAIN			
LOT NO.	FEMA 100 YR FLOOD	MFL FM FLOOR ELEV.	
C6	605.0	606.0	
C7	605.0	606.0	

- LEGEND**
- IRON PIN (FOUND)
 - IRON PIN SET (NEW)
 - CONE MONUMENT (FOUND)

OWNER(S)
SHRI SAI NATH S LLC
4309 MARYMONT SPRINGS BLVD.
MURFREESBORO, TN 37228
CONTACT: RAJ PATEL, PRESIDENT
DEED REFERENCE
MAP 14 PARCEL 15J6
P.B.K. 49, PG. 179
R.B.K. 2382, PG. 2394

SITE DATA
TOTAL AREA = 3.40± ACRES
NO. OF LOTS = 2
LOT C6: 1.40± ACRES
LOT C7: 2.00± ACRES
ZONING: CH

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE TWO LOTS OF RECORD AND DEDICATE EASEMENTS AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO THE T.D.O.T. GASS REFERENCE NETWORK (NAD 83-86) (NAD 83-86).
- A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4748C0055.4, EFFECTIVE DATE MAY 9, 2023.
- ANY MINIMUM FINISHED FLOOR ELEVATION (MFL) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FIDELITY OF A CURRENT AND ACCURATE TITLE SEARCH.
- PROPERTY SHOWN IS ZONED CH. MINIMUM BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS: FRONT - 42 FT. (ADJACENT TO ARTERIAL) / SIDE - 0 FT. (ADJACENT TO COMMERCIAL) (THE MINIMUM SIDE YARD SHALL APPLY ONLY IF THE PROPERTY ADJUTS OR IS ADJACENT TO PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES OR THE RESIDENTIAL PORTION OF AN APPROVED PLANNED DEVELOPMENT, OTHERWISE, NO SIDE YARD IS REQUIRED) / REAR - 20 FT.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITION AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ACCURATE.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SATISFACTORY GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATERS, WITHOUT FLOODING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MIDDLE TENNESSEE ELECTRIC, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
- UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (MFL) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXERCISE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARD TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
- THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME THERE MAY BE NO NOTICE OF CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL POST A BUILDING PERMIT SURETY IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SEWERLINES, DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS. SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- A "NO-FILL" CERTIFICATION BY A REGISTERED ENGINEER LICENSED BY THE STATE OF TENNESSEE WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE CONSTRUCTED UPON ANY LOT OR LOTS THAT EXTEND INTO A REGULATORY FLOODWAY OR AREA OF POOLING WATER.
- THIS PROPERTY IS WITHIN THE SALEM/BAIRFIELD SANITARY SEWER ASSESSMENT DISTRICT.
- IN ORDER TO FINALIZE THE CONVEYANCE AS PLATTED, THE SUBJECT PROPERTY NEEDS TO BE DEEDED TO/BETWEEN THE PARTIES, WHICH SHOULD REFERENCE THE NEW PLAT.
- THE JOINT ACCESS EASEMENT AT THE REAR OF LOT C6 IS INTENDED FOR THE BENEFIT OF LOTS C1, C3, C4, C5, C6, AND THE REMAINDER OF TAX MAP 14, PARCEL 15J6.

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT C6 ON A FINAL PLAT ENTITLED THREE RIVERS COMMERCIAL LOT C6, AS RECORDED IN PLAT BOOK 49, PAGE 179, R.O.C., TN.

DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BOOK: _____, PAGE _____

FINAL PLAT

Resubdivision of Three Rivers Commercial Lot C6 SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
12th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc.

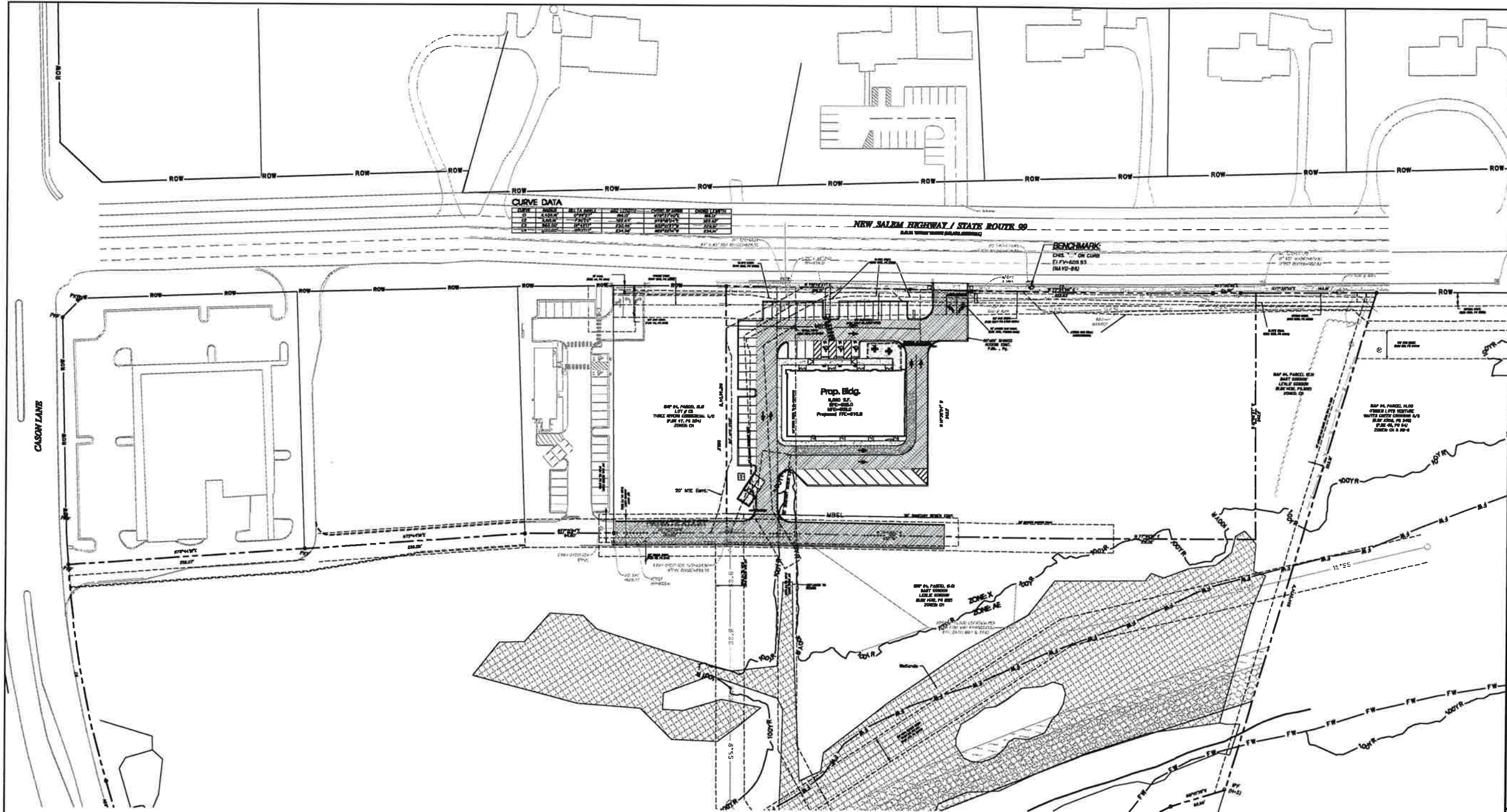
WWW.SEC-CIVIL.COM

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 850-7901 • FAX (615) 855-2367

PROJ. # 23362.04	DATE: 8/2/2023 REV: 7/2/2023	FILE: 23362-04-SITE_C6- RevisedPlat	DRAWN BY: WCC	SCALE: 1" = 50'	SHEET 1 OF 1
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CURVE DATA				
STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1+00.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
2+00.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
3+00.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
4+00.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
5+00.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
6+00.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
7+00.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
8+00.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
9+00.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00
10+00.00	S 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00

BENCHMARK
CH 11 ON CURB
ELEVATION 83.3
DATE 10-10-10

NEW SALEM HIGHWAY / STATE ROUTE 99
ROAD RIGHT-OF-WAY (R.O.W.)

Prop. Bldg.
LAND SURVEY
PROPOSED
FUTURE

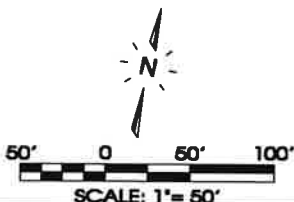
PROP. PK. PARCEL 1.00
LOT 1.00
THREE (3) TRACTS
PLAT 11, PG 101
ZONE C1

PROP. PK. PARCEL 1.00
LOT 1.00
THREE (3) TRACTS
PLAT 11, PG 101
ZONE C1

PROP. PK. PARCEL 1.00
LOT 1.00
THREE (3) TRACTS
PLAT 11, PG 101
ZONE C1

PROP. PK. PARCEL 1.00
LOT 1.00
THREE (3) TRACTS
PLAT 11, PG 101
ZONE C1

NOTE:
1) 50'X55' SHARED ACCESS EASEMENTS
FOR PROPOSED AND EASTERN LOTS
2) PRIVATE ALLEY HAS A 30' SHARED
ACCESS EASEMENT FOR ADJOINING LOTS TO
ALLOW ACCESS TO BARFIELD ROAD



REVISED: 4-3-2024: Start Comments	
4-17-2024: Start Comments	
8-24-2024: TDT Comments	
DRAWN: SJA/CFB	
DATE: 3-14-2024	
CHECKED:	
FILE NAME:	
23362project	
SCALE:	
1"=50'	
JOB NO.	
23362	
SHEET:	

Master Plan

New Salem Plaza

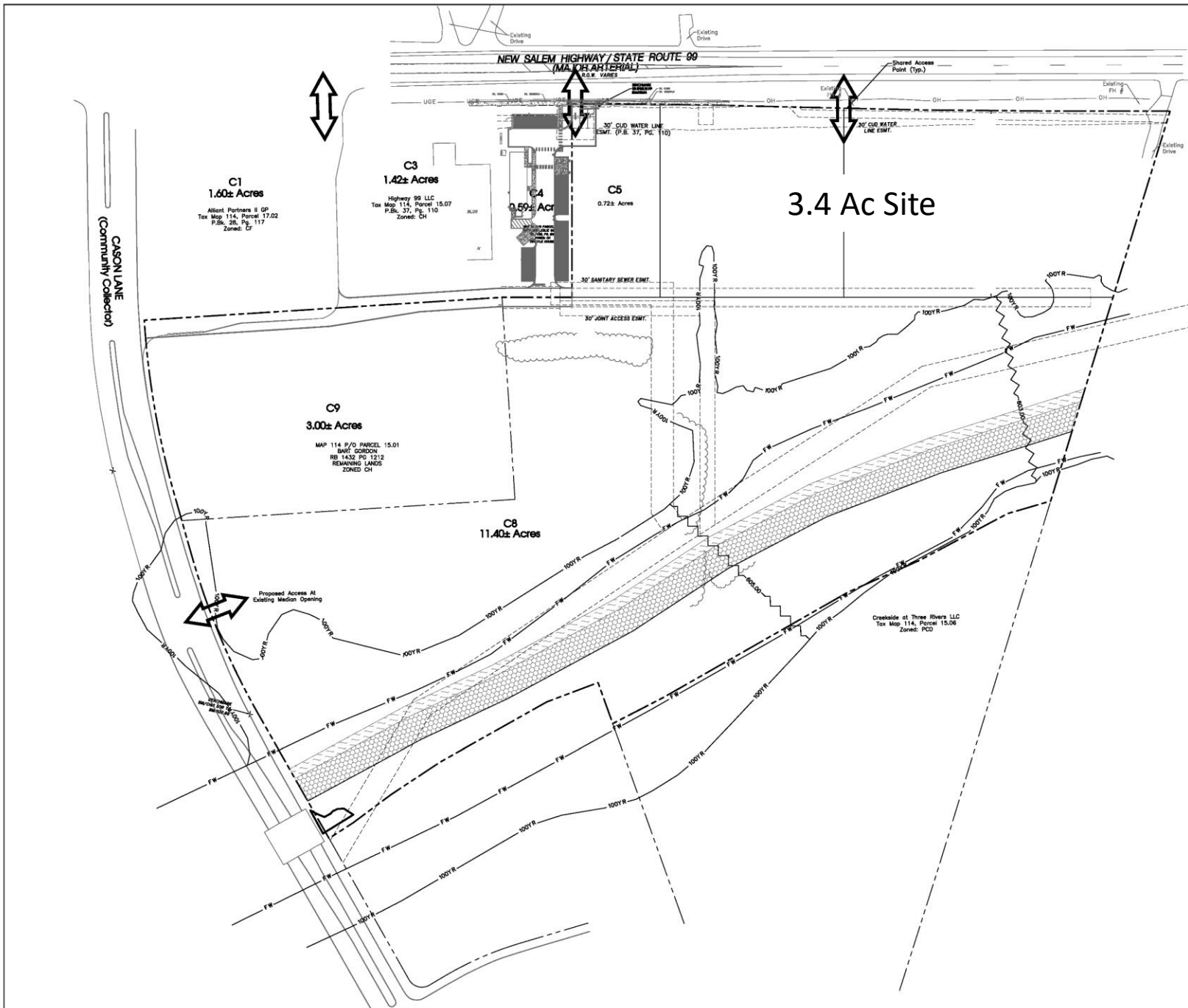
Murfreesboro, Tennessee

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 895-7901
E-MAIL: JMINER@SEC-CIVIL.COM
FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE 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 responsibility of the construction developer to ensure that the construction of the site, shown on these construction drawings, is in accordance with the engineering design criteria and objectives. It is the responsibility of the construction developer to ensure that the construction of the site is in accordance with the construction plans.

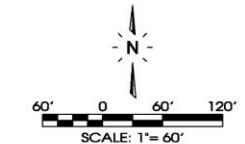


REVIEWED
SEC, Inc.
(Not Interfered With)

C0.2



Legend:	
EXIST. CONCRETE MONUMENT	INLET PROTECTION FILTER
IRON PIN SET (P.P.S.)	HANDICAP PARKING SYMBOL
IRON PIN FOUND (P.P.F.)	HC SIGN
EXIST. SIGN POST	HEADWALL
EXIST. SEMI CLEAOUT	WINGED HEADWALL
EXIST. MANHOLE (SEWER & PHONE)	MANHOLE
EXIST. CATCH BASIN (OPTIONAL SEWER)	PROPOSED SPOT ELEVATION
EXIST. WATER/GAS VALVE	EXIST. SPOT ELEVATION
EXIST. TELEPHONE RISER	POST INDICATOR VALVE
EXIST. GAS RISER	REDUCER
ELECTRICAL ENCLOSURE	REMOTE FIRE DEPT. CONNECTION
EXIST. WATER METER	REVISION NUMBER
EXIST. UTILITY POLE	RP RAP
EXIST. FIRE HYDRANT	RUNOFF FLOW ARROW
BENCHMARK	SEWER/STORM FLOW DIRECTION
BLOW OFF VALVE	TRAFFIC ARROW
CONCRETE BOLLARD	TURN LANE ARROWS
CATCH BASIN	VAN ACCESSIBLE HANDICAP DESIGNATION
CURB INLET	WATER METER
AREA DRAIN	WHEEL STOP
CONCRETE THRUST BLOCK	GREASE TRAP
DOUBLE DETECTOR CHECK VALVE	DRAINAGE STRUCTURE DESIGNATION
FIRE DEPT. CONNECTION	DRAINAGE PIPE DESIGNATION
FIRE HYDRANT	CONCRETE SIDEWALK
GAS METER	EXTRUDED CURB
GATE VALVE & BOX	CURB & GUTTER
EXTERIOR CLEAOUT	CONCRETE SINK
CHECK VALVE	
EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREE LINE	
EXISTING FENCE LINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W



SEC, Inc.

ENGINEERING & PLANNING

850 MIDDLE TENNESSEE BOULEVARD, SUITE 200, MURFREESBORO, TENNESSEE 37129

PHONE: (615) 895-7391 FAX: (615) 895-2567

WWW.SECINC.COM

REVIEW SET

Not for Construction

Three Rivers Commercial

Future Lots C5-C7

Murfreesboro, Tennessee

Master Plan

07107

3 of 6

Demographic Summary Report

Three Rivers

0 New Salem Hwy, Murfreesboro, TN 37128

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	10,660		57,877		132,232	
2023 Estimate	9,766		53,147		121,753	
2010 Census	6,054		33,948		80,352	
Growth 2023 - 2028	9.15%		8.90%		8.61%	
Growth 2010 - 2023	61.31%		56.55%		51.52%	
2023 Population by Hispanic Origin	587		3,296		9,659	
2023 Population	9,766		53,147		121,753	
White	7,191	73.63%	39,753	74.80%	90,132	74.03%
Black	1,549	15.86%	8,645	16.27%	21,714	17.83%
Am. Indian & Alaskan	21	0.22%	231	0.43%	614	0.50%
Asian	699	7.16%	2,635	4.96%	5,183	4.26%
Hawaiian & Pacific Island	7	0.07%	63	0.12%	124	0.10%
Other	298	3.05%	1,820	3.42%	3,985	3.27%
U.S. Armed Forces	45		248		408	
Households						
2028 Projection	3,885		21,567		49,136	
2023 Estimate	3,572		19,864		45,385	
2010 Census	2,291		13,020		30,750	
Growth 2023 - 2028	8.76%		8.57%		8.26%	
Growth 2010 - 2023	55.91%		52.57%		47.59%	
Owner Occupied	2,685	75.17%	13,481	67.87%	28,283	62.32%
Renter Occupied	887	24.83%	6,383	32.13%	17,102	37.68%
2023 Households by HH Income	3,572		19,864		45,386	
Income: <\$25,000	187	5.24%	1,522	7.66%	5,588	12.31%
Income: \$25,000 - \$50,000	581	16.27%	3,721	18.73%	9,628	21.21%
Income: \$50,000 - \$75,000	711	19.90%	4,409	22.20%	9,811	21.62%
Income: \$75,000 - \$100,000	587	16.43%	3,373	16.98%	6,340	13.97%
Income: \$100,000 - \$125,000	770	21.56%	2,882	14.51%	4,897	10.79%
Income: \$125,000 - \$150,000	285	7.98%	1,588	7.99%	3,584	7.90%
Income: \$150,000 - \$200,000	274	7.67%	1,451	7.30%	3,569	7.86%
Income: \$200,000+	177	4.96%	918	4.62%	1,969	4.34%
2023 Avg Household Income	\$97,844		\$91,459		\$85,752	
2023 Med Household Income	\$88,074		\$77,075		\$68,845	

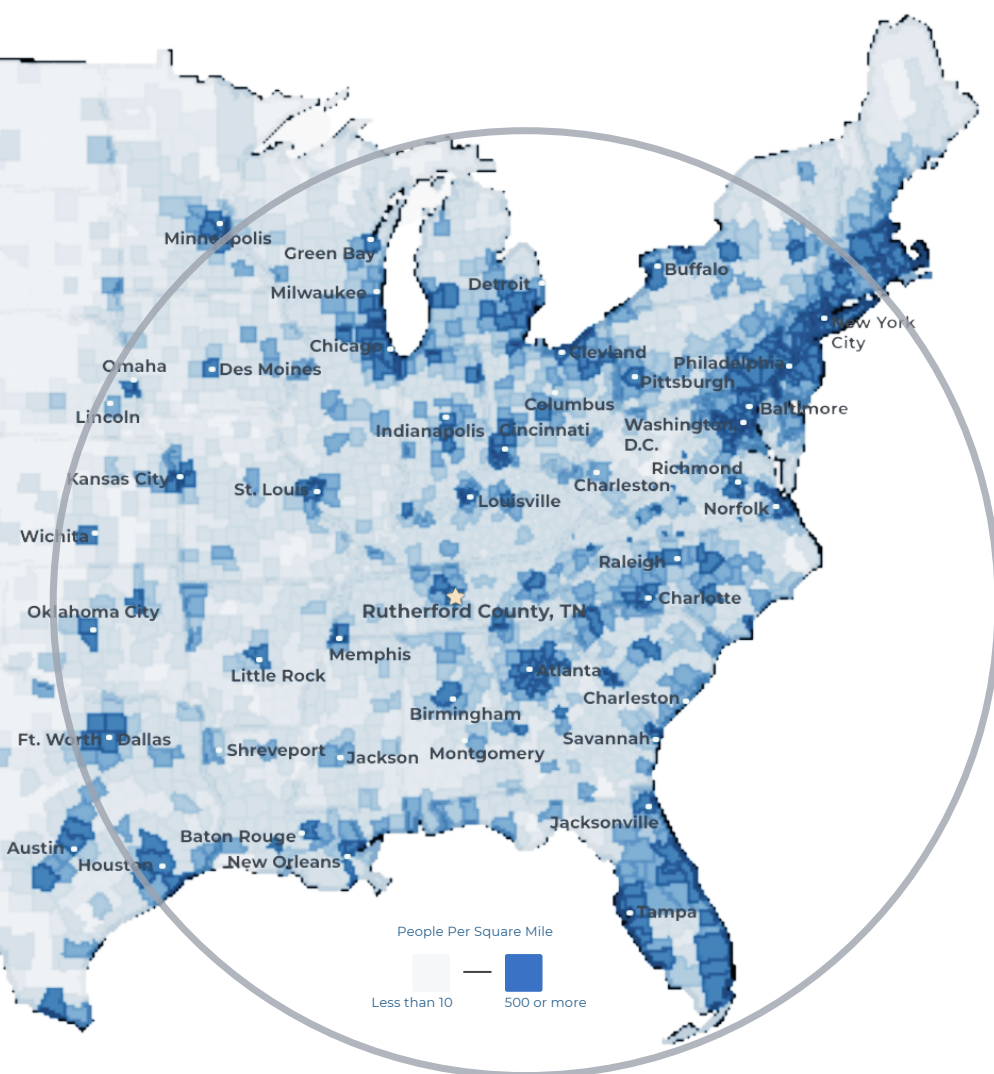
COMMUNITY SNAPSHOT

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



