

HOSPITAL SITES: RUTHERFORD COUNTY

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# Land Acquisition Brief

## Rutherford County, TN





1,701 parcels assessed against a natural-language hospital-siting thesis, narrowed to 735 AI-scored candidates (508 qualifying) through a multi-stage filter. Every site carries ownership, land use, flood, and AI fit context.

INVESTMENT THESIS - HOSPITAL SITES: RUTHERFORD COUNTY

Find 10 to 25 acre parcels in Rutherford County, TN that could support a hospital, emergency care facility, or medical campus. Prefer sites with commercial, planned, mixed-use, or agricultural zoning where rezoning to institutional or healthcare use is plausible. Prioritize parcels with strong arterial or highway access, low existing improvement value, regular geometry, and separation from floodplain constraints.

<p>PARCELS ASSESSED</p> <p><b>1,701</b></p> <p>10-25 ac, Rutherford County</p>	<p>AI-SCORED</p> <p><b>735</b></p> <p>advanced to evaluation</p>	<p>QUALIFYING SITES</p> <p><b>508</b></p> <p>score 60+ fit</p>	<p>TOP SCORE</p> <p><b>78</b></p> <p>best fit, 24.8 ac</p>
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### ASSESSMENT FUNNEL

County parcel fetch (10-25 ac, jurisdiction filter)		1,701 → <b>1,701</b>	kept 1,701-parcel universe assessed
FEMA 100-year flood exclusion		1,701 → <b>1,636</b>	<b>-65</b> 65 in a FEMA flood zone
Advanced to AI scoring		1,636 → <b>735</b>	<b>-901</b> 735 strongest candidates advanced
AI scope evaluation		735 → <b>735</b>	kept 508 qualifying (60-79), 227 weak

# Top Candidate Sites highest AI fit - 12 of 508 qualifying

SCORE	LOCATION	ACRES	LAND USE	OWNER	ASSESSED	FLOOD	AI READ
78	Rockvale, TN Parcel 168-027.00-000	24.8	Agricultural	Scales Anthony D Etux	\$62,200	X	24.84 ac vacant agricultural on Versailles Rd. Fits the 10-25 ac target; \$0 improvement value (greenfield). Ag use typically rezonable to institutional; Flood Zone X; private owner, likely acquirable.
78	Murfreesboro, TN Parcel 082-050.01-000	24.7	Agricultural	Shreibman Amnon	\$43,100	X	24.66 ac vacant ag on Halls Hill Pike, a strong Murfreesboro arterial. \$0 improvement value; rezoning to institutional highly plausible in the Nashville MSA. Flood Zone X.
78	Murfreesboro, TN Parcel 135-001.06-000	24.6	Agricultural	Maples Family Trust	\$68,700	X	24.62 ac vacant ag on Elam Rd. Trust ownership suggests acquirability; unimproved clean slate for a medical campus. Flood Zone X.
78	Murfreesboro, TN Parcel 089-007.01-000	24.6	Farm	Bickel Jon A Etux Laura A	\$162,200	X	24.56 ac vacant farmland on Factory Rd. Private individual owners, \$0 improvement value; agricultural baseline supports institutional rezoning. Flood Zone X.
78	Rockvale, TN Parcel 117-040.00-000	24.3	Agricultural	Skelton Jonathan B Etux Lea D	\$306,800	X	24.34 ac vacant ag on Hill Rd. Immediately developable, Flood Zone X; standard ag-to-institutional rezoning candidate in unincorporated Rutherford County.
78	Murfreesboro, TN Parcel 125-022.02-000	24.3	Agricultural	Tuma Robert Paul Jr Etux	\$26,300	X	24.33 ac vacant ag on Barfield Crescent Rd. Low assessed value (\$26k) implies minimal acquisition complexity; private owner. Flood Zone X.
78	Christiana, TN Parcel 172-027.08-000	24.3	Agricultural	Jernigan Donald L	\$45,900	X	24.3 ac vacant ag on Christiana Hoovers Gap Rd. \$0 improvement value, private owner; ag use typically rezonable to healthcare. Flood Zone X.
78	Murfreesboro, TN Parcel 067-039.30-000	24.3	Farm	LMF Trust	\$316,800	X	24.25 ac vacant farmland on Vincion Rd. Trust-owned, \$0 improvement value; institutional rezoning plausible in growing Murfreesboro. Flood Zone X.
78	Murfreesboro, TN Parcel 134-035.00-000	24.2	Farm	Evans Family Living Trust	\$139,300	X	24.18 ac vacant farmland on Welchance Rd. Private trust, ground-up ready; standard ag-to-institutional path. Flood Zone X.
78	Murfreesboro, TN Parcel 083-031.00-000	24.1	Farm	Kennedy Nathan P Etux Angel A	\$97,800	X	24.06 ac vacant on Highship Rd. Private individual owners, \$0 improvement value; Murfreesboro (county seat) healthcare demand. Flood Zone X.
78	Murfreesboro, TN Parcel 021-017.04-000	23.8	Farm	Hollingshead Land LLC	\$318,900	X	23.8 ac vacant on Mona Rd. LLC ownership suggests development-oriented seller; greenfield, Flood Zone X; ag rezoning pathway.
78	Murfreesboro, TN Parcel 148-008.20-000	23.8	Agricultural	Wright Bobby H Etux Sally Jane	\$63,000	X	23.75 ac vacant ag on Harrison Rd. Individual family ownership (clean negotiation); rezone-friendly ag use, Flood Zone X.

Data sources: county CADs, ArcGIS REST endpoints, FEMA NFHL, HIFLD, OpenStreetMap, USGS NTD

Atria Scout - AI-orchestrated parcel discovery