

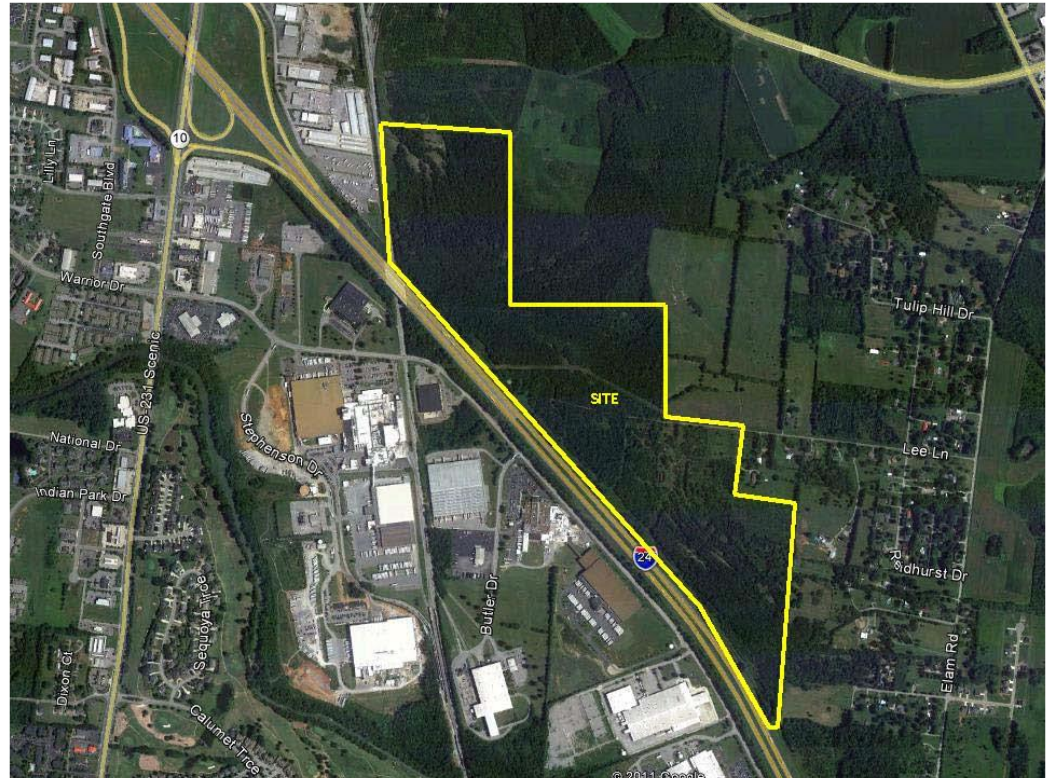


Property Features

- 139.72 Acres/ Level Topo
- \$4,890,200
- Zoned Agricultural but Good Industrial Development Potential
- 4,000+ Feet of Frontage on I-24
- Contiguous to CSX Rail Line on Northwest Property Line
- Close to Both Exits 81 and 84 on I-24

Potential Industrial
Development Site

139.72 Acres
\$4,890,200



**Lee Lane
Murfreesboro, TN**

**Contact: John Harney, TN License 221569
(615) 542-0715 - cell
(615) 896-4045 - office
jharney@theparksgroupcommercial.com
www.theparksgroupcommercial.com**



SITE

10

24

© 2011 Google

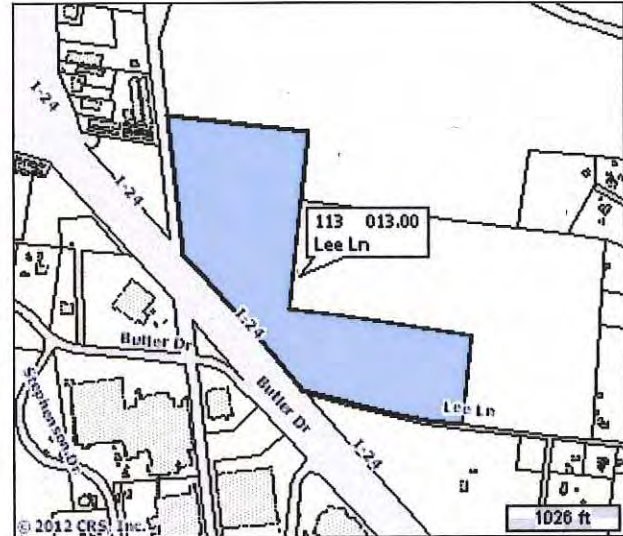
LEE LANE PROPERTY REPORT

Monday, February 13, 2012

Lee Ln, TN
Rutherford County, TN parcel# 113 013.00

Property Report

Location
Property Address Lee Ln
TN
Subdivision
County Rutherford County, TN
Current Owner Name Clark Elizabeth L V Lasseter & S E Lasseter
Mailing Address 5056 Sulphur Springs Rd
Murfreesboro, TN 37129-7206
Property Summary
Property Type Agricultural
Land Use Agricultural
Improvement Type
Square Feet



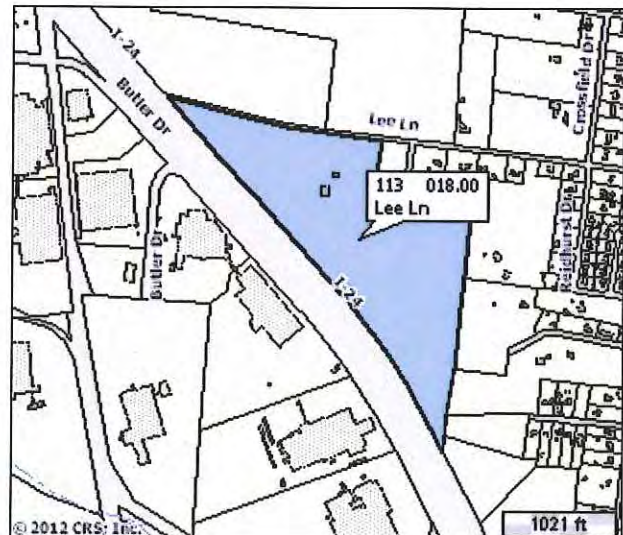
General Parcel Information
Parcel/Tax ID 113 013.00
Alternate Parcel ID 113 01300 00013113
Account Number R0071433
District/Ward
Census Tract/Block

Monday, February 13, 2012

Lee Ln, TN
Rutherford County, TN parcel# 113 018.00

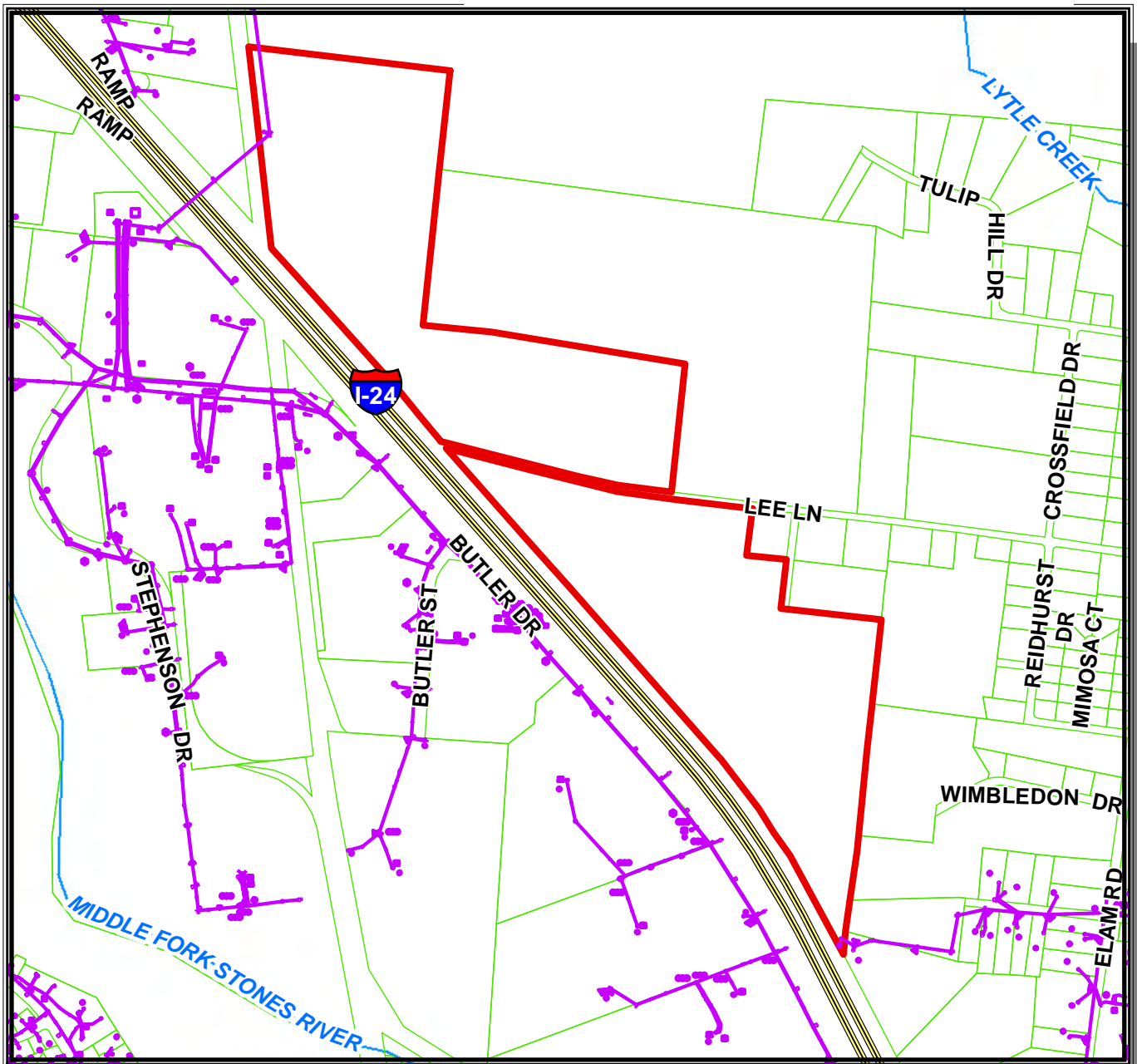
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Land Use Agricultural
Improvement Type
Square Feet







General Parcel Information
Parcel/Tax ID 113 018.00
Alternate Parcel ID 113 01800 00013113
Account Number R0071439
District/Ward
Census Tract/Block

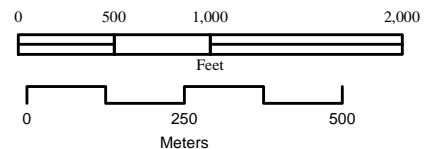
Lassatter Property MED Lines



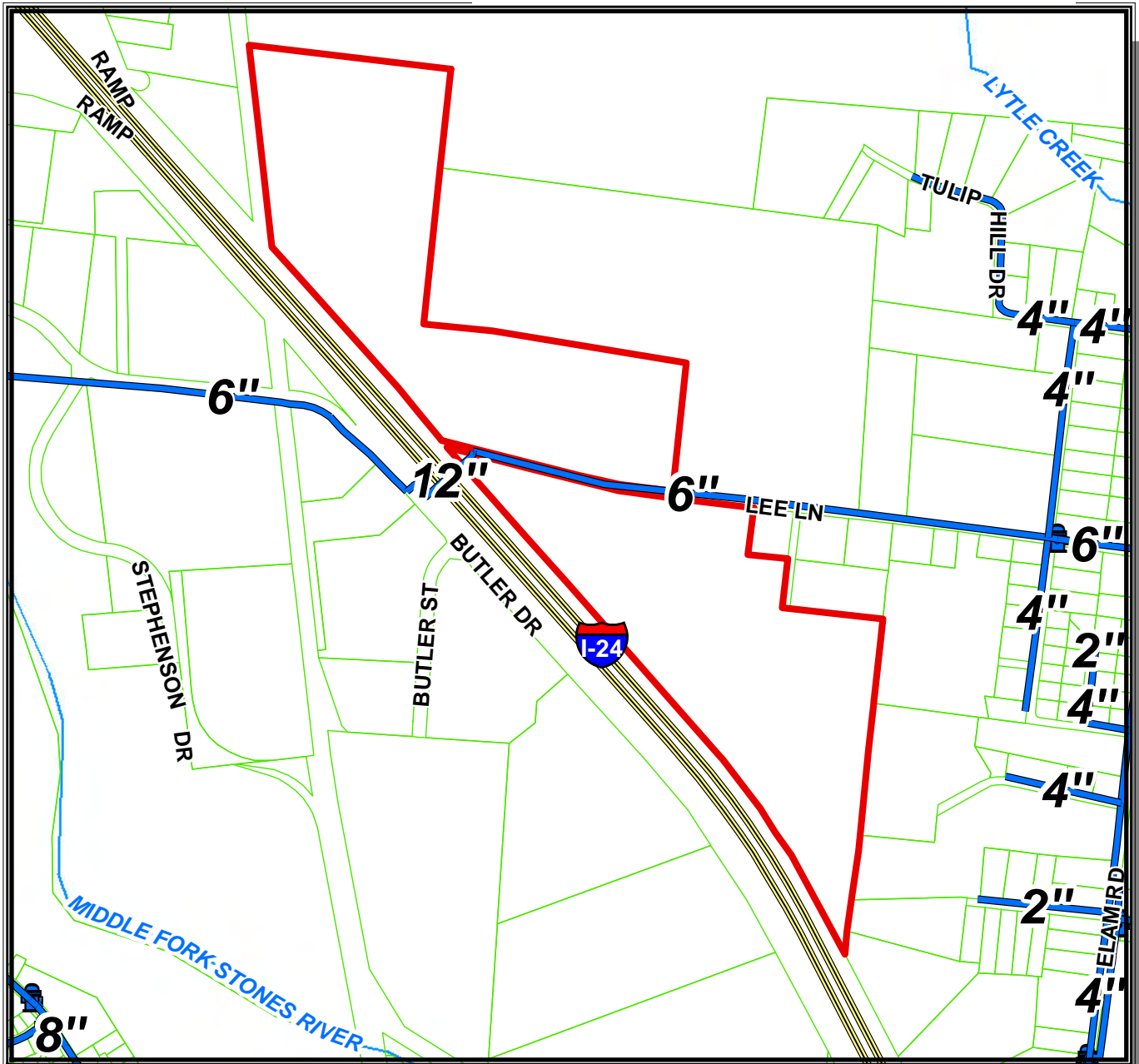
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-  MED PowerLines
-  Lassatter Property
-  Parcels
-  RIVERS






GIS Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



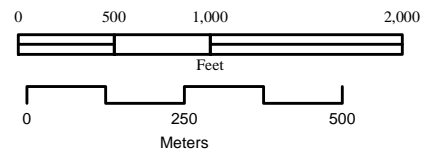
Lassatter Property CUD Lines



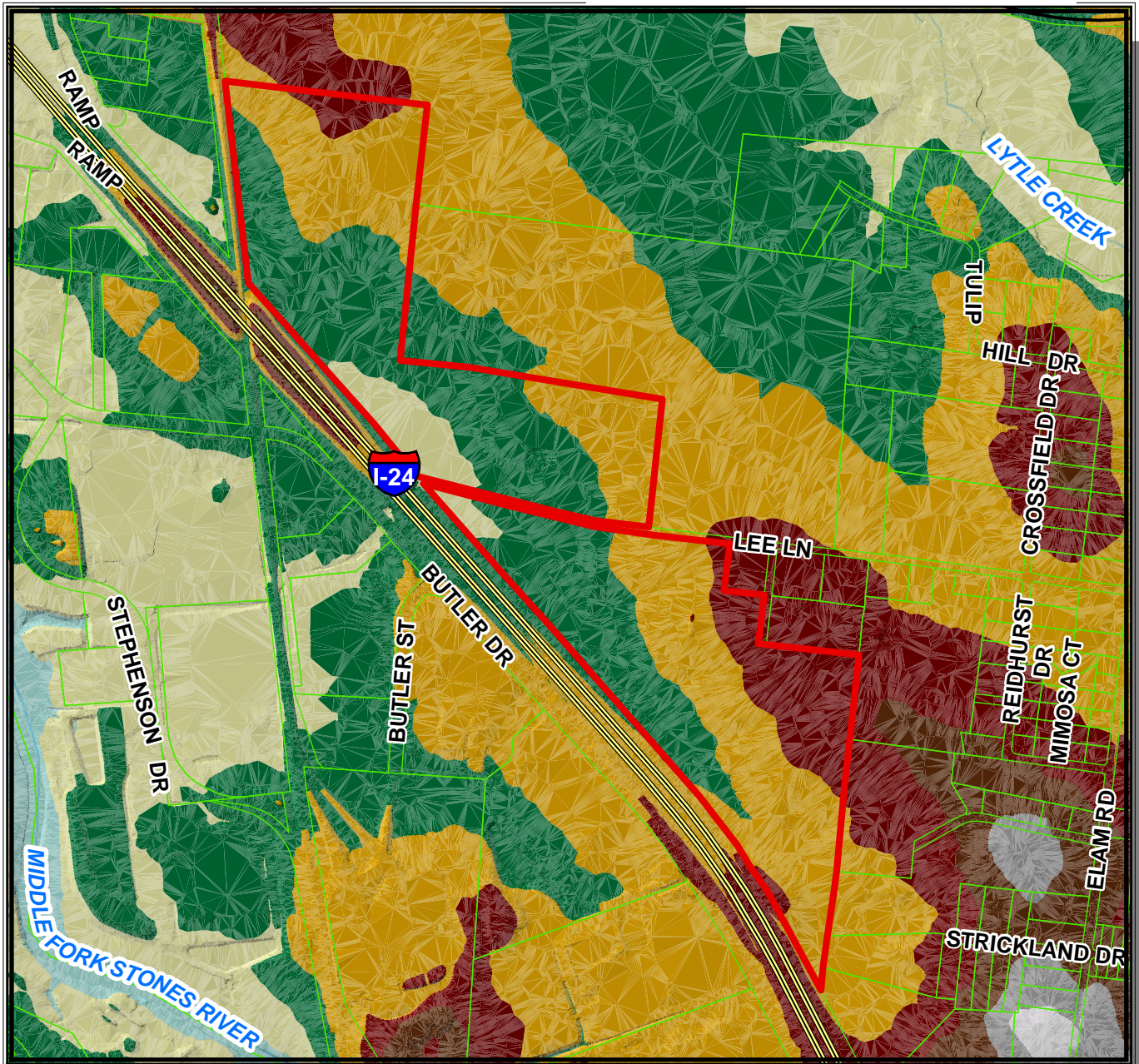
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-  CUD lines
-  CUD Hydrants
-  Lassatter Property
-  Parcels
-  RIVERS

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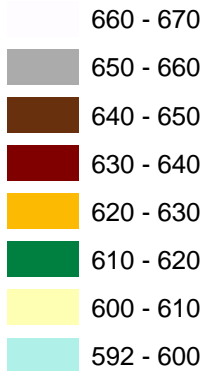


Lassatter Property Topo



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Elevation

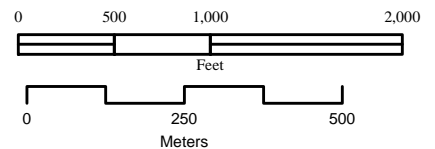


Lassatter Property

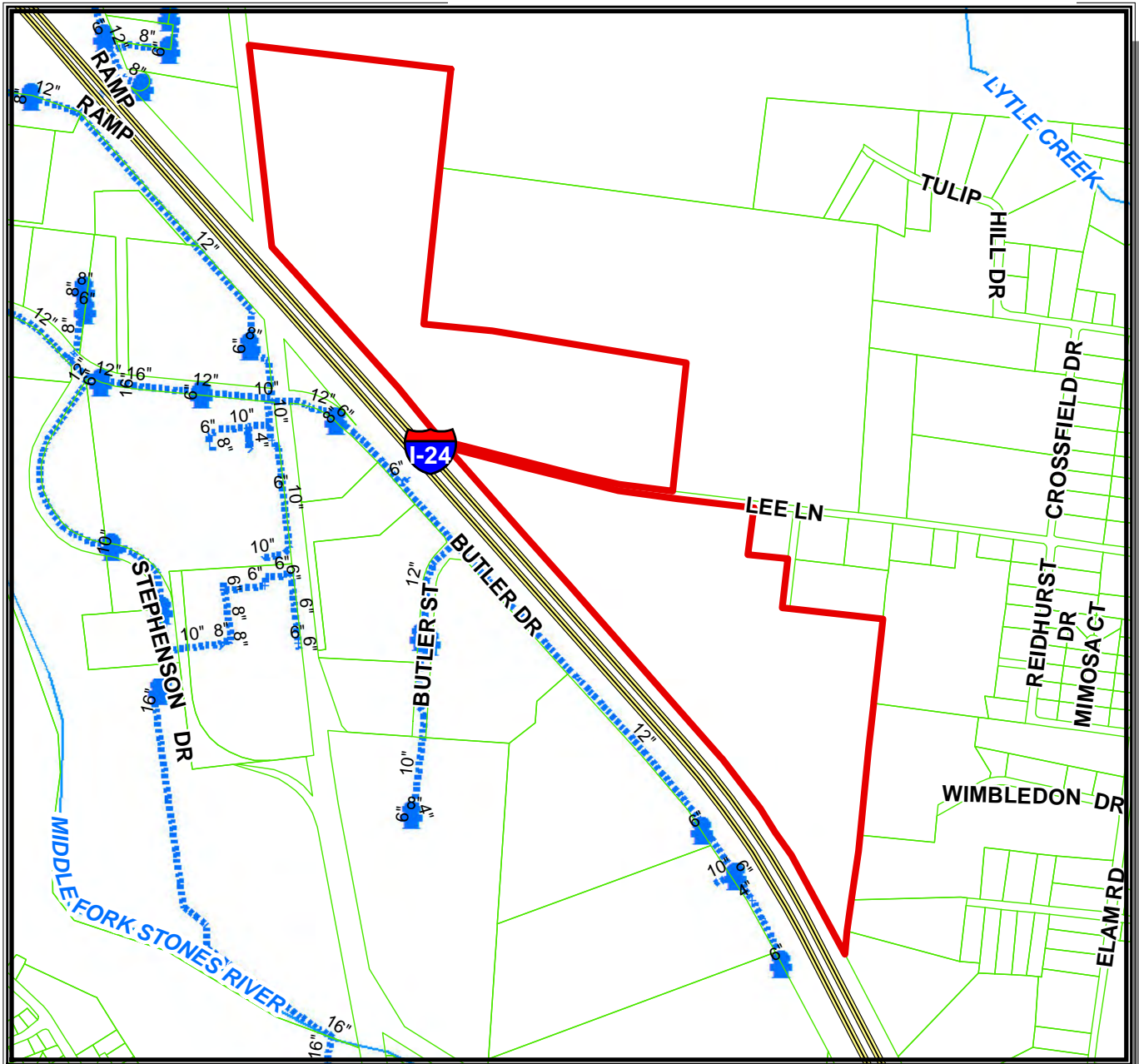


RIVERS






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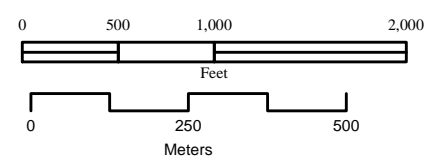
Lassatter Property Water Lines



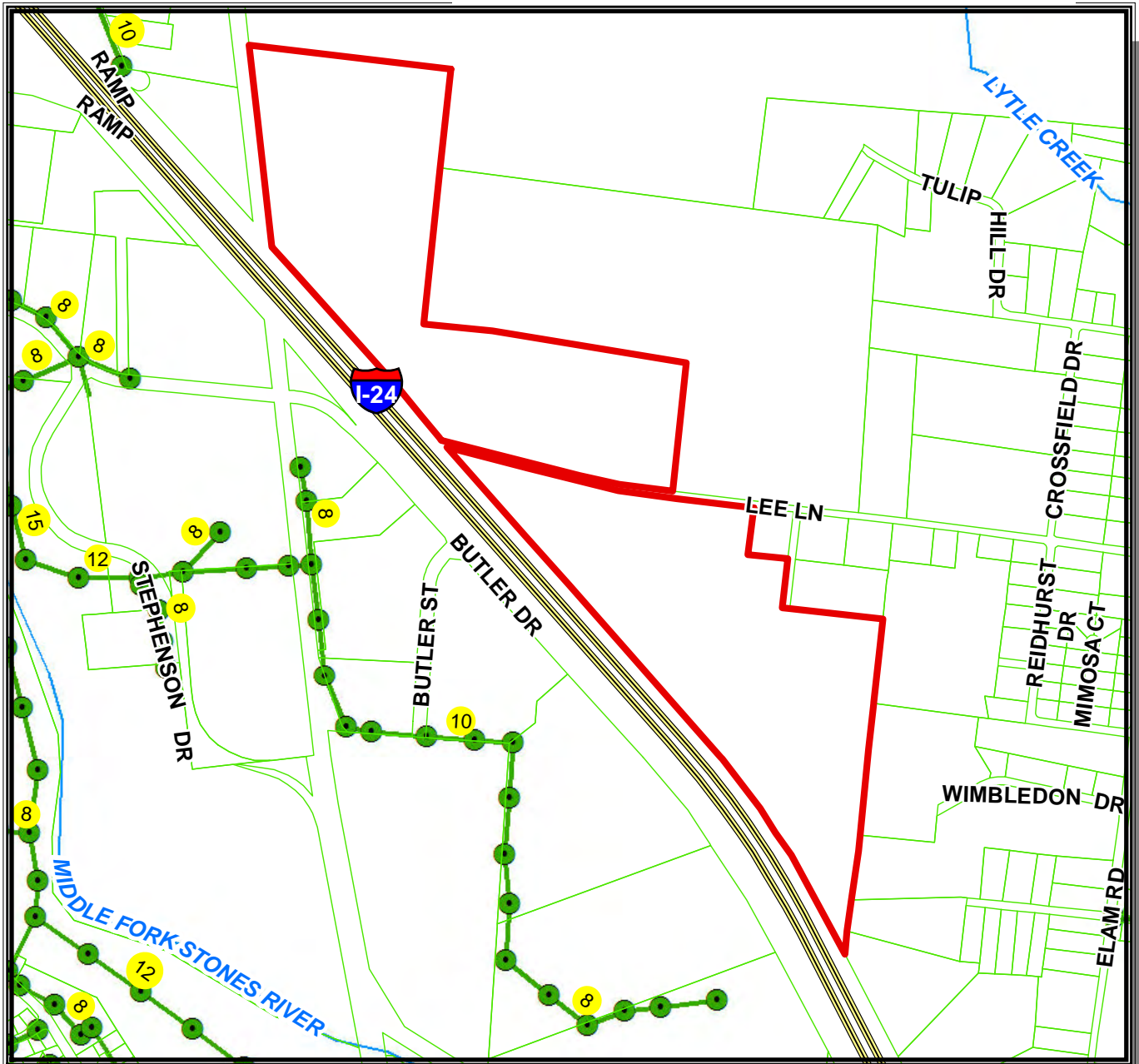
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-  Lassatter Property
-  Water Line
-  Hydrants
-  Parcels
-  RIVERS






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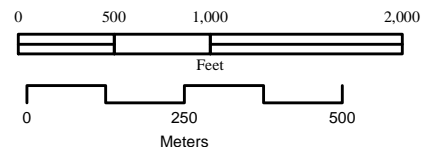
Lassatter Property Sewer Lines

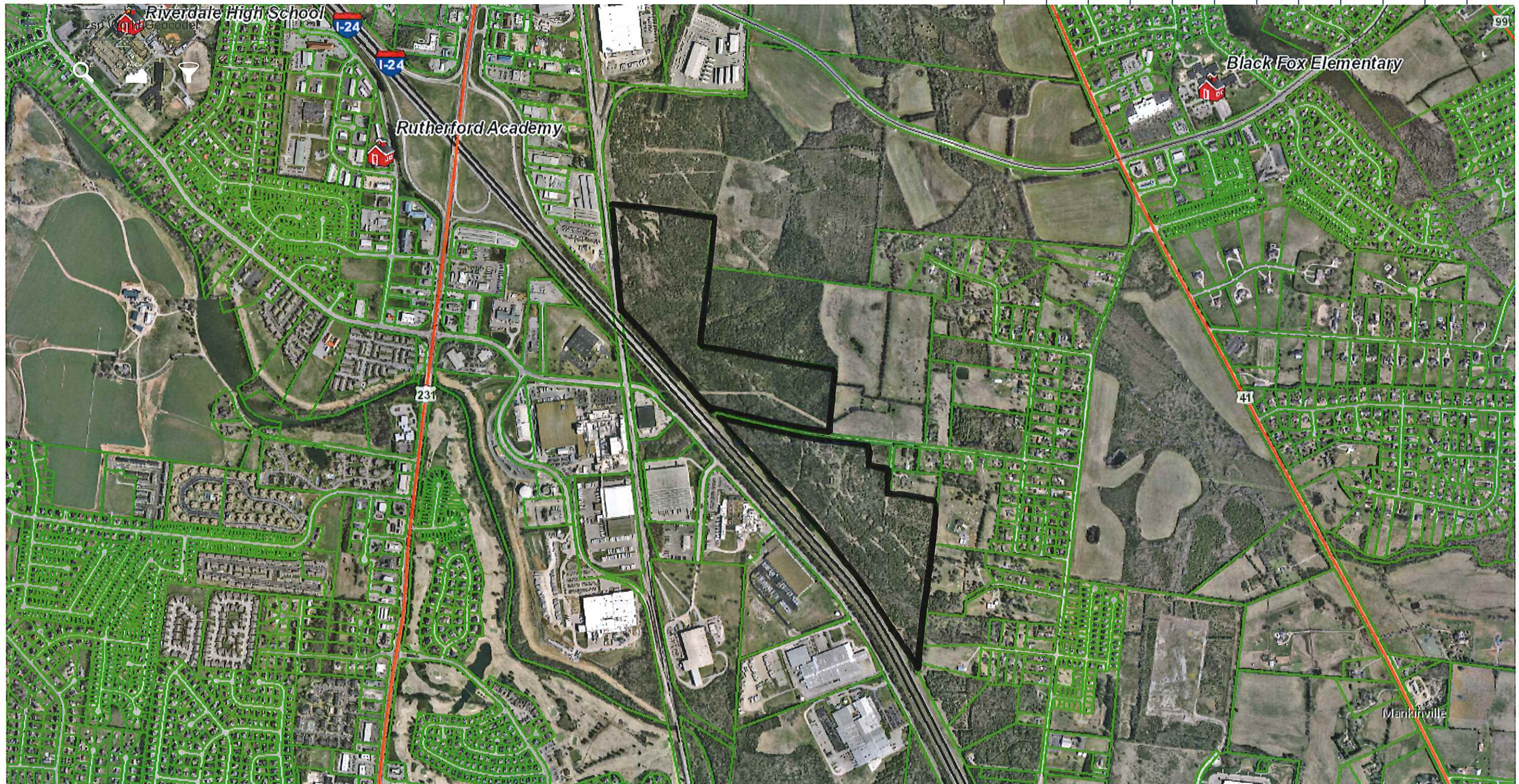


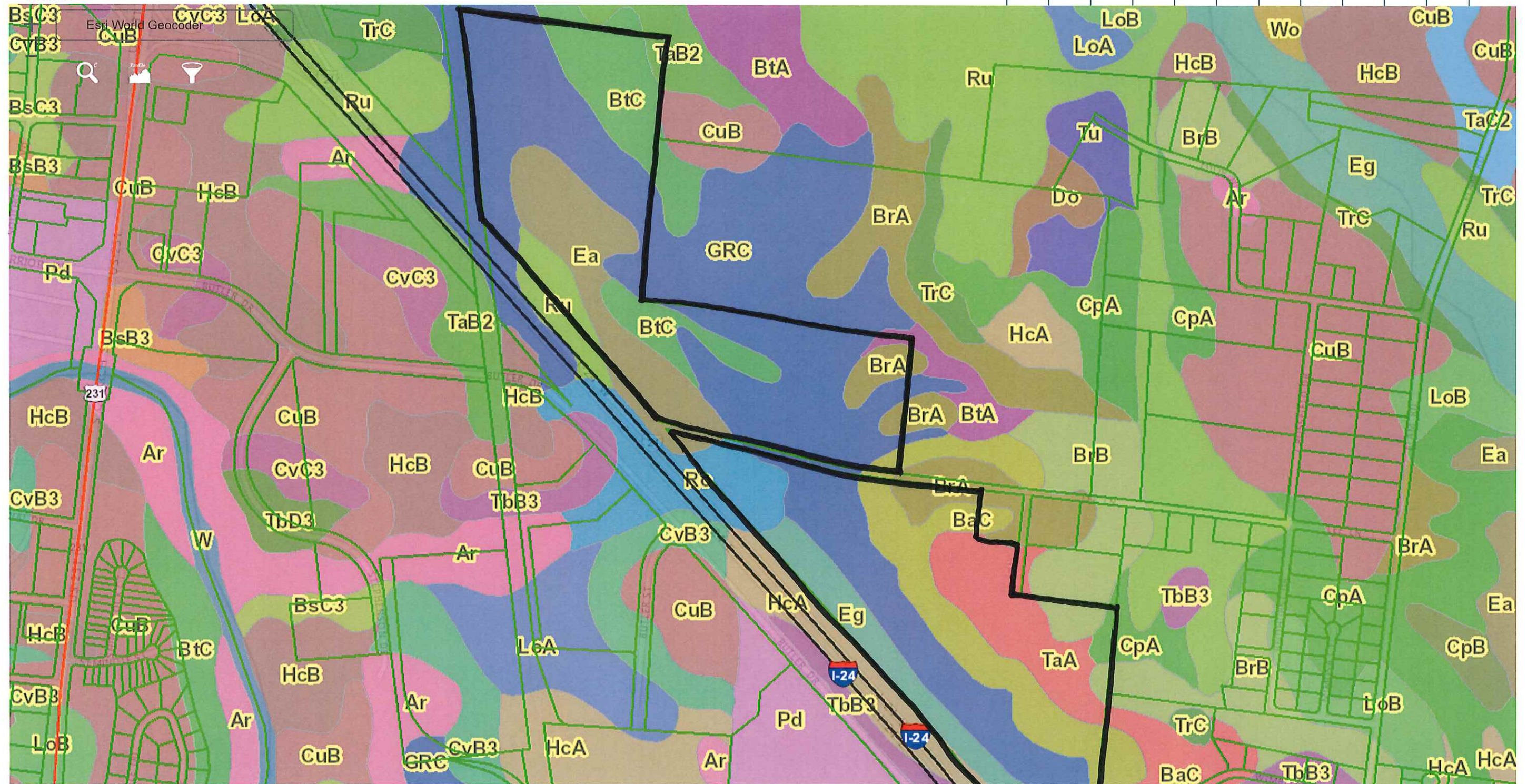
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-  Lassatter Property
-  Sewer Manhole
-  Sewer Gravity Line
-  Parcels
-  RIVERS

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600ft

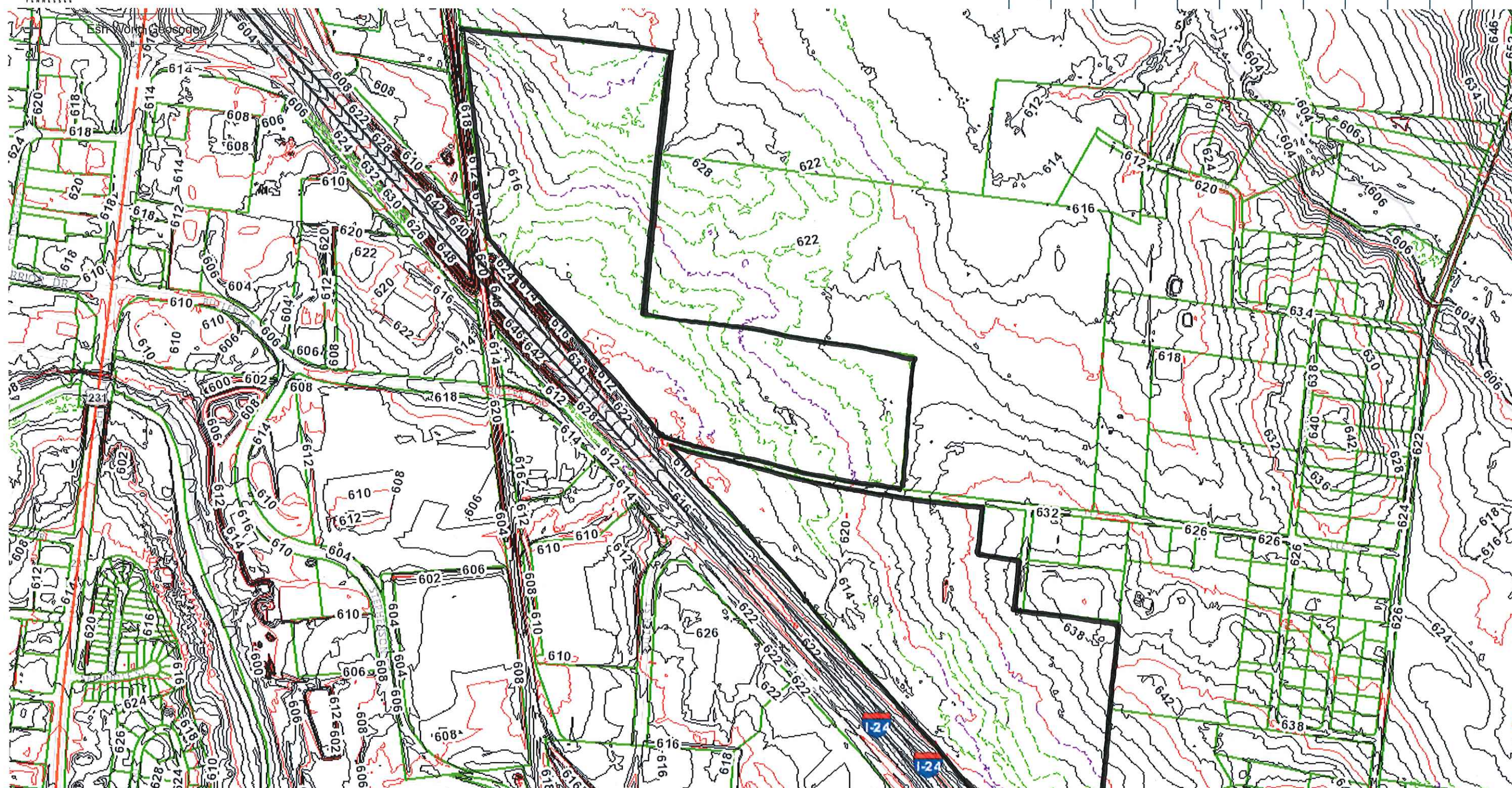
35.810338 -86.398004 Degrees



Murfreesboro GIS

Creating A better Quality of Life

Murfreesboro Map Gallery

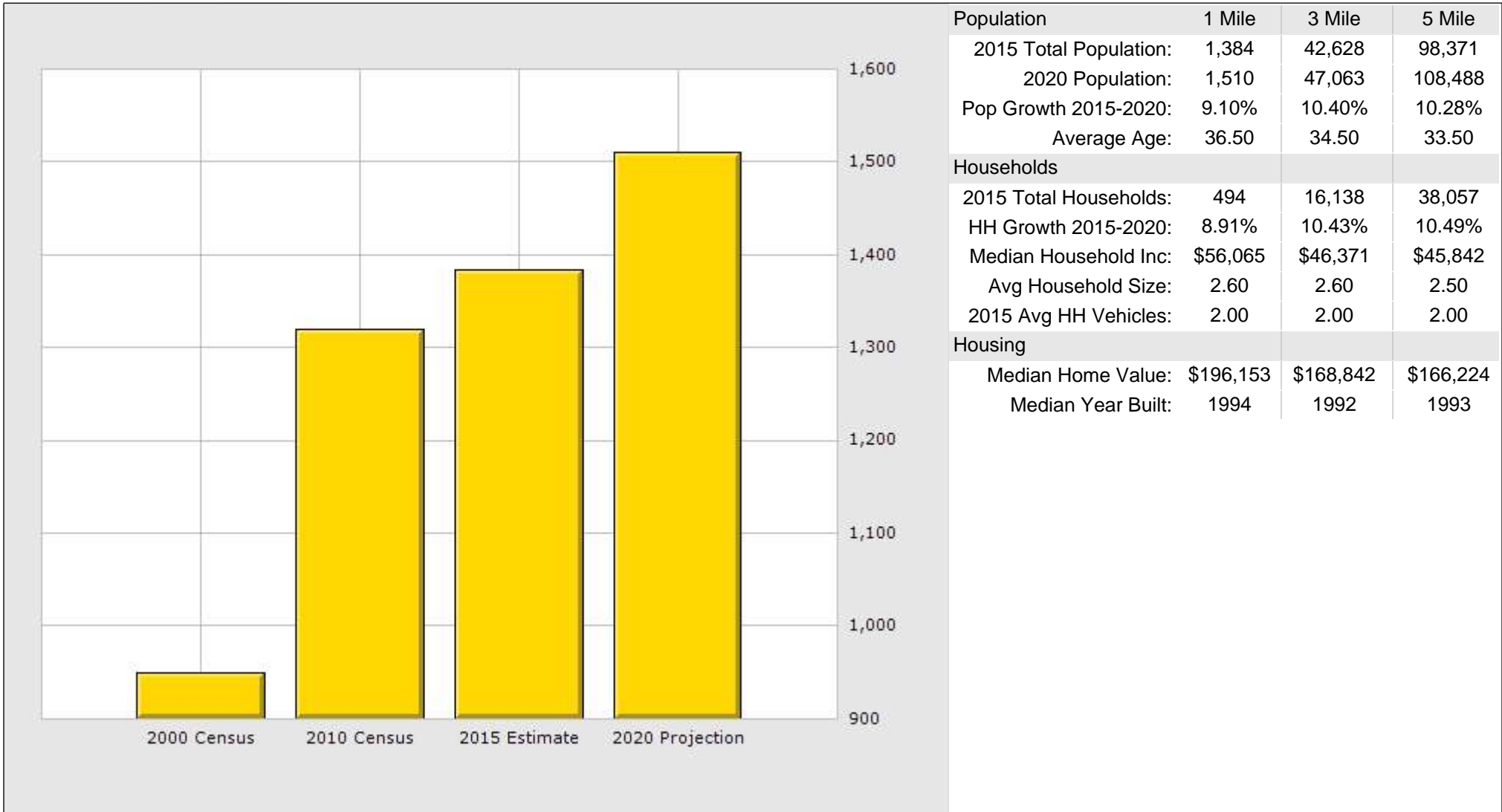


600ft

35.809712 -86.398905 Degrees

Population for 1 Mile Radius

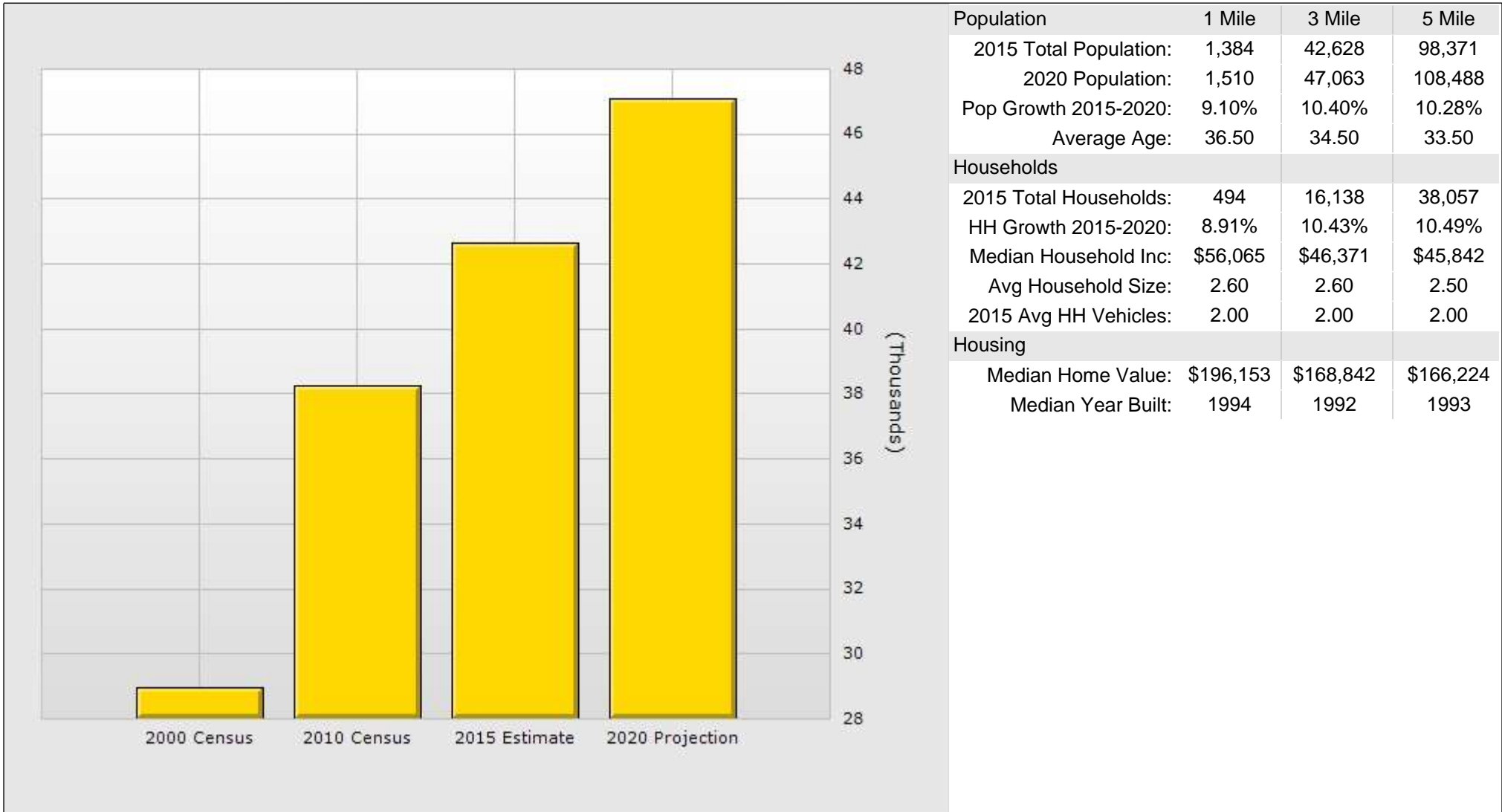
Lee Ln, Murfreesboro, TN 37127



	1 Mile	3 Mile	5 Mile
Population			
2015 Total Population:	1,384	42,628	98,371
2020 Population:	1,510	47,063	108,488
Pop Growth 2015-2020:	9.10%	10.40%	10.28%
Average Age:	36.50	34.50	33.50
Households			
2015 Total Households:	494	16,138	38,057
HH Growth 2015-2020:	8.91%	10.43%	10.49%
Median Household Inc:	\$56,065	\$46,371	\$45,842
Avg Household Size:	2.60	2.60	2.50
2015 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$196,153	\$168,842	\$166,224
Median Year Built:	1994	1992	1993

Population for 3 Mile Radius

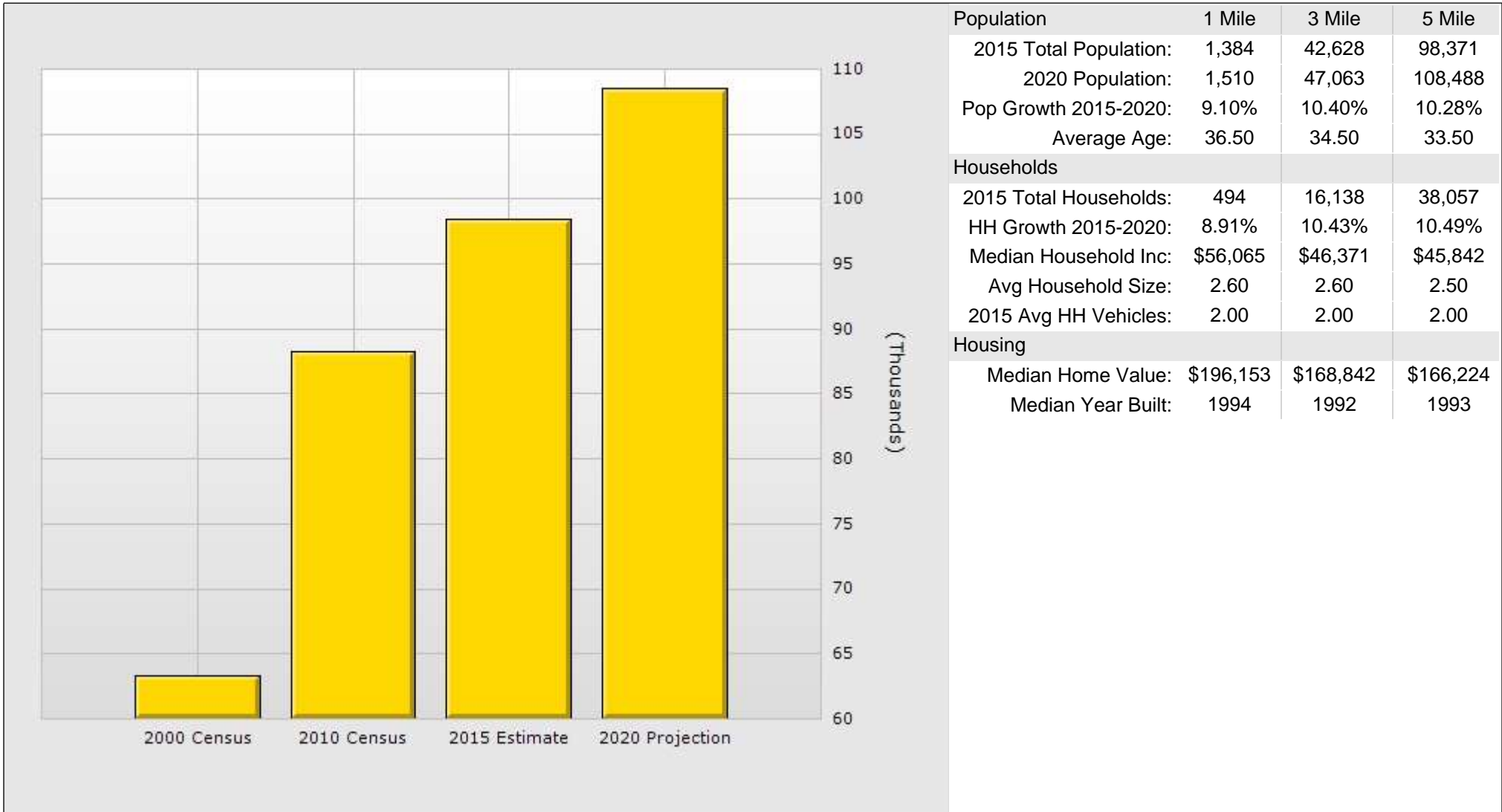
Lee Ln, Murfreesboro, TN 37127



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2015 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$196,153	\$168,842	\$166,224
Median Year Built:	1994	1992	1993

Population for 5 Mile Radius

Lee Ln, Murfreesboro, TN 37127



	1 Mile	3 Mile	5 Mile
Population			
2015 Total Population:	1,384	42,628	98,371
2020 Population:	1,510	47,063	108,488
Pop Growth 2015-2020:	9.10%	10.40%	10.28%
Average Age:	36.50	34.50	33.50
Households			
2015 Total Households:	494	16,138	38,057
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Median Household Inc:	\$56,065	\$46,371	\$45,842
Avg Household Size:	2.60	2.60	2.50
2015 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$196,153	\$168,842	\$166,224
Median Year Built:	1994	1992	1993

RUTHERFORD COUNTY, TN Community Profile

Rutherford County Chamber of Commerce
3050 Medical Center Pkwy | Murfreesboro, Tennessee 37129 | (615) 893-6565 | F: (615) 278-2013



Rutherford County in the News

96.7
Cost of living index vs. National Average of 100

Source:
2015 ACCRA Cost of Living Index

13th
in the U.S. for job growth from Aug. 2014 - Aug. 2015

Source:
U.S. Bureau of Labor Statistics

2
years in a row, Tennessee was named State of the Year.

Source:
Business Facilities

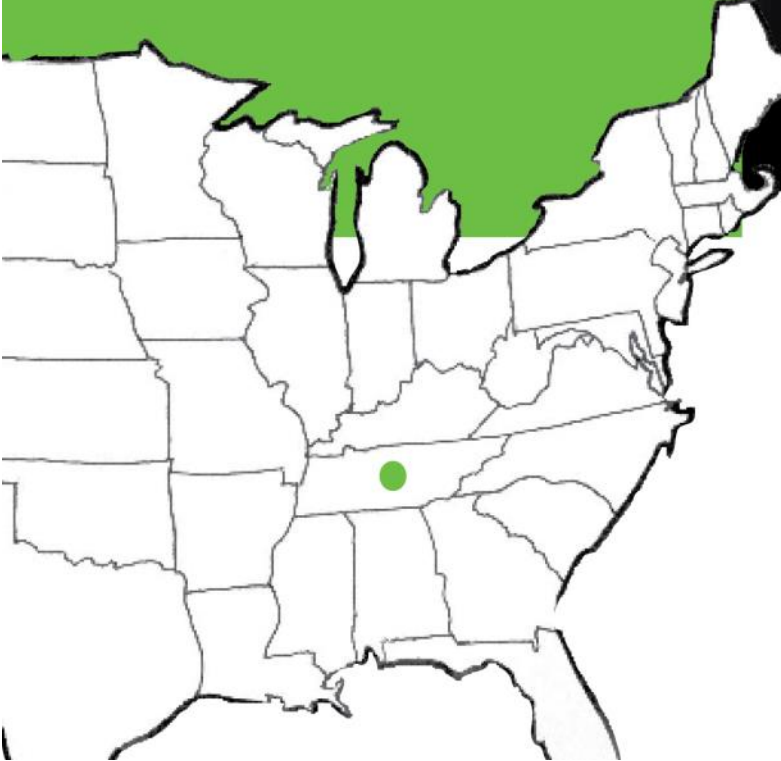
More than 2,400
jobs were created in 2014 and \$251 million in capital investment was made by companies relocating or expanding their operations in the county.

Destination Rutherford

Destination Rutherford is a 501(c)(6), not-for-profit economic development organization intended to serve all investors as the mechanism that pulls together the collective leadership of the Rutherford county public and private sectors, in order to stimulate strategic economic growth.



Bill Jones
General Campaign Chair
Destination Rutherford



Top 10 Private Sector Employers

Company	Employees
Nissan North America, Inc.	8,400
State Farm Insurance Co.	1,662
Amazon Fulfillment Center	1,550
Ingram Content Group	1,500
Asurion	1,250
St. Thomas Rutherford Hospital	1,100
Verizon Wireless	1,068
Bridgestone Americas, Inc.	1,010
Johnson Controls	1,000
Taylor Farms	920
Schneider Electric/Square D	900

RUTHERFORD COUNTY, TN

Community Profile

Rutherford County Chamber of Commerce
3050 Medical Center Pkwy | Murfreesboro, Tennessee 37129 | (615) 893-6565 | F: (615) 278-2013

rutherford
works



QUICK FACTS



Recent Announcements

Interstate Warehousing

Interstate Warehousing officials announced plans to invest \$24.7 million to add 160,000 square feet to their existing Murfreesboro facility, located on Joe B. Jackson Parkway. The project will support 122 new full-time jobs.

Taylor Farms

Taylor Farms officials announced plans to expand their current facility by 80,000 square feet with a \$33,000,000 investment in the community and an addition of 150 new employees.

Conn's HomePlus®

Conn's, Inc. will build a new distribution center in La Vergne, Tenn., slated to open in summer 2016. The new facility will add an expected 100 jobs to the local economy and is an investment of an estimated \$17 million.

Rutherford County
2015 Population: 290,264
2020 Projection: 313,883
2010 Census: 262,604
Households: 106,396
Avg. HH Income: \$70,636
Med. HH Income: \$57,337

City of Murfreesboro
2015 Population: 122,799
2020 Projection: 132,908
2010 Census: 108,755
Households: 47,213
Avg. HH Income: \$68,145
Med. HH Income: \$51,559

Town of Smyrna
2015 Population: 44,193
2020 Projection: 47,457
2010 Census: 39,974
Households: 16,535
Avg. HH Income: \$66,824
Med. HH Income: \$53,570

City of La Vergne
2015 Population: 36,242
2020 Projection: 39,585
2010 Census: 32,588
Households: 11,888
Avg. HH Income: \$66,716
Med. HH Income: \$57,362

City of Eagleville
2015 Population: 671
2020 Projection: 703
2010 Census: 604
Households: 256
Avg. HH Income: \$81,211
Med. HH Income: \$73,305

Sources:
2015 Claritas Estimate
2010 Census Data

Updated January 5, 2016

Education

Middle Tennessee
State University
Murfreesboro
Enrollment: 23,881

TN College of Applied
Technology
Murfreesboro
Enrollment: 414

Motlow College
Smyrna
Enrollment: 1,500

Rutherford County Schools
92.5% of students graduate within 4 years
and one summer.

Murfreesboro City Schools
Rated 7 out of 10 by www.bestschools.org



2014 Total County Retail Sales

\$6,060,253,109

Source: TN Dept. of Revenue

2014 Travel Related Expenditures

\$307,470,000

Source: U.S. Travel Association

Rutherford County has developed over 4 million square feet of retail in the last 10 years.

Labor Force At-a-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,057,200	933,970	151,840
Unemployment Rate	5.6%	4.3%	4.2%
Available Labor Pool	169,800	40,390	6,450

TN Dept. of Labor November 2015 Report

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K. Beth Duffield
VP, Workforce Development
bduffield@rutherfordchamber.org