

303 Yearwood Ave. – Murfreesboro, TN



PROPERTY FEATURES

- 1.827 Acres
- Sales Price: \$794,750
- Great commercial potential
- Across the street from Middle TN State University
- 25,000 vehicles per day



**The
Parks Group**
— *Commercial Real Estate*

John Blankenship, TN License 306533
Office: (615) 896-4040
Cell: (615) 668-5153
Email: johnb@bobparks.com
www.theparksgroupcommercial.com

Alumni Dr.

N. Rutherford Blvd.

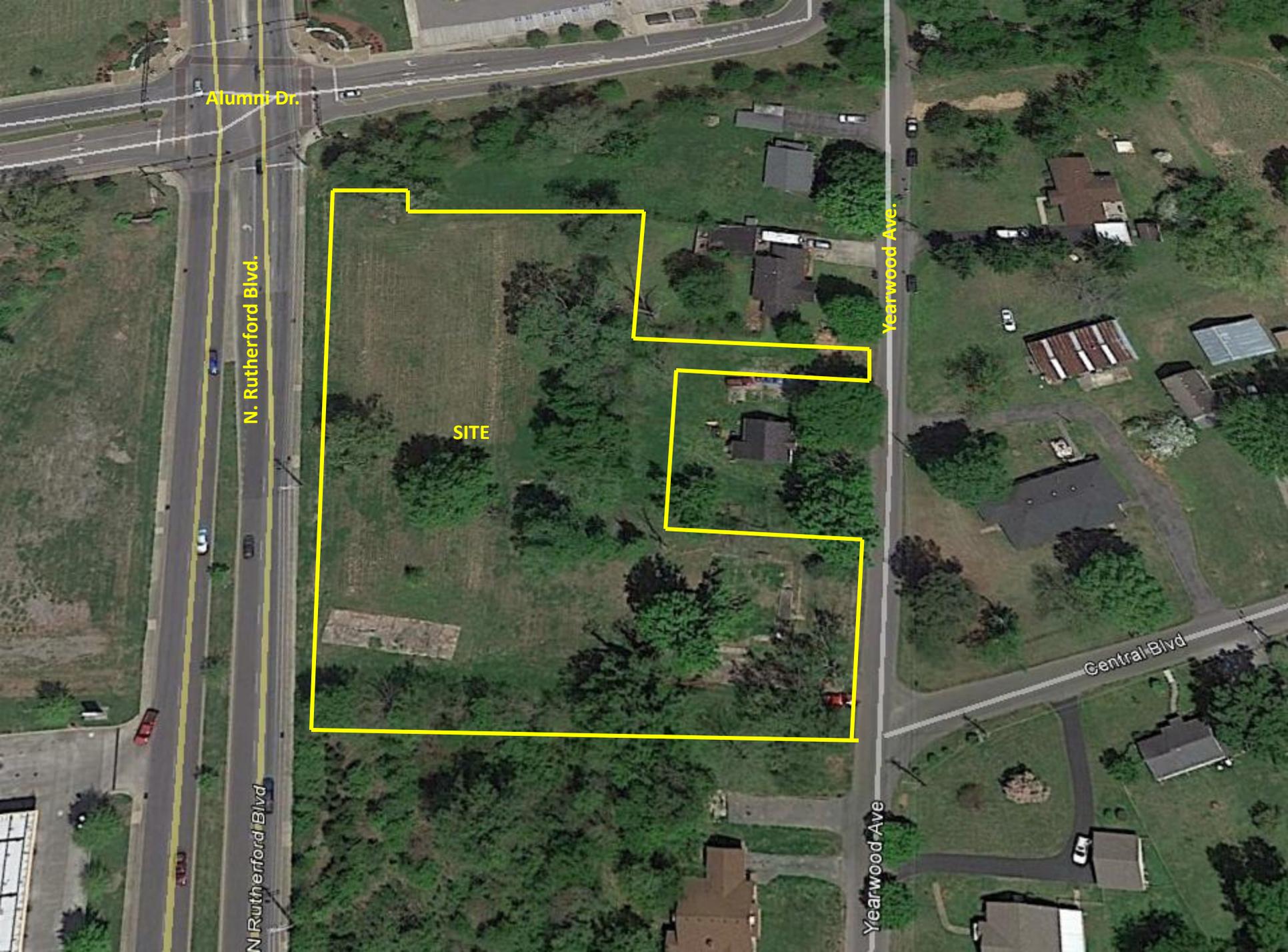
SITE

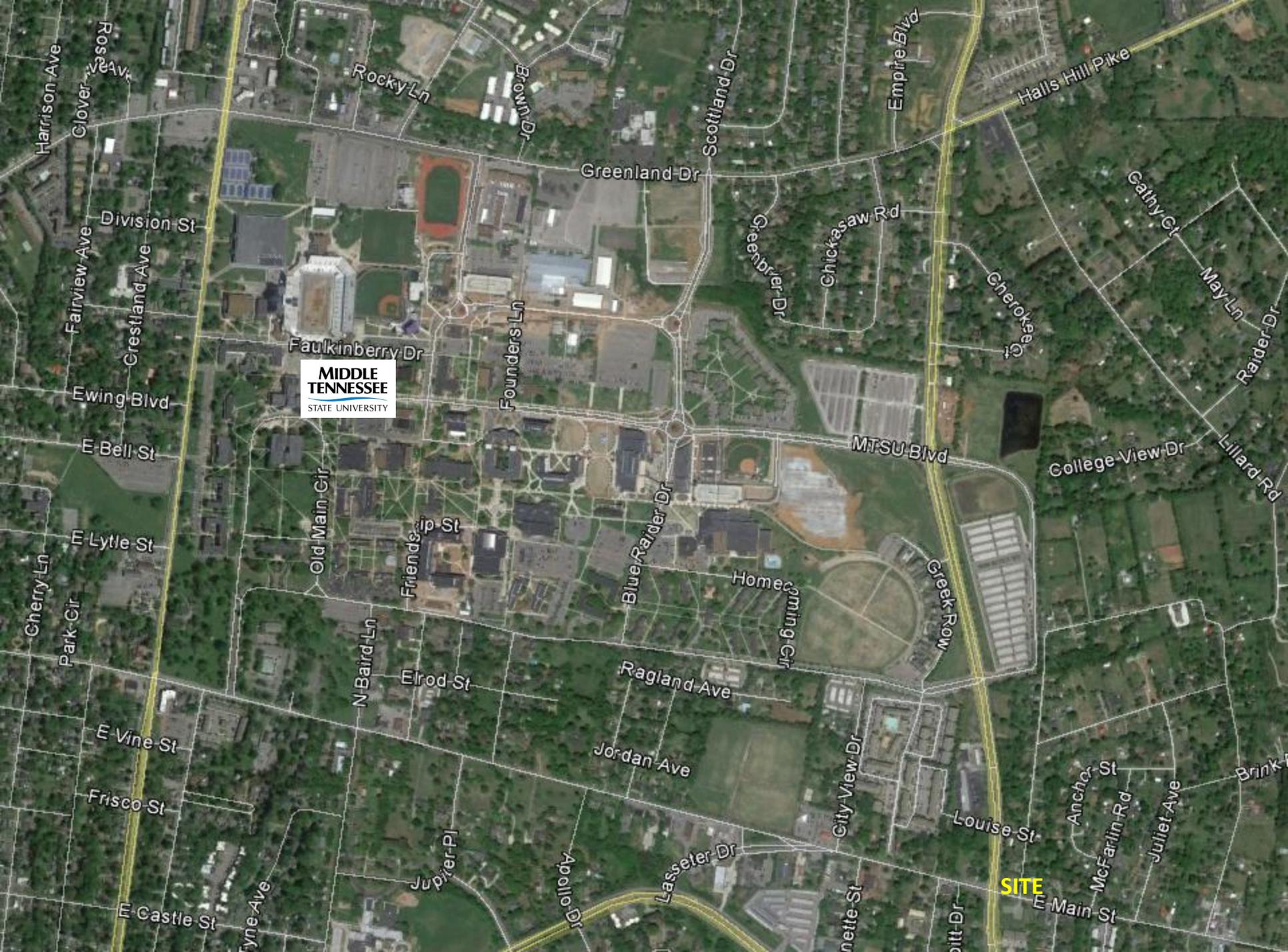
Yearwood Ave.

Central Blvd

N Rutherford Blvd

Yearwood Ave





MIDDLE
TENNESSEE
STATE UNIVERSITY

SITE

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



Rutherford County in the News

9th

Lowest Cost of Living State in the US

Cost of living index is 91.2 vs. National Average of 100

Sources:

CNBC America's Top States for Business 2014 Rankings
2013 ACCRA Cost of Living Index

31st

Ranked county in the US for employment increase from March 2013 - March 2014

Source:

US Dept. of Labor, 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 \$239 million in capital investment was made by companies relocating or expanding their operations in the county.

Destination Rutherford

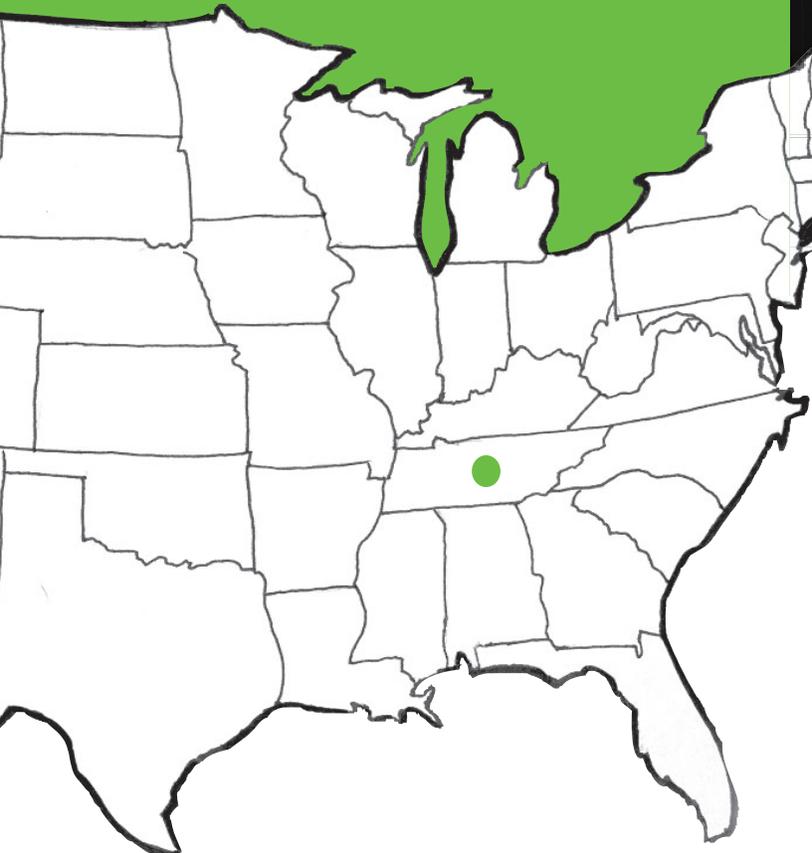
Destination Rutherford is a 501(c)(6), not-for-profit economic development organization intended to serve all investors as the mechanism that pulls together the collective leadership of the Rutherford county public and private sectors, in order to stimulate strategic economic growth.



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
Ingram Content Group	1,500
Asurion	1,250
Amazon Fulfillment Center	1,200
St. Thomas Rutherford Hospital	1,100
Verizon Wireless	1,068
Bridgestone Americas, Inc.	1,010
Johnson Controls	1,000
Schneider Electric/Square D	900
General Mills/Pillsbury	865



RUTHERFORD COUNTY, TN

Community Profile

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



QUICK FACTS



Rutherford County

2014 Population: 282,183
2019 Projection: 303,410
2010 Census: 262,604
Households: 103,334
Avg. HH Income: \$70,714
Med. HH Income: \$57,220

City of Murfreesboro

2014 Population: 118,676
2019 Projection: 127,828
2010 Census: 108,755
Households: 45,525
Avg. HH Income: \$68,788
Med. HH Income: \$50,506

Town of Smyrna

2014 Population: 42,813
2019 Projection: 45,591
2010 Census: 39,974
Households: 15,994
Avg. HH Income: \$65,149
Med. HH Income: \$52,106

City of La Vergne

2014 Population: 35,482
2019 Projection: 38,745
2010 Census: 32,588
Households: 12,736
Avg. HH Income: \$68,775
Med. HH Income: \$59,154

City of Eagleville

2014 Population: 645
2019 Projection: 662
2010 Census: 604
Households: 251
Avg. HH Income: \$74,283
Med. HH Income: \$70,745

Sources:
2014 Claritas Estimate
2010 Census Data

Updated January 7, 2015

Recent Announcements

Federal-Mogul

Federal-Mogul officials have announced that the company will invest \$6.2 million to expand its current distribution facility in Smyrna, creating 135 new jobs in Rutherford County. Federal-Mogul will increase its Smyrna footprint from 600,000 square feet to 800,000 square feet.

M-TEK, Inc.

M-TEK officials announced that the company will build its North American headquarter operations in the Gateway district of Murfreesboro. The announcement represents the creation of 250 jobs and an estimated investment of \$13.4 million.

Enovate Medical

The medical device and technology company announced plans to expand operations at its U.S. headquarters and create 410 new jobs over the next five years. The announcement represents an investment of \$13.1 million.

Education

Middle Tennessee State University Murfreesboro Enrollment: 26,000+	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



2013 Total County Retail Sales

\$6,008,846,137

Source: TN Dept. of Revenue

2013 Travel Related Expenditures

\$291,520,000

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	2,998,900	850,590	146,340
Unemployment Rate	6.8%	5.1%	4.9%
Available Labor Pool	212,560	50,010	7,880

TN Dept. of Labor, December 2014 Report

Brian D. Hercules
VP, Economic Development
bhercules@rutherfordchamber.org

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