

4513 Sulphur Springs Rd. Murfreesboro, TN



2.7 Acres
Includes 1,872 SF One Story Ranch

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**The
Parks Group**
— Commercial Real Estate

The Details

The Parks Group is pleased to offer For Sale 2.7 Acres of land with a 1,872 SF one-story ranch at 4513 Sulphur Springs Rd. in Murfreesboro, TN.

This property offers:

- Sales Price of \$705,672
- Convenient access to State Route 840
- Visibility from State Route 840
- Great commercial potential
- Possible C-Store location
- Dollar General down the street

Tennessee ranks 2nd in the nation for Cost of Living.”

- CNBC: America’s Top States for Business 2012, October, 2012

Rutherford County is the 3rd fastest growing county in Tennessee.

- *The Chattanooga Times Free Press*, March 19, 2013

Tennessee ranks 4th in the Best States for Business.’

- Chief Executive Magazine, May 7, 2013

The Nashville-Davison-Murfreesboro-Franklin, TN area ranks 2nd among large U.S. cities for job growth.

- newgeography.com, May 2013



Hickory Ct

Hickory Ln

Sulphur Springs Rd

840

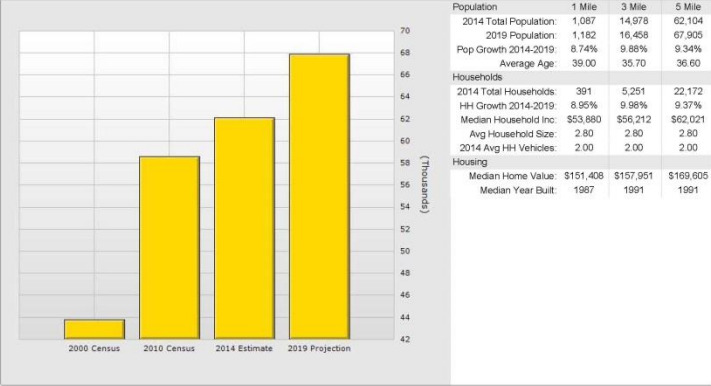
Sulphur Springs Rd

Timberlake Dr

SITE

Population for 5 Mile Radius

Sulphur Springs Rd @ I-840, Murfreesboro, TN 37129



	1 Mile	3 Mile	5 Mile
Population			
2014 Total Population:	1,087	14,978	62,104
2019 Population:	1,162	16,458	67,905
Pop Growth 2014-2019:	8.74%	9.88%	9.34%
Average Age:	39.00	35.70	36.60
Households			
2014 Total Households:	391	5,251	22,172
HH Growth 2014-2019:	8.95%	9.98%	9.37%
Median Household Inc:	\$53,880	\$56,212	\$62,021
Avg Household Size:	2.80	2.80	2.80
2014 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$151,408	\$157,951	\$169,605
Median Year Built:	1987	1991	1991

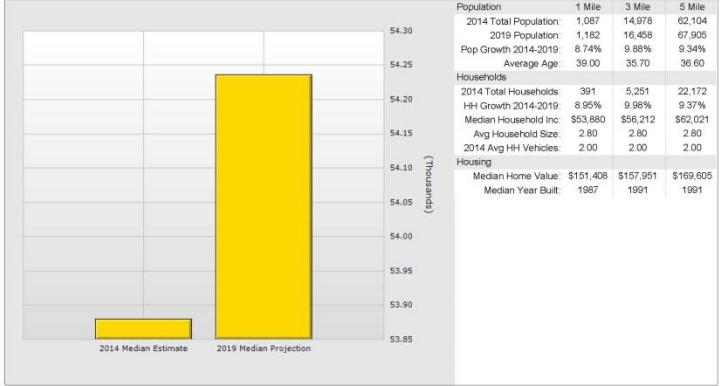


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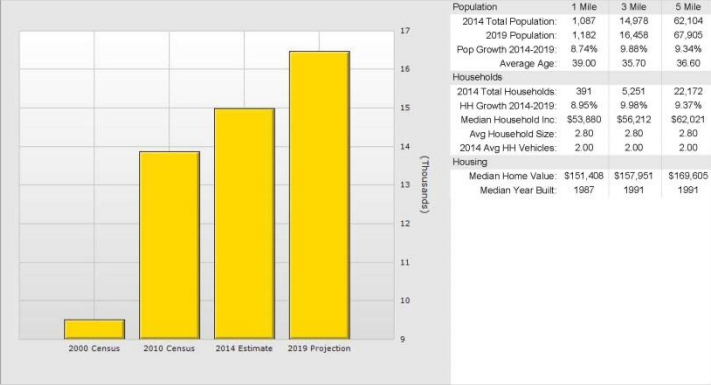


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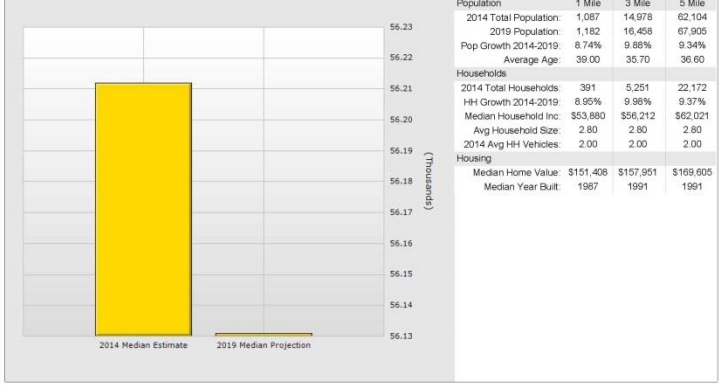


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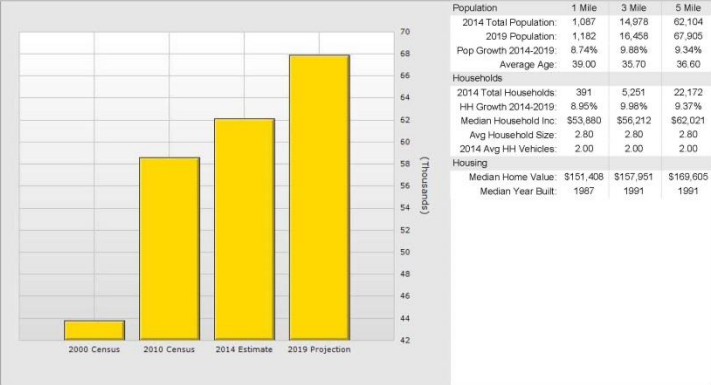


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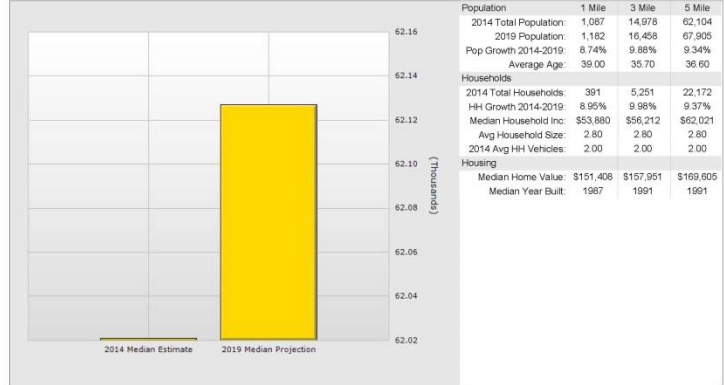


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5/1/2014

Rutherford County, Tennessee

Community Profile



Recent Announcements

2013 in Review

Over 2,300 new jobs were created and \$283 million in capital investment was made by companies either relocating or expanding their operations in the county.

Schwan Cosmetics USA

The company announced plans to consolidate its U.S. operations by building a state-of-the-art facility in Murfreesboro. This opportunity will allow the company to house the U.S. headquarters and manufacturing operations in the same facility. The announcement represents an investment of \$38 million and total employment will reach 450 over the next five years.

“Once again, Rutherford County is chosen for a location because of existing infrastructure, strong, capable workforce and our quality of life,” Murfreesboro Mayor Tommy Bragg said.

Calsonic Kansei North America

Key Nissan supplier announced plans to invest \$109 million and create 1,200 new jobs to expand its three Middle Tennessee facilities over the next three years. 183 of those new jobs will be in Nissan North America’s Smyrna plant.

Taylor Farms

The world’s largest producer of fresh-cut vegetables announced an expansion at their Smyrna facility resulting in a \$5.9 million capital investment and the creation of 170 new jobs.

“We pride ourselves on delivering the highest quality fresh-cut fruits and vegetables, and Tennessee’s centralized location in the Southeast gives us the ability to service 17 states within a day’s drive,” said Taylor Farms Tennessee President Brian Thure.



Top 10 Private Sector Employers

Company	Employees
Nissan North America	7,500
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/Firestone USA	1,010
Johnson Controls	1,000
Schneider Electric/Square D	900
General Mills/Pillsbury	865

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 2, 2014

Rutherford County in the News

- Rutherford County, TN ranks No. 6 in U.S. for Job growth (6th consecutive quarter being ranked in the nation’s top 10) – *US Bureau of Labor Statistics, September 2013*
- Rutherford County No. 11 in Where the Jobs Are ranking – *CNN Money, August 2013*
- Nashville-Davidson-Murfreesboro MSA ranks No. 5 in the Metro Areas with the Most Economic Momentum going into 2014 – *Forbes, December 2013*
- Tennessee Ranks No. 1 in Automotive Manufacturing Strength (4th consecutive year) – *Business Facilities, July 2013*

**expect more
achieve more**
Raising the bar in Tennessee schools

Rutherford County has top ranking education systems with a variety of programs to meet the needs of our children.

Higher Education

Middle TN State University
Murfreesboro
Enrollment: 26,000+

Motlow College
Smyrna
Enrollment: 1,500

Daymar Institute
Murfreesboro
Enrollment: 600

TN College of Applied
Technology
Murfreesboro
Enrollment: 414

University of Phoenix
Murfreesboro
Enrollment: 60

Partnerships



Business Education Partnership

Using energetic and innovative programs, the BEP aims to improve schools by applying private and public sector resources to bold ideas that prepare today's youth to be leaders in tomorrow's world.



Mind2Marketplace
The Vital Connection for Middle Tennessee Technologies

Mind2Marketplace

M2M is an organization dedicated to bringing the brightest and best ideas in Middle TN to reality. M2M strategically links people and organizations to bring innovation and technology to the marketplace.

Retail

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



The Avenue® Murfreesboro is an outdoor lifestyle concept with a dynamic mix of premier national retailers, select local merchants and specialty restaurants reflective of local demand and fashion trends.

Shopping Venues

- The Avenue®, Murfreesboro
- Stones River Mall, Murfreesboro
- The Oaks, Murfreesboro
- The Historic Downtown Square, Murfreesboro
- Colonial Town Park, Smyrna

2012 Total County Retail Sales

\$5,948,233,156

Source: TN Dept. of Revenue

2012 Travel Related Expenditures

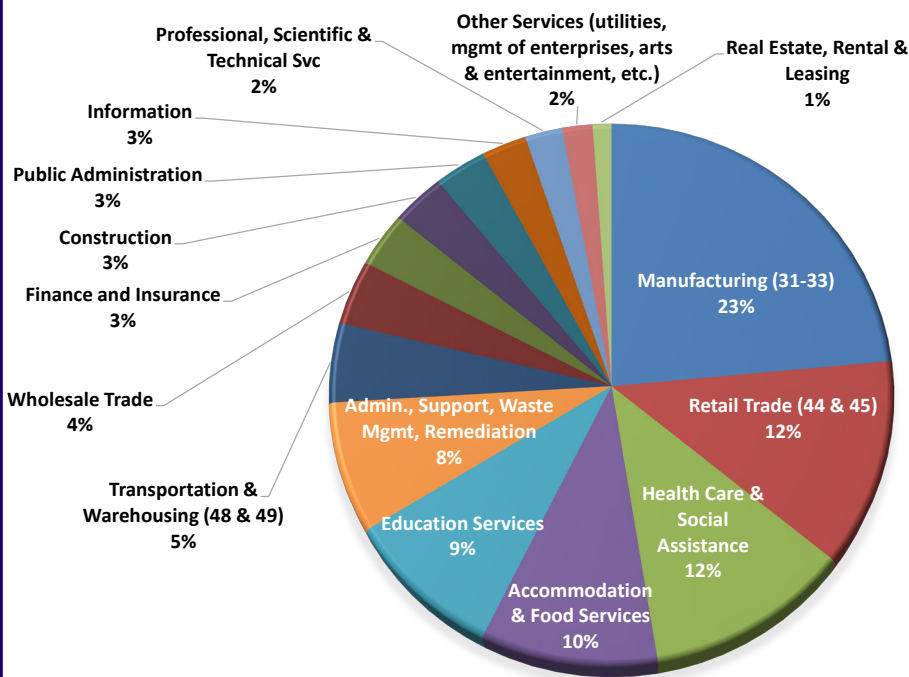
\$272,880,000

Source: U.S. Travel Association



Stones River Mall completed a multi-million dollar renovation and expansion in 2008. The expansion created more retail space and a food court.

Employed Population by Industry



2nd

Lowest Cost of Living State in the US

Rutherford County's cost of living index is 90.2. Natl. Avg. is 100

Sources:
CNBC America's Top States for Business 2013 Rankings
2012 ACCRA Cost of Living Index

6th

Greatest increase in employment of the largest counties in the nation in 2012

Source:
US Dept. of Labor, Bureau of Labor Statistics, Sept. 2013

48th

Ranked state in private sector Union membership percentages

Source:
TN Dept. of Economic & Community Development

Labor Force At-a-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,062,600	852,500	146,410
Unemployment Rate	8.1%	5.7%	5.6%

Tennessee Department of Labor, November 2013 Report

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