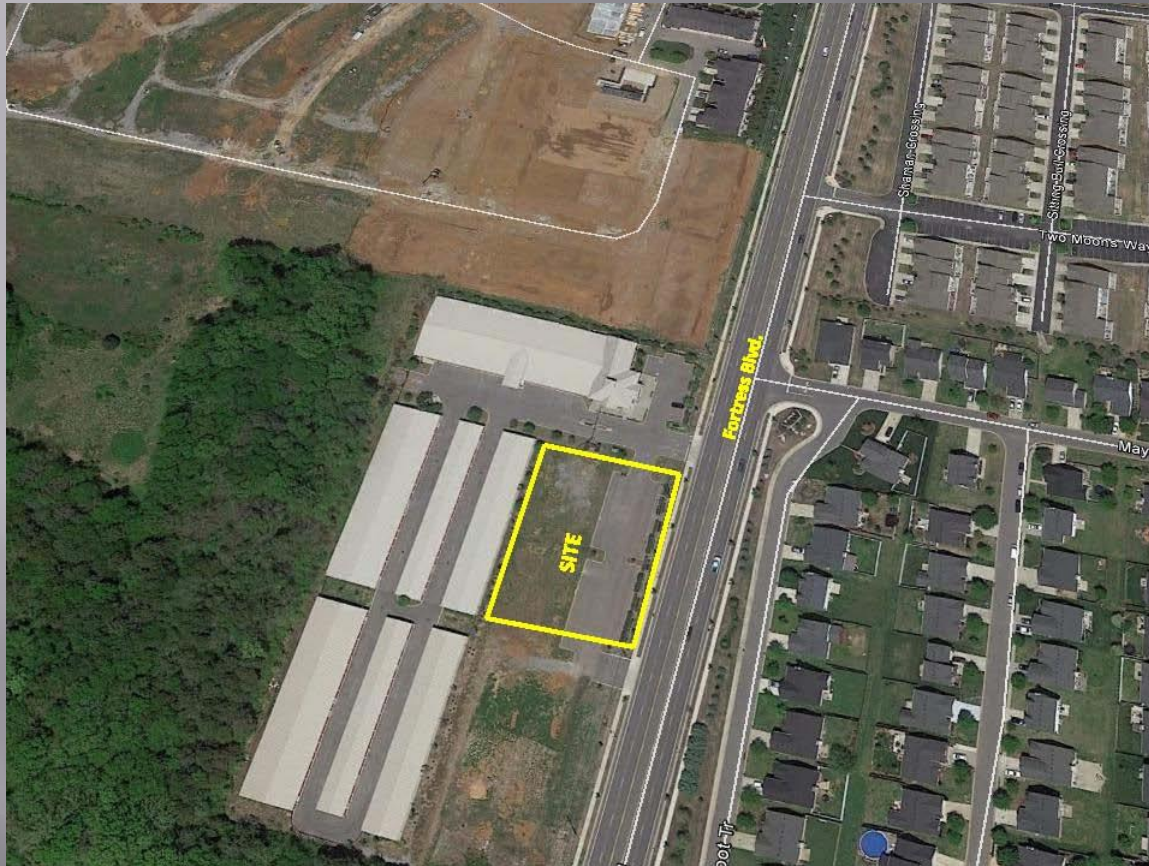


855 Fortress Blvd
Murfreesboro, TN

For Sale: 0.90 Acres



Property Features

- Sales Price: \$14.50 PSF
- 0.90 Acres
- Less than 2 minutes from I-24 Exit 76 at Medical Center Pkwy.
- Great Location minutes from The Avenue regional shopping destination, and Blackman Elementary, Middle and High Schools



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

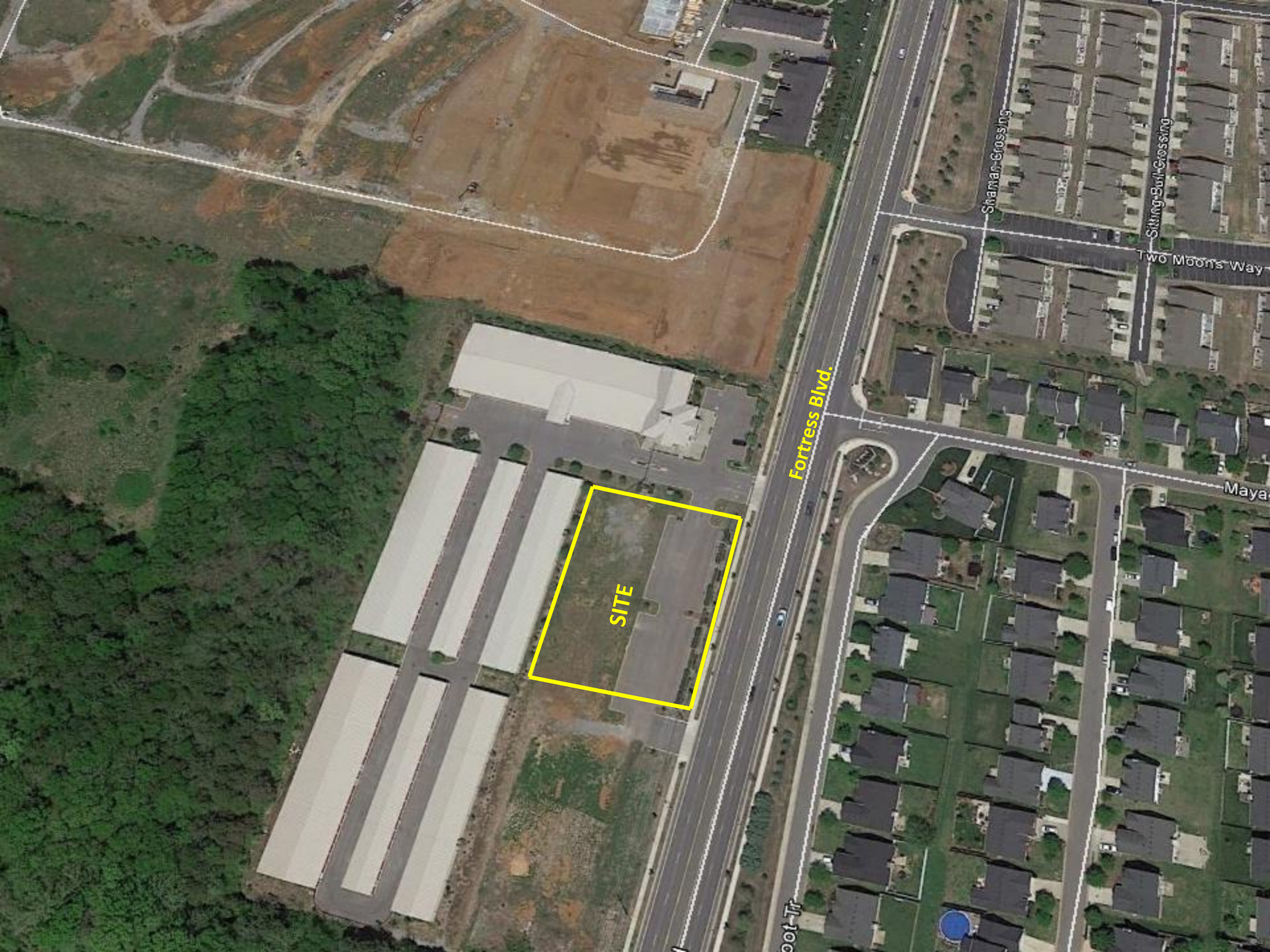
John Blankenship, TN License 306533

Office: (615) 896-4040

Cell: (615) 668-5153

Email: johnb@bobparks.com

www.theparksgroupcommercial.com



SITE

Fortress Blvd.

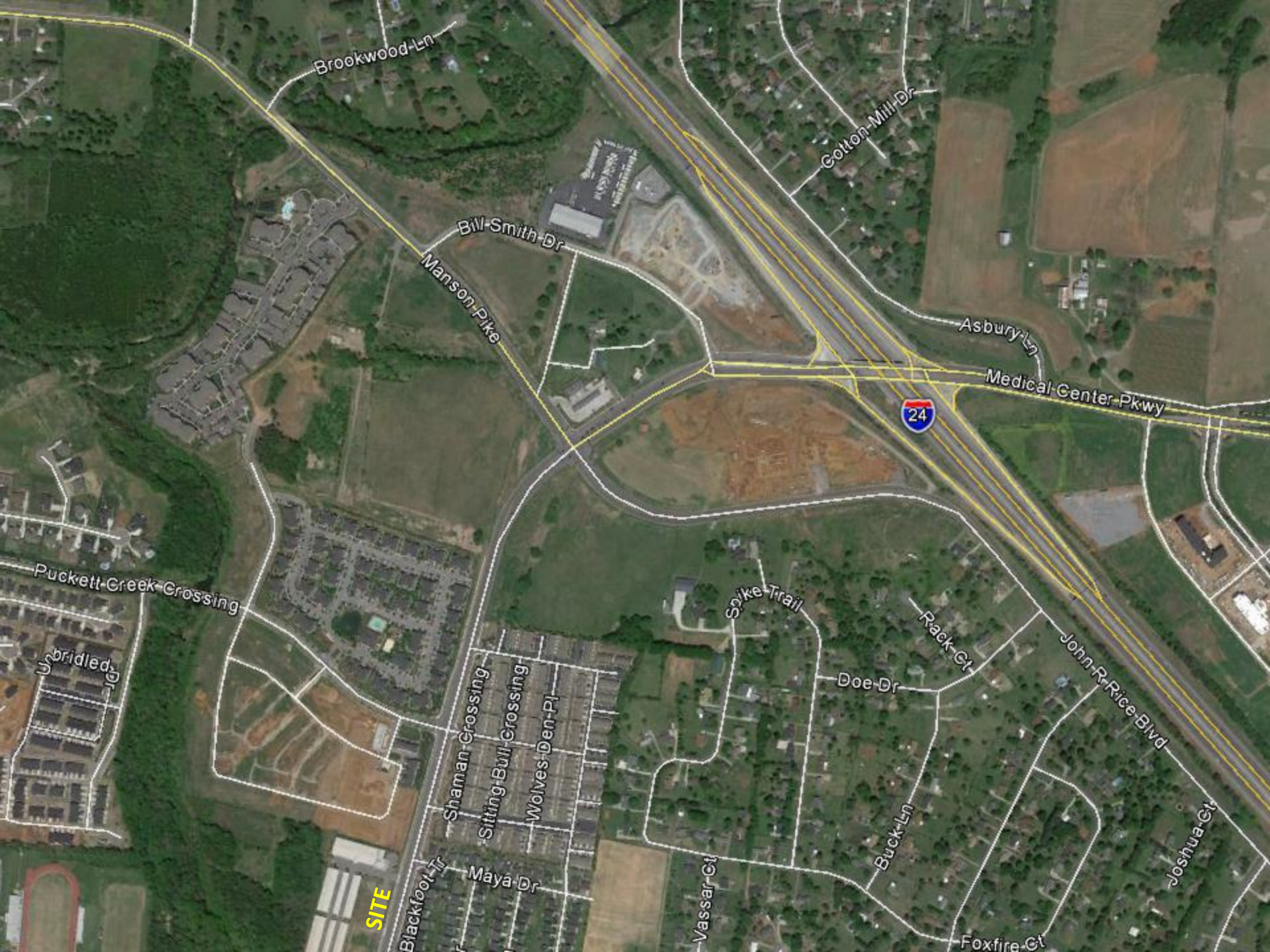
Shaman Crossing

Sitting Bull Crossing

Two Moons Way

Maya

Foot Tr



Brookwood Ln

Colton Mill Dr

Bill Smith Dr

Asbury Ln

Manson Pike

Medical Center Pkwy

24

Puckett Creek Crossing

Soyke Trail

Rack Ct

John R Rice Blvd

Sbridled

Shaman Crossing

Sitting Bull Crossing

Wolves Den Pl

Doe Dr

SITE

Blackfoot Tr

Maya Dr

Vassar Ct

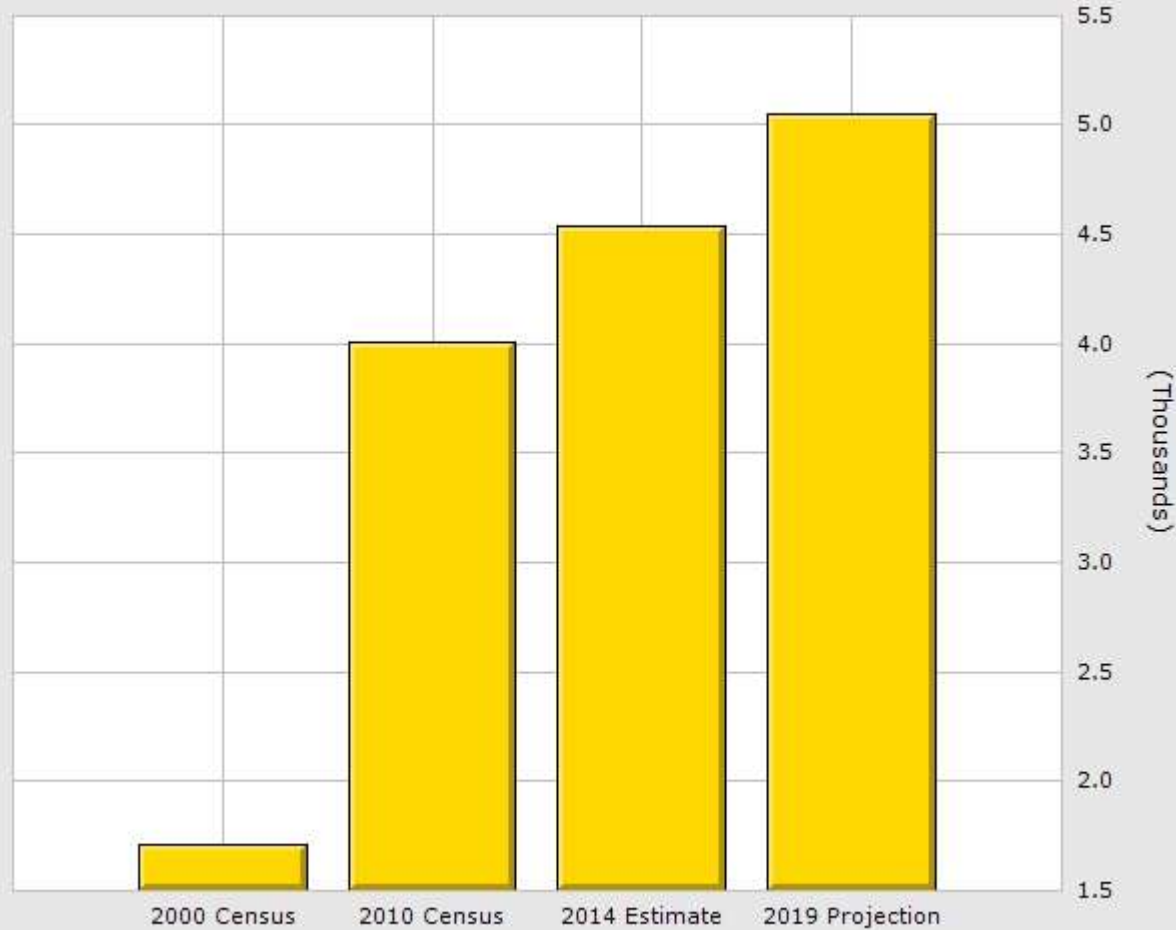
Buck Ln

Joshua Ct

Foxfire Ct

Population for 1 Mile Radius

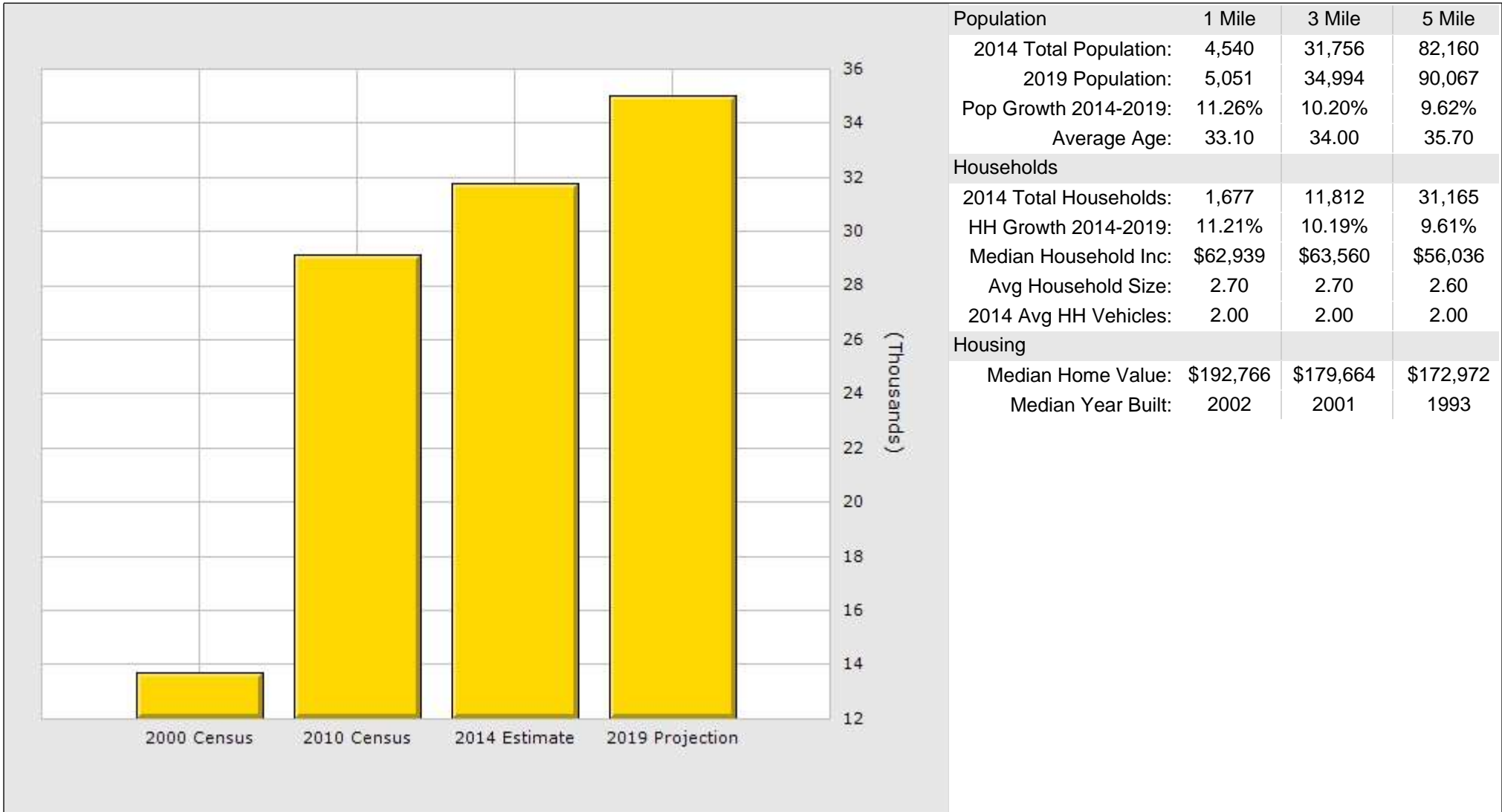
Fortress Blvd, Murfreesboro, TN 37129



	1 Mile	3 Mile	5 Mile
Population			
2014 Total Population:	4,540	31,756	82,160
2019 Population:	5,051	34,994	90,067
Pop Growth 2014-2019:	11.26%	10.20%	9.62%
Average Age:	33.10	34.00	35.70
Households			
2014 Total Households:	1,677	11,812	31,165
HH Growth 2014-2019:	11.21%	10.19%	9.61%
Median Household Inc:	\$62,939	\$63,560	\$56,036
Avg Household Size:	2.70	2.70	2.60
2014 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$192,766	\$179,664	\$172,972
Median Year Built:	2002	2001	1993

Population for 3 Mile Radius

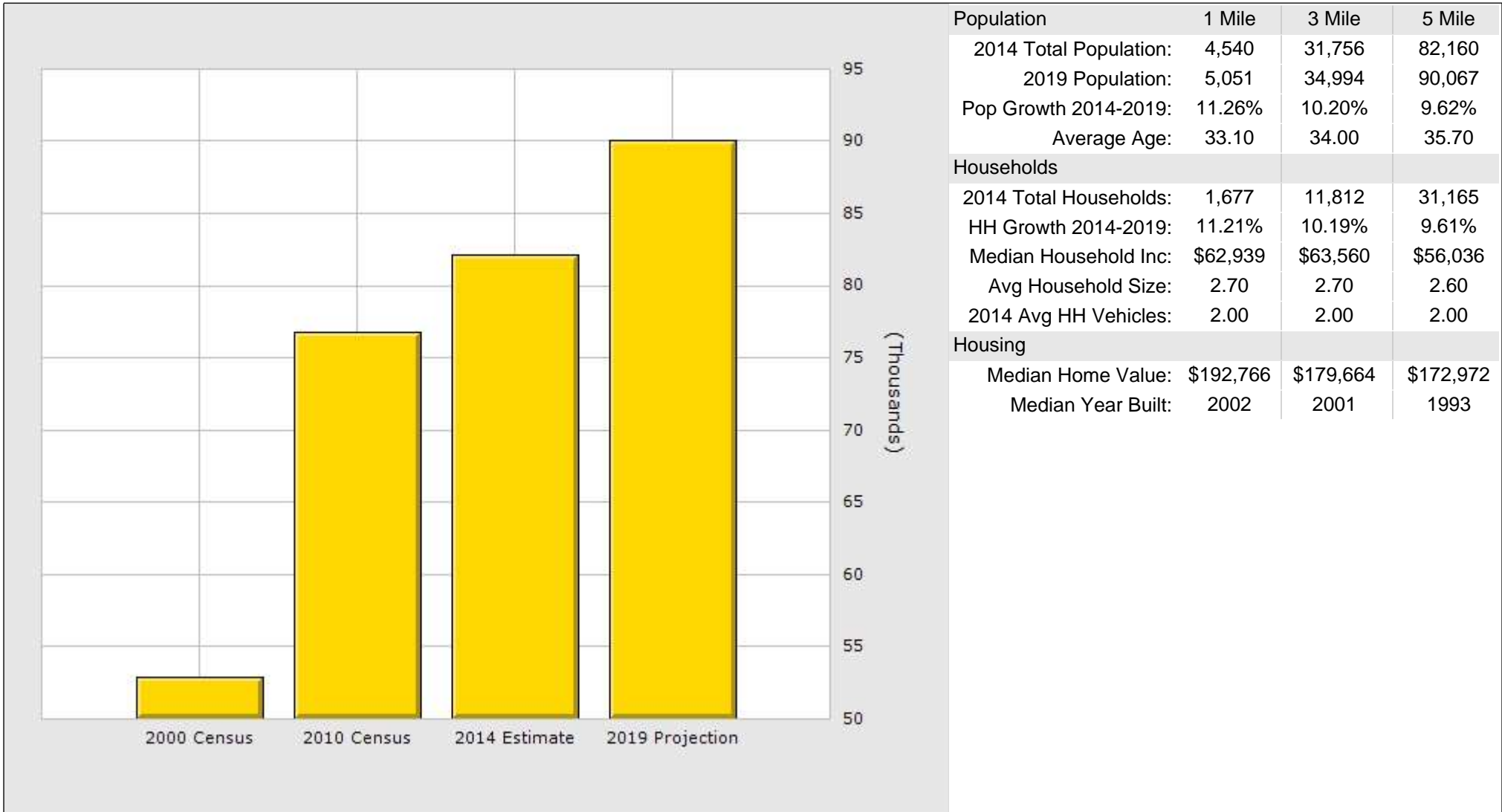
Fortress Blvd, Murfreesboro, TN 37129



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Median Year Built:	2002	2001	1993

Population for 5 Mile Radius

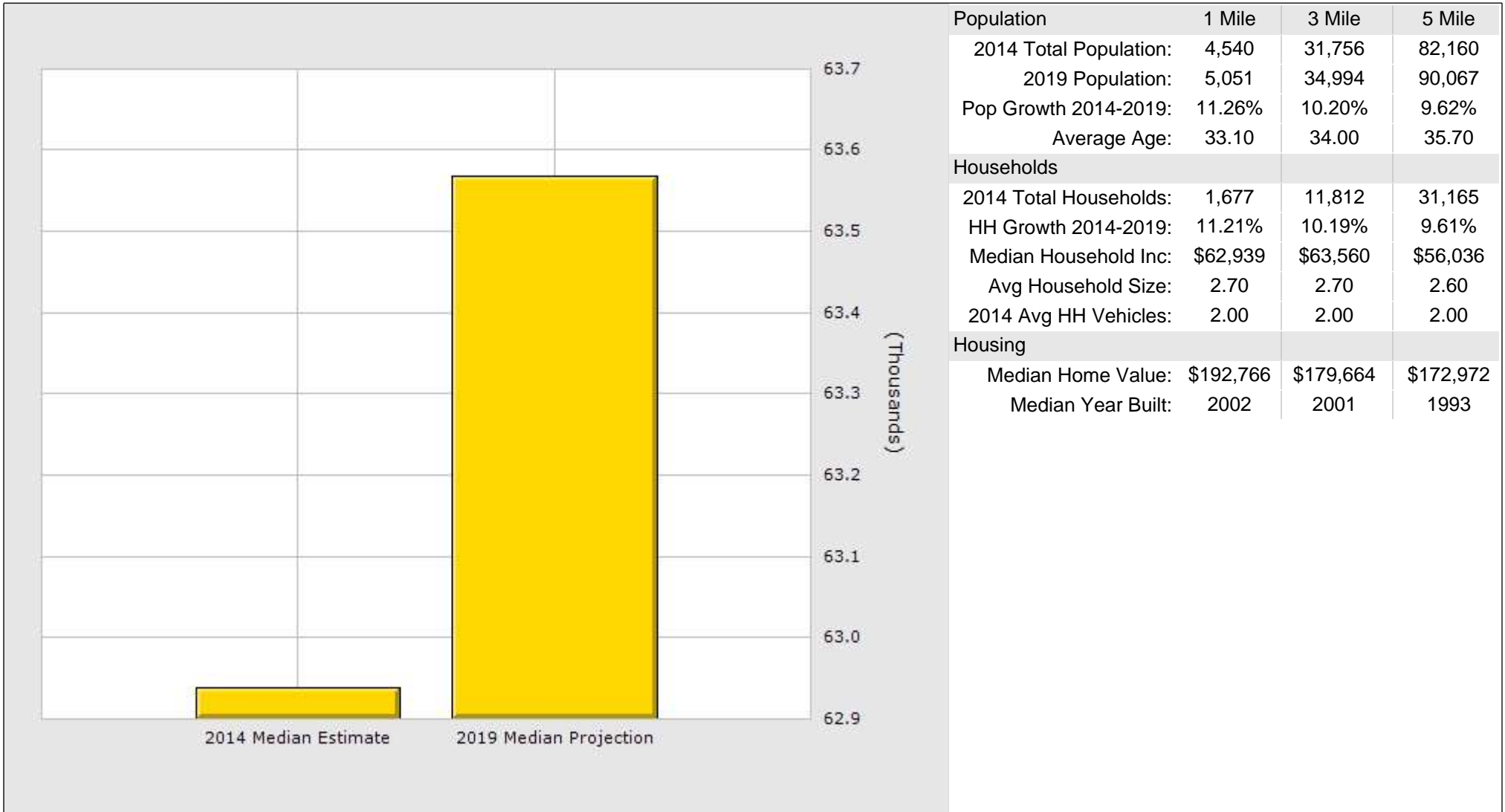
Fortress Blvd, Murfreesboro, TN 37129



	1 Mile	3 Mile	5 Mile
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Average Age:	33.10	34.00	35.70
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Housing			
Median Home Value:	\$192,766	\$179,664	\$172,972
Median Year Built:	2002	2001	1993

Household Income for 1 Mile Radius

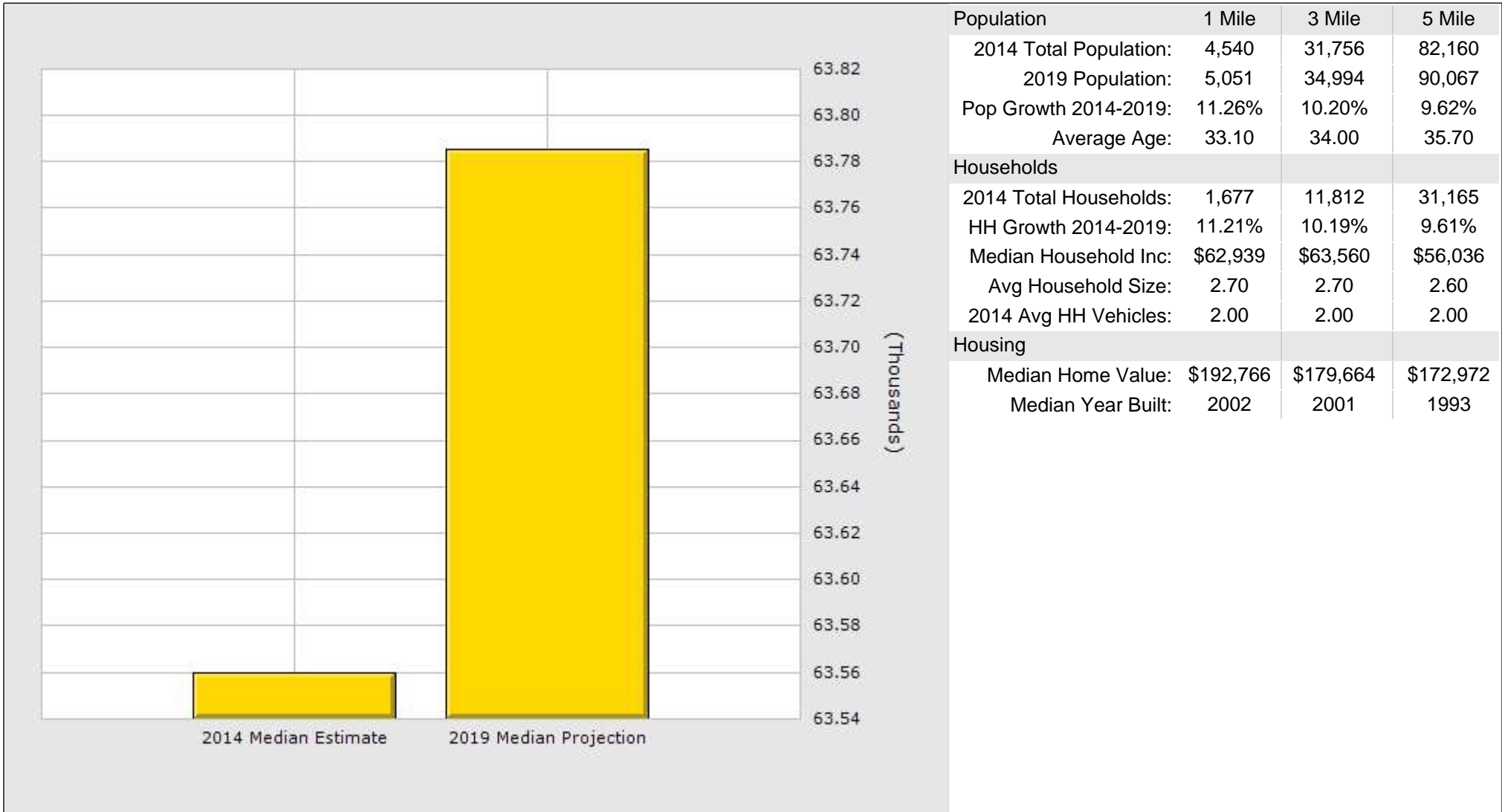
Fortress Blvd, Murfreesboro, TN 37129



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Average Age:	33.10	34.00	35.70
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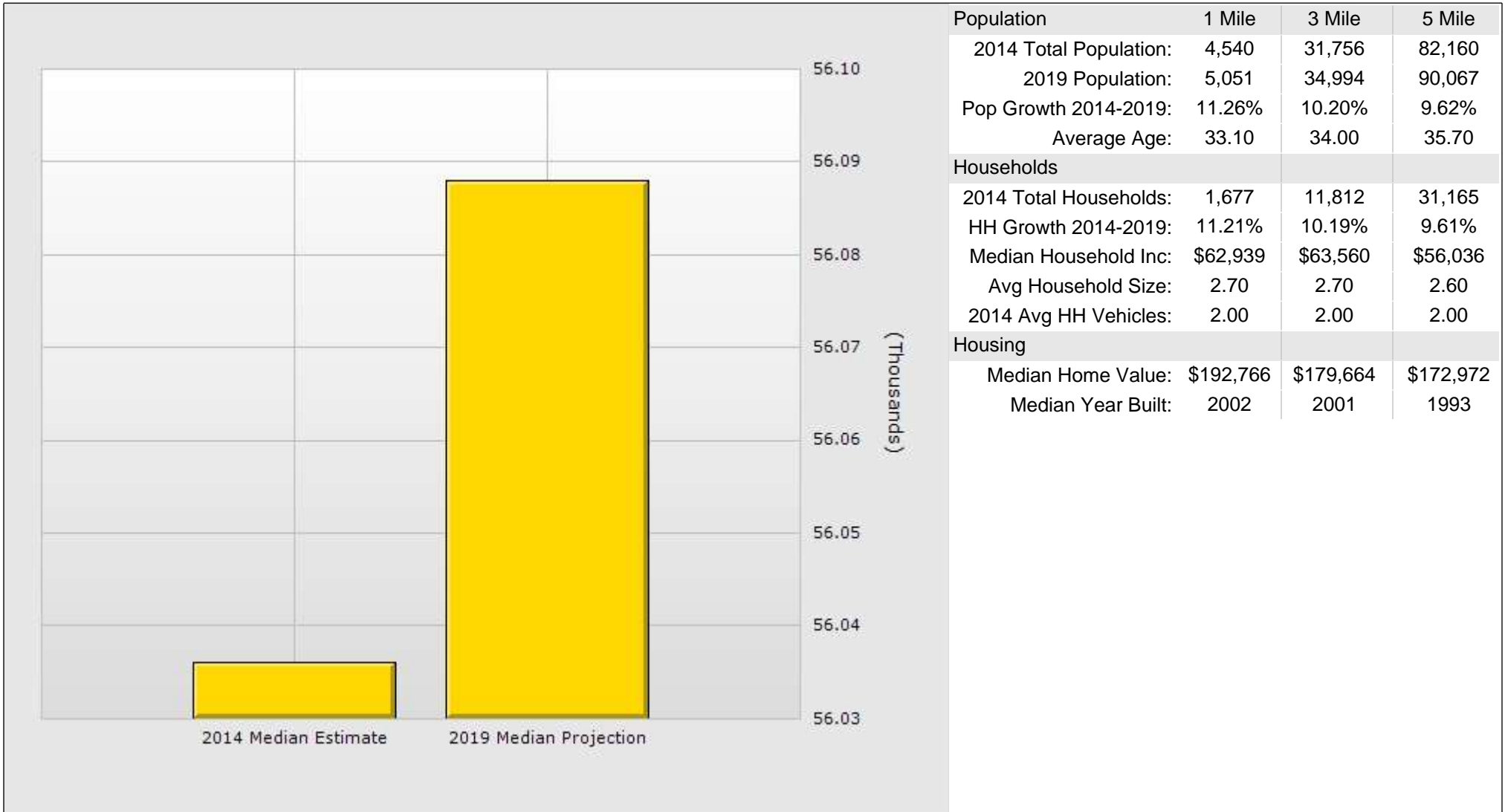
Household Income for 3 Mile Radius

Fortress Blvd, Murfreesboro, TN 37129



Household Income for 5 Mile Radius

Fortress Blvd, Murfreesboro, TN 37129



Rutherford County, Tennessee

Community Profile



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 December 14, 2014

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.

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. Construction of the 63,800-square foot, two-level building, will be located on 10 acres on the northwest side of Gateway Boulevard and Garrison Drive.

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. This larger facility will lead to greater production.

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.



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 in the News

- Rutherford County remains in the billion dollar club for exports in 2013 and became the largest exporting county in the Nashville area. (International Trade Administration)
- Nashville-Davidson-Murfreesboro-Franklin, TN MSA ranks #7 in U.S. in manufacturing job growth as the region added 12,600 manufacturing jobs (21%) since April 2010 (Garner Economics)
- Area Development names Tennessee the #7 state for doing business in 2013
- Nashville-Davidson-Murfreesboro MSA ranks 5th in POLICOM Corporation's 2014 Economic Strength Rankings
- 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 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

Georgia Career Institute
Murfreesboro
Enrollment: 180

Paul Mitchell the School -
Murfreesboro
Enrollment: 180

University of Phoenix
Murfreesboro
Enrollment: 60

TN Professional
Training Institute
Murfreesboro
Enrollment: 45



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.

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

2013 Total County Retail Sales

\$6,008,846,137

Source: TN Dept. of Revenue

2013 Travel Related Expenditures

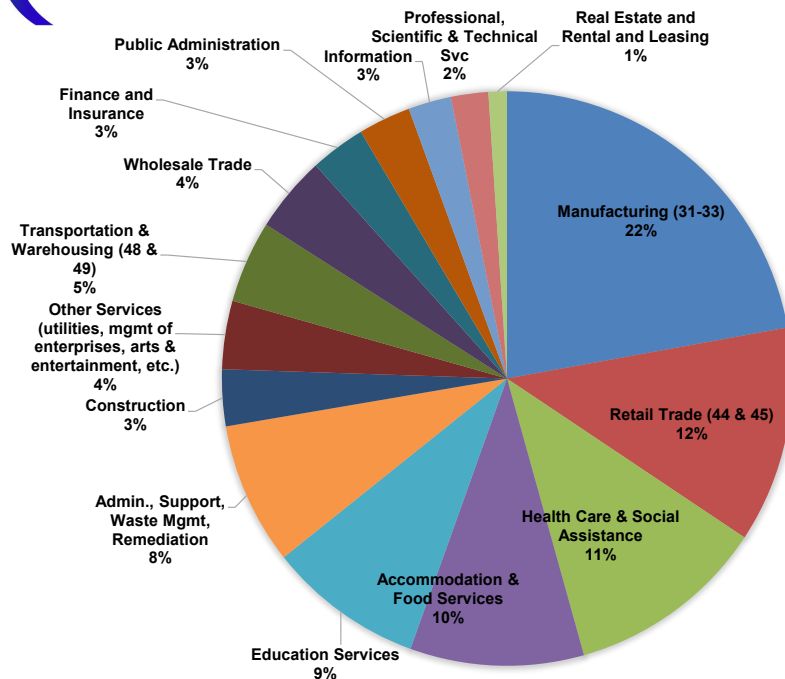
\$291,520,000

Source: U.S. Travel Association



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



TN Dept. of Labor, 4Q, 2013

Labor Force At-a-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,000,000	846,870	146,010
Unemployment Rate	6.6%	5.3%	5.1%

TN Dept. of Labor, September 2014 Report

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

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

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

2nd

Lowest Cost of Living State in the US

Rutherford County's cost of living index is 91.2. Natl. Avg. is 100

Sources:
CNBC America's Top States for Business 2013 Rankings
2013 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

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



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 Households: 251
 Avg. HH Income: \$74,283
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 2014 Claritas Estimate
 2010 Census Data

Updated January 7, 2015

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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