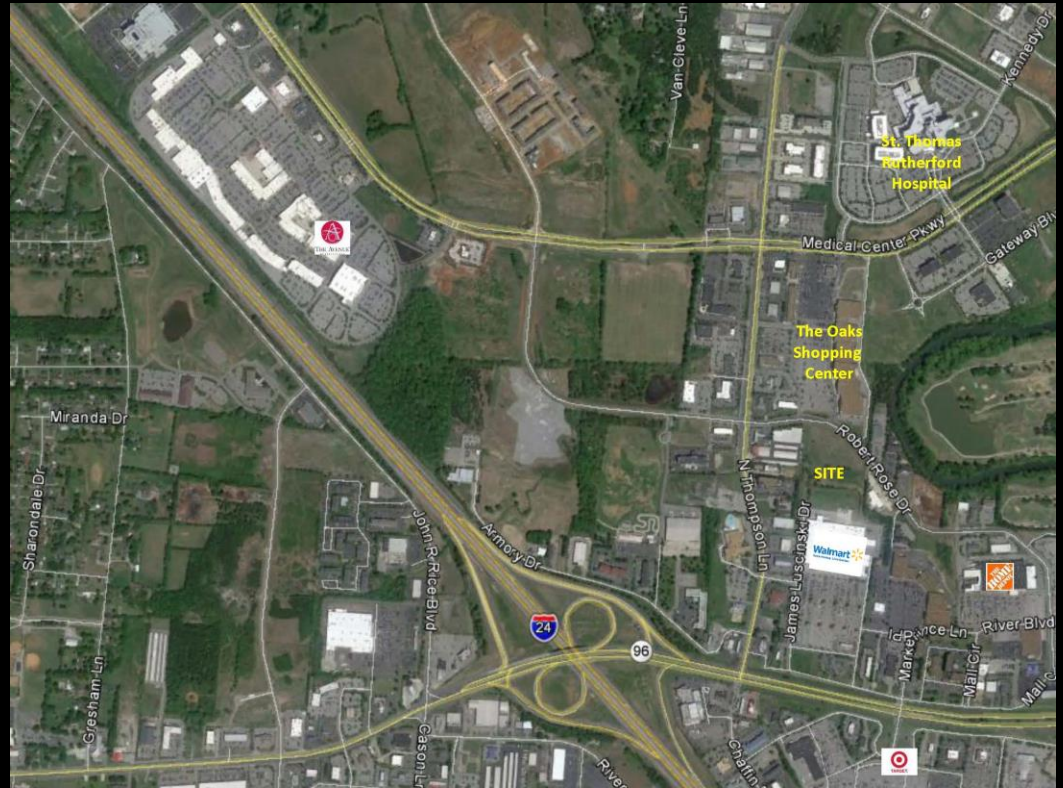


**FOR SALE: \$3,250,000**

**6.21 Acres on Robert Rose Dr.**

## Property Features

- **Across from The Oaks Shopping Center**
- **All Utilities Available at Site**
- **Near Stones River Mall, Wal-Mart, Home Depot and The Avenue**
- **Retail/Office Location in the Highly Desirable Gateway Area**



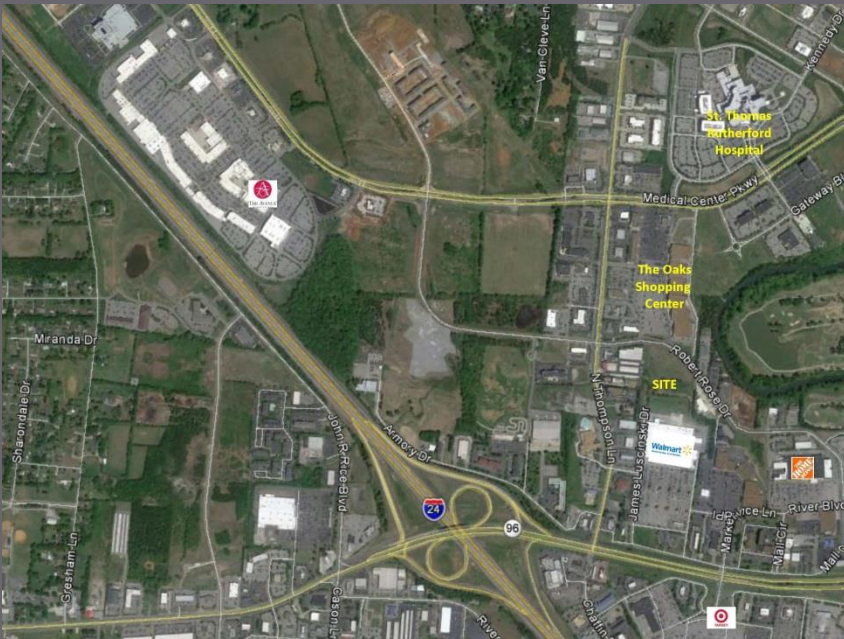
**Robert Rose Dr. – North of Thompson Lane  
Murfreesboro, TN**

These statements, figures, area calculations and conclusions herein and attached as exhibits were obtained from sources considered to be reliable. The Parks Group assumes no responsibility for their accuracy. Property is subject to availability and prices are subject to change – either or both without notice.

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“Tennessee ranks 2nd in the nation for Cost of Living.” CNBC: America’s Top States for Business 2012, October, 2012

Rutherford County is the 3<sup>rd</sup> fastest growing county in Tennessee. - *The Chattanooga Times Free Press*, March 19, 2013

“Tennessee ranks 4<sup>th</sup> 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

“Tennessee ranks 6th in the nation for business friendliness.” CNBC: America’s Top States for Business 2012, October 2012

**For More Information Contact:**

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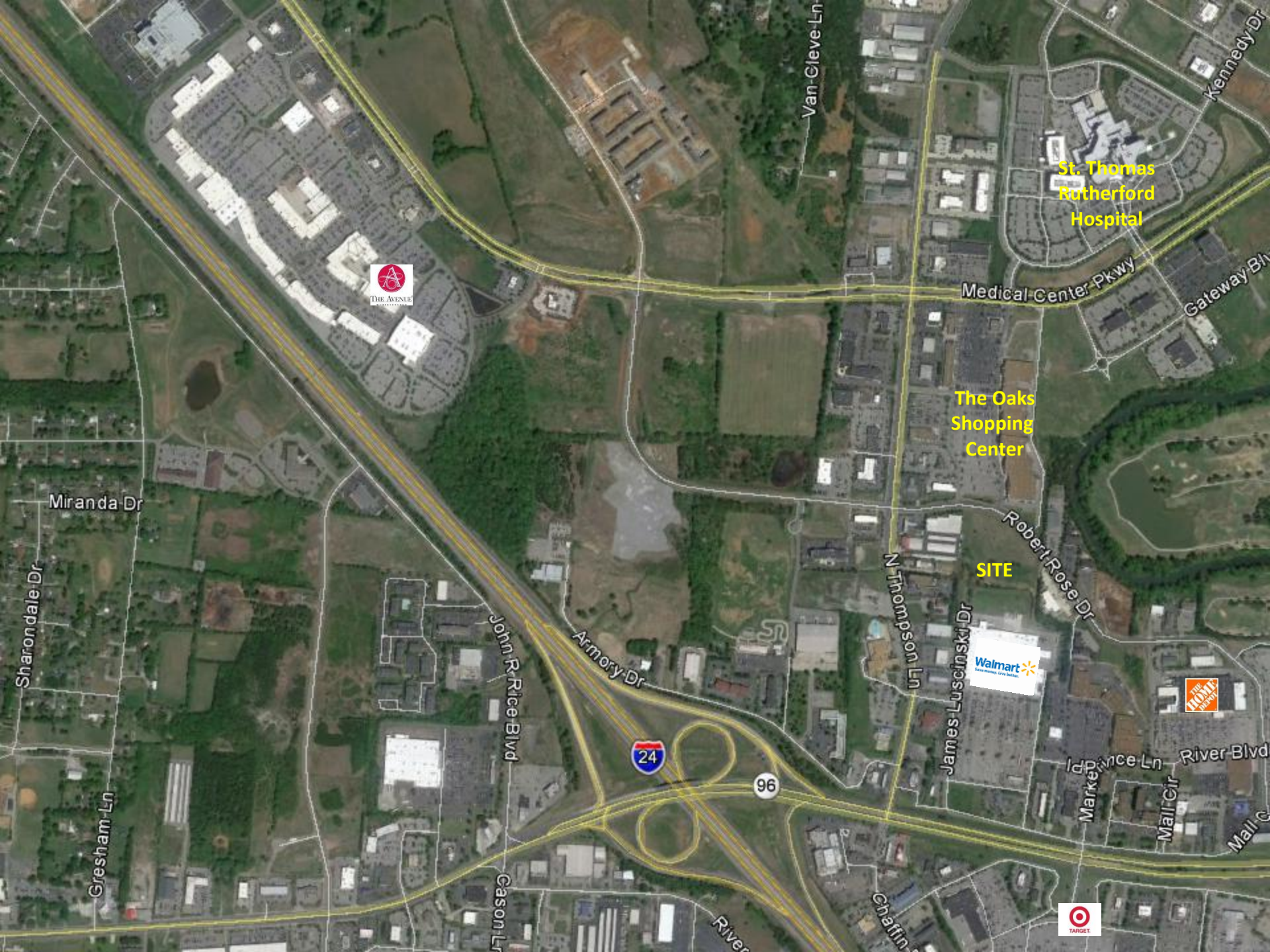
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THE AVENUE

St. Thomas  
Rutherford  
Hospital

The Oaks  
Shopping  
Center

SITE





# Rutherford County, TN Community Profile

## Rutherford County in the News

96.1

cost of living index vs.  
National Average of 100

Source: 2016 ACCRA Cost of  
Living Index

5th

in the U.S. for job growth  
from Feb. 2015-Feb. 2016

Source: U.S. Bureau of  
Labor Statistics

13th

fastest growing city in  
America, between July 1,  
2014 and July 1, 2015.

Source: U.S. Department of  
Commerce

More than  
2,700

new jobs were created  
in 2015 and \$667 million  
in capital investments were  
made from 5 relocations  
and 11 existing company  
expansions.

## Destination Rutherford

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

## 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
General Mills	1,050
Bridgestone Americas, Inc.	1,010
Johnson Controls	1,000
Taylor Farms	920



Rutherford County Chamber of Commerce  
3050 Medical Center Pkwy  
Murfreesboro, Tennessee 37129

P: (615) 893-6565 | F: (615) 278-2013

rutherford  
works

## Quick Facts

### Rutherford County

2016 Population: 299,295  
 2021 Projection: 325,948  
 2010 Census: 224,604  
 Households: 109,563  
 Avg. HH Income: \$72,186  
 Med. HH Income: \$59,164

### City of Murfreesboro

2016 Population: 127,140  
 2021 Projection: 138,139  
 2010 Census: 108,755  
 Households: 48,690  
 Avg. HH Income: \$68,912  
 Med. HH Income: \$52,249

### Town of Smyrna

2016 Population: 45,865  
 2021 Projection: 46,699  
 2010 Census: 39,974  
 Households: 17,262  
 Avg. HH Income: \$69,114  
 Med. HH Income: \$55,098

### City of La Vergne

2016 Population: 37,144  
 2021 Projections: 40,538  
 Households: 12,082  
 Avg. HH Income: \$67,749  
 Med. HH Income: \$59,722

### City of Eagleville

2016 Population: 668  
 2021 Projection: 705  
 2010 Census: 604  
 Households: 255  
 Avg. HH Income: \$75,314  
 Med. HH Income: \$68,056

#### Sources:

2016 Claritas Estimate  
 2010 Census Data  
 Updated February 22, 2016

TN Dept. of Labor December 2015 Report

Brian D. Hercules  
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K. Beth Duffield  
 VP, Workforce Development  
[bduffield@rutherfordchamber.org](mailto:bduffield@rutherfordchamber.org)

Updated June 6, 2016

## Recent Announcements



### Empyrean Benefit Solutions, Inc.

Empyrean Benefit Solutions, Inc. will locate a new customer service center in La Vergne, TN. Empyrean will invest \$2.9 million in the new operation, creating 120 jobs in Rutherford County.



### Steel Technologies

Steel Technologies will build a new 83,000 square foot facility in Smyrna, TN. Steel Technologies will invest \$18 million to build the Smyrna manufacturing facility, the company's second location in Rutherford County, and create 50 new jobs.



### TwelveStone Health Partners

Murfreesboro's newest corporate headquarters will be TwelveStone Health Partners, a consolidation of Reeves-Sain Family of Medical Services corporate, logistics billing and service divisions. The company represents \$14.9 million in capital investment and will create 200 new jobs.

## Education

Middle Tennessee State University  
 Murfreesboro  
 Enrollment: 23,881

Motlow College  
 Smyrna  
 Enrollment: 1,500

TN College of Applied Technology  
 Murfreesboro  
 Enrollment: 414

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](http://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	3,121,100	961,220	157,250
Unemployment Rate	3.9%	3.1%	3.0%
Available Labor Pool	120,800	29,470	4,760

TN Dept. of Labor April 2016 Report