



3 Commercial Outparcels Available from 1.14 to 5.75 AC

Corner of Manson Pike and Brinkley Rd.

- **1.55 AC Outparcel:
\$709,000 / \$10.50 PSF**
- **1.14 AC Outparcel:
\$497,000 / \$10 PSF**
- **5.75 AC Lot : \$1,754,000
/ \$7 PSF**

AMENITIES

- Property zoned Commercial Fringe
- Water and Sewer Available
- Good Topography
- Located in high-growth West Murfreesboro/Blackman area
- Easy access to I-24 Exit 76 – Medical Center Pkwy.

John Harney
Affiliate Broker

615.542.0715
johnh@parks-group.com
TNLIC# 221569

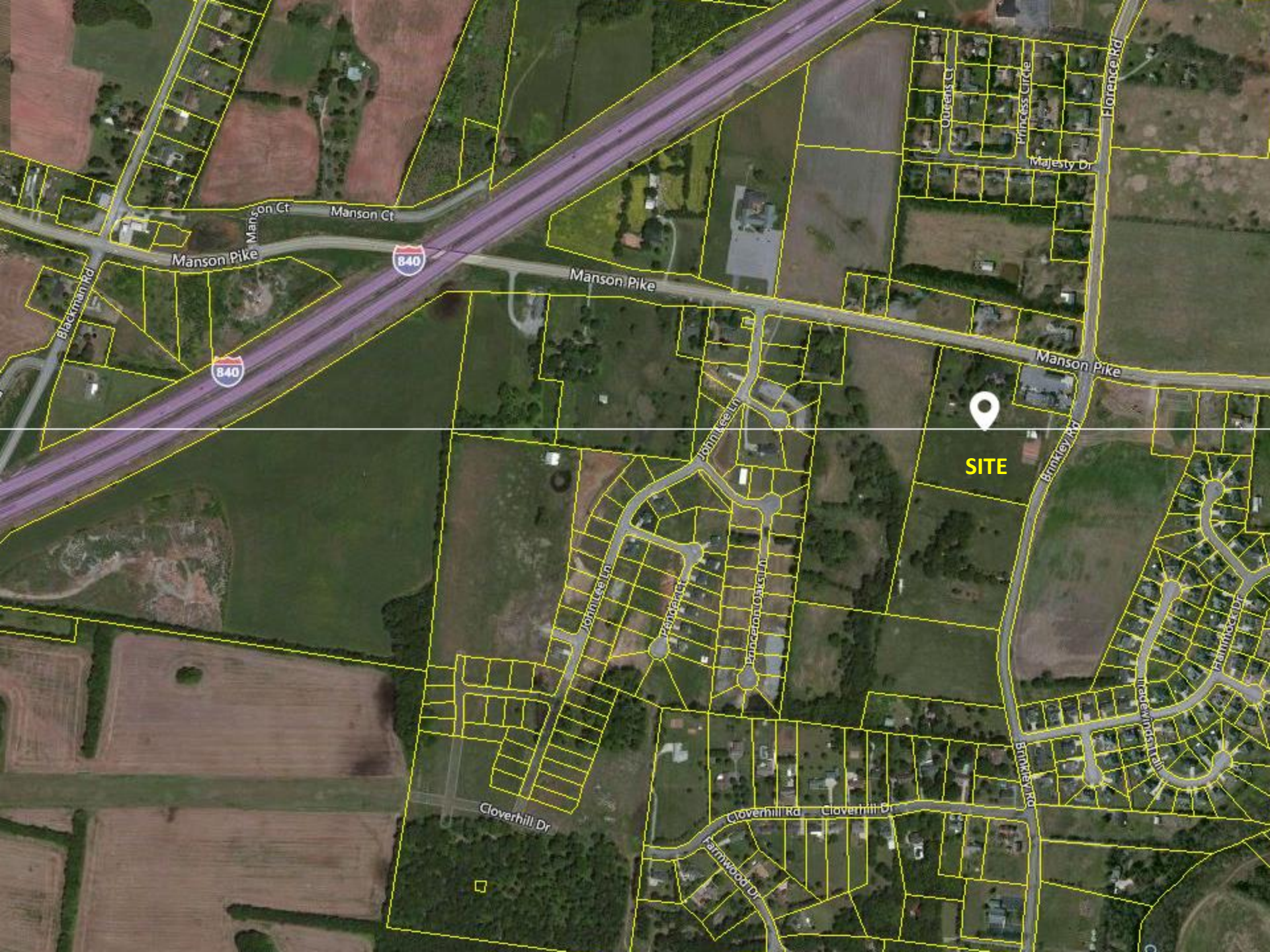
THE PARKS GROUP
COMMERCIAL REAL ESTATE



1535 W. Northfield Blvd. Suite 7
Murfreesboro, TN 37129

615.896.4045

www.parks-group.com



SITE



★
SITE

DOLLAR GENERAL

TOYOTA of Murfreesboro

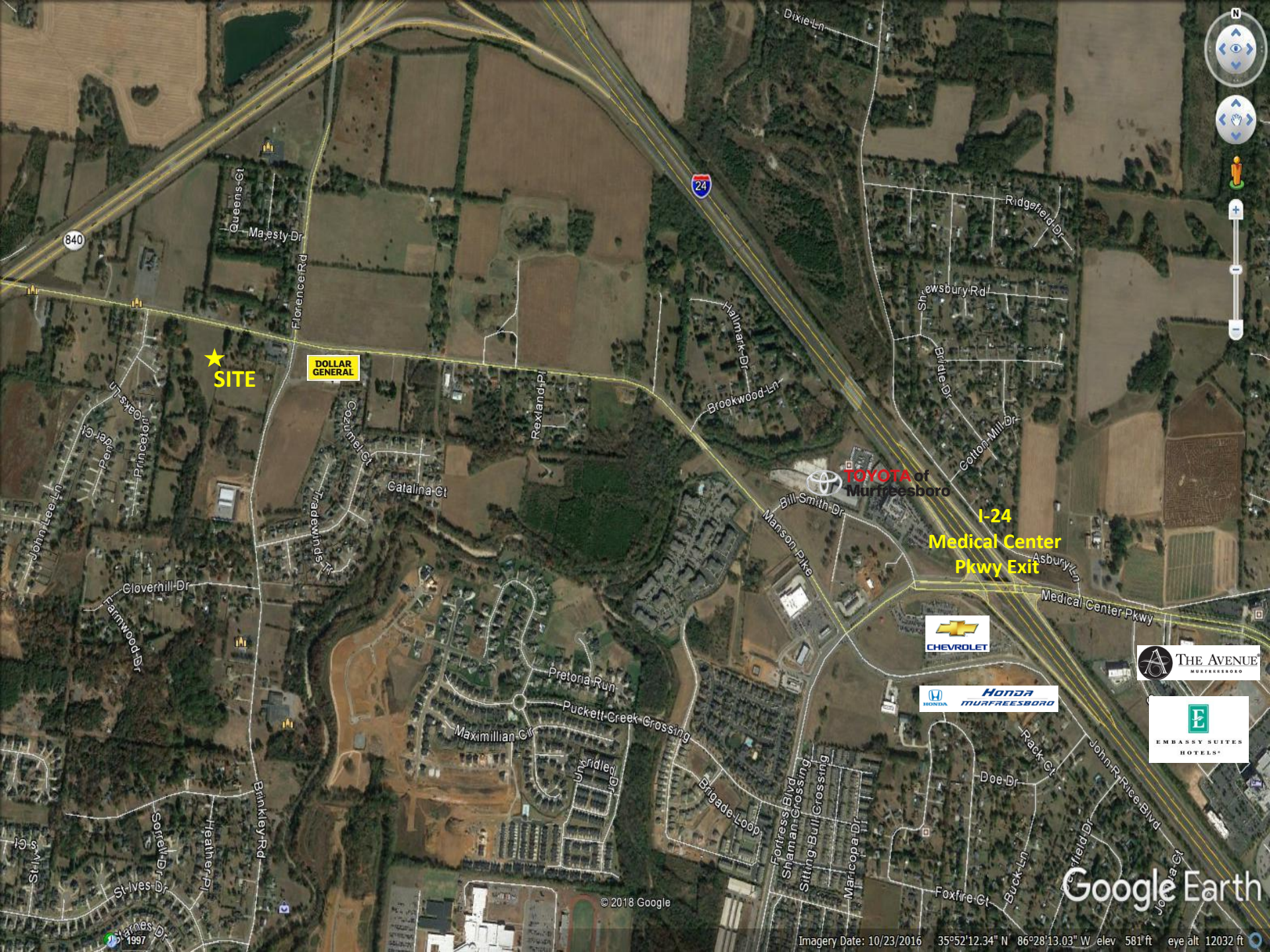
**I-24
Medical Center
Pky Exit**



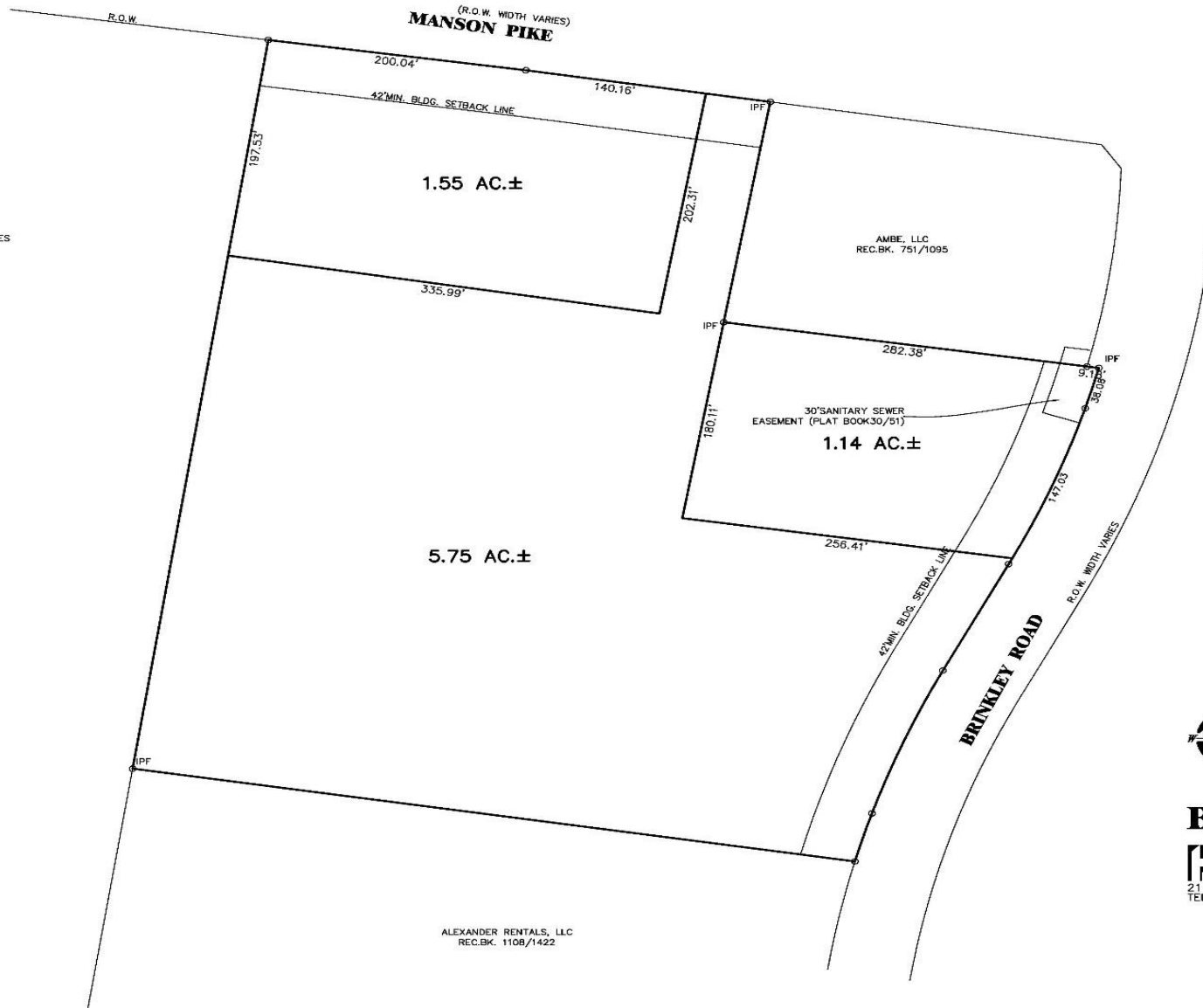
Google Earth

© 2018 Google

Imagery Date: 10/23/2016 35°52'12.34" N 86°28'13.03" W elev 581ft eye alt 12032 ft



MARGARET L. HAYNES
674/692



BLACKMAN MEADOWS EXHIBIT

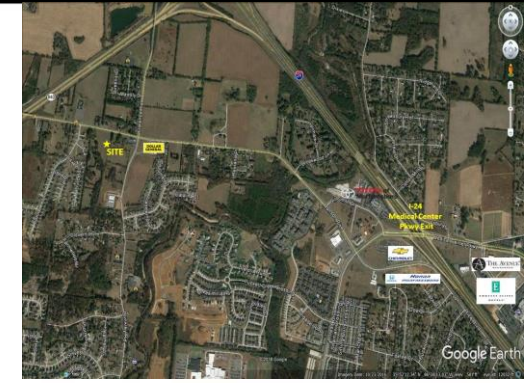
H HUDDLESTON-STEEL
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

Demographic Summary Report

4219 Manson Pike, Murfreesboro, TN 37128

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



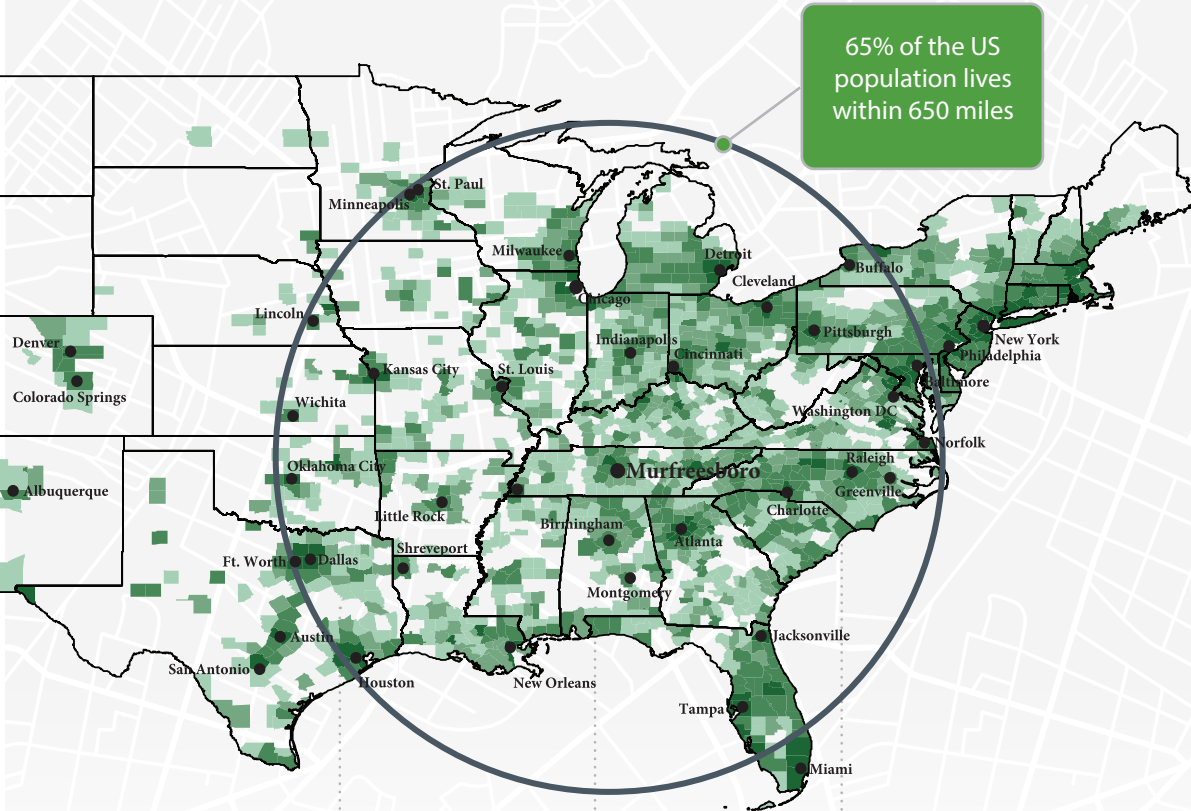
Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	7,598	48,688	107,346
2021 Estimate	6,645	42,637	95,477
2010 Census	3,502	22,914	62,681
Growth 2021 - 2026	14.34%	14.19%	12.43%
Growth 2010 - 2021	89.75%	86.07%	52.32%
2021 Population by Hispanic Origin	504	2,861	6,067
2021 Population	6,645	42,637	95,477
White	5,172 77.83%	34,237 80.30%	77,274 80.93%
Black	904 13.60%	5,100 11.96%	11,219 11.75%
Am. Indian & Alaskan	50 0.75%	243 0.57%	472 0.49%
Asian	327 4.92%	1,854 4.35%	3,992 4.18%
Hawaiian & Pacific Island	5 0.08%	40 0.09%	77 0.08%
Other	188 2.83%	1,163 2.73%	2,443 2.56%
U.S. Armed Forces	26	138	279
Households			
2026 Projection	2,542	17,040	38,811
2021 Estimate	2,224	14,937	34,573
2010 Census	1,166	8,109	23,008
Growth 2021 - 2026	14.30%	14.08%	12.26%
Growth 2010 - 2021	90.74%	84.20%	50.27%
Owner Occupied	1,679 75.49%	11,345 75.95%	26,163 75.67%
Renter Occupied	544 24.46%	3,593 24.05%	8,410 24.33%
2021 Households by HH Income			
Income: <\$25,000	142 6.38%	856 5.73%	2,569 7.43%
Income: \$25,000 - \$50,000	418 18.79%	2,590 17.34%	6,083 17.60%
Income: \$50,000 - \$75,000	383 17.21%	3,269 21.88%	7,213 20.86%
Income: \$75,000 - \$100,000	352 15.82%	2,856 19.12%	5,621 16.26%
Income: \$100,000 - \$125,000	262 11.78%	1,814 12.14%	4,856 14.05%
Income: \$125,000 - \$150,000	293 13.17%	1,433 9.59%	3,113 9.00%
Income: \$150,000 - \$200,000	280 12.58%	1,589 10.64%	3,373 9.76%
Income: \$200,000+	95 4.27%	531 3.55%	1,744 5.04%
2021 Avg Household Income	\$99,386	\$94,434	\$96,126
2021 Med Household Income	\$87,038	\$81,600	\$81,320



Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



65% of the US population lives within 650 miles

95.4

Nashville MSA Cost of Living Index vs. National Average of 100
Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day
Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)
Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

NISSAN
8,000 Employees

amazon.com
2,700 Employees

INGRAM
1,918 Employees

Saint Thomas Health
1,741 Employees

asurion
1,250 Employees

verizon
1,068 Employees

General Mills
1,000 Employees

ADIENT
1,000 Employees

BRIDGESTONE
987 Employees

CardinalHealth
816 Employees

Quick Facts



Rutherford County

2021 Population: 344,329
 2026 Projection: 369,889
 Households: 125,957
 Avg. HH Income: \$83,720
 Med. HH Income: \$67,859

City of Murfreesboro

2021 Population: 149,258
 2026 Projection: 159,756
 Households: 56,774
 Avg. HH Income: \$82,310
 Med. HH Income: \$64,403

Town of Smyrna

2021 Population: 53,268
 2026 Projection: 57,303
 Households: 20,008
 Avg. HH Income: \$74,705
 Med. HH Income: \$63,008

City of La Vergne

2021 Population: 41,444
 2026 Projection: 44,765
 Households: 13,608
 Avg. HH Income: \$78,525
 Med. HH Income: \$64,687

City of Eagleville

2021 Population: 796
 2026 Projection: 860
 Households: 310
 Avg. HH Income: \$88,456
 Med. HH Income: \$64,733

Sources:

2021 Claritas Estimate
 November 2020
 TN Department of Labor

Top Ranked Schools

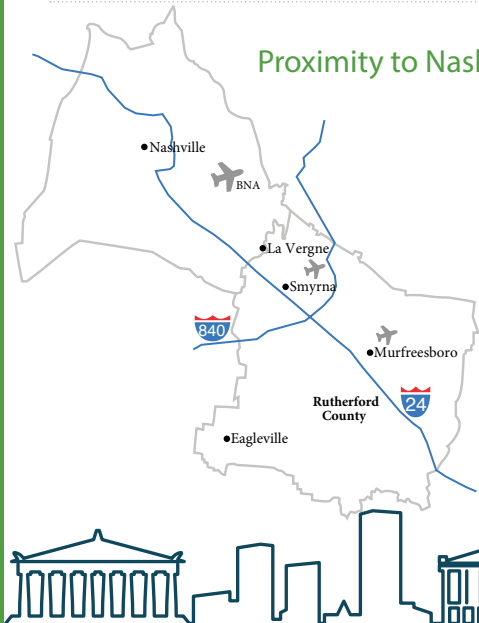
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

Proximity to Nashville



Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates



2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

TN ranked #1 for Business Climate in 2019
 -Business Facilities



30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



Recent Additions

Gutterglove

Manufacturing & Distribution Facility
 Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

Woods AIR MOVEMENT

North American HQ & Manufacturing Facility
 UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.

Hunter

Divisional HQ, R&D & Manufacturing Operation
 Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000