



COMMERCIAL CORNER SITES AVAILABLE

Corner of Hwy 231 & Tiger Hill – Murfreesboro, TN

Demographics	1 Mile	3 Mile
Population	3,209	23,023
Households	1,167	8,568
Median Household Inc.	\$74,439	\$64,610

AMENITIES

- Lot 1 – 1.48 Ac: **SOLD - Future Race Trac Store**
- Lot 2 – 1.58 Ac: **PENDING**
- Lot 3 – 2.00 Ac: **\$775,000**
- Lot 4 – 2.50 Ac: **\$775,000**
- Lot 5 – 10 +/- Ac: **PENDING for Townhome Project**
- Zoned Commercial Hwy
- All utilities available
- 2.4 Miles from I-24, Exit 81
- ¼ Mile from Joe B Jackson-Shelbyville Hwy Intersection
- Traffic Count: Approx. 32,532

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TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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

615.896.4045

www.parks-group.com

I-24 Exit 84

Titans Cir

Annell Dr

New Apartments

10 +/- Acres



Lot 3
2 Ac

Lot 4
2.5 Ac

Lot 1
SOLD

Lot 2
1.58 Ac

Joe B Jackson Pkwy

I-24 Exit 81

Highfield Dr

Hwy 231 - Shelbyville Hwy

Shelbyville Hwy



Presently being rezoned commercial

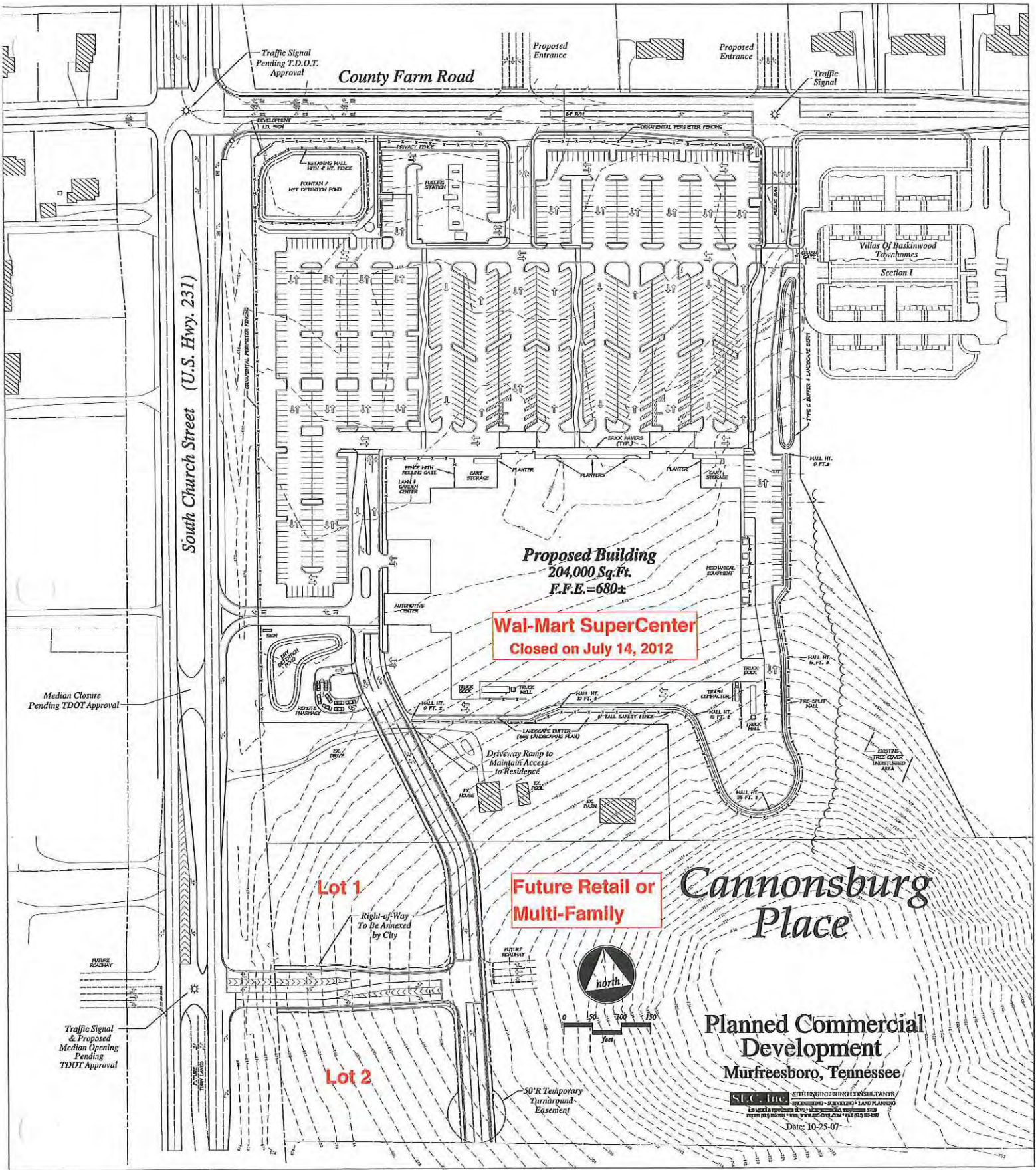


30,000 SF New Building

Volunteer Rd

© 2018 Google

Google Earth



County Farm Road

South Church Street (U.S. Hwy. 231)

Proposed Building
204,000 Sq. Ft.
F.F.E. = 680±

Walmart SuperCenter
Closed on July 14, 2012

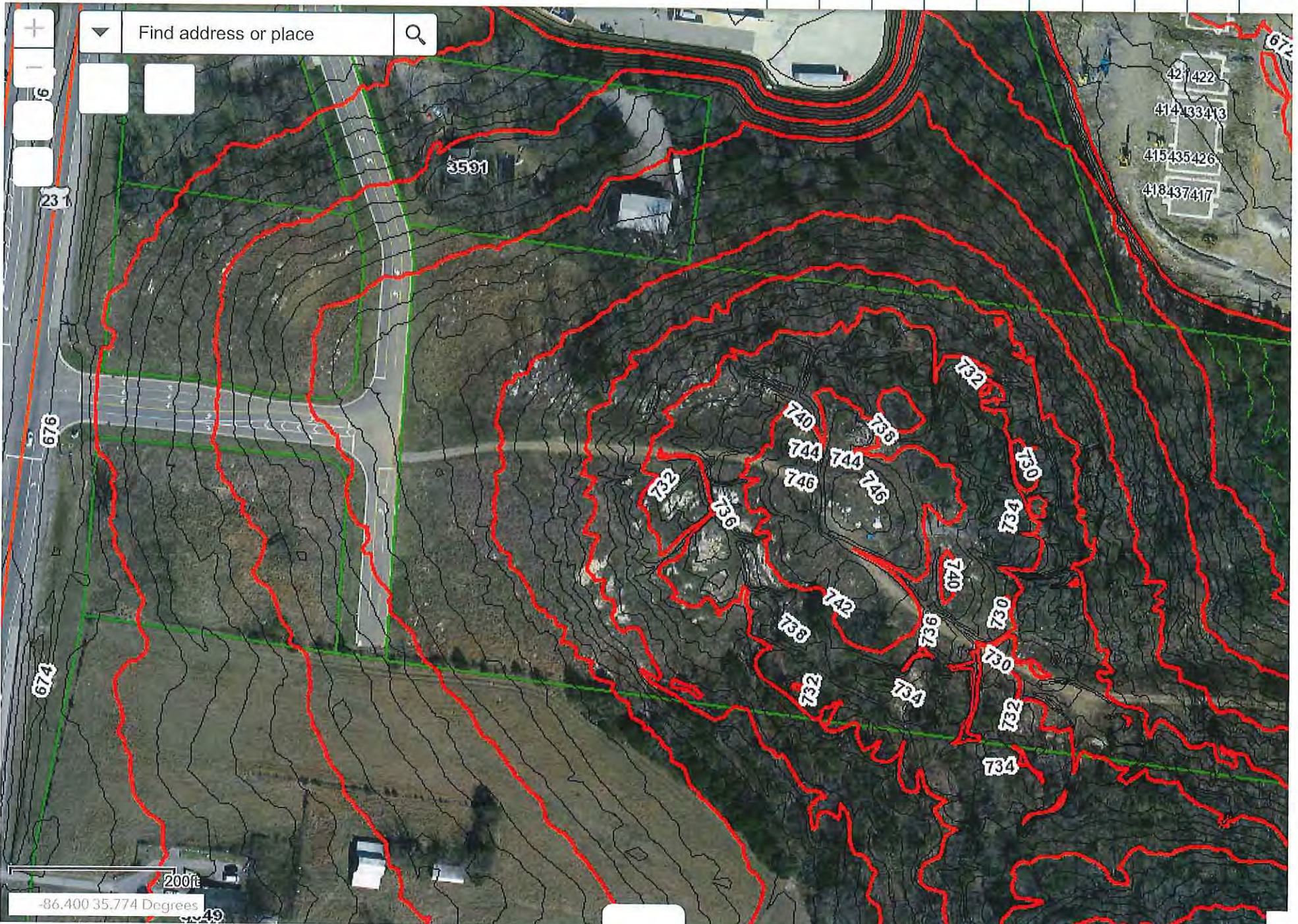
Future Retail or
Multi-Family

Cannonsburg
Place

Planned Commercial
Development
Murfreesboro, Tennessee

SUEC Inc. SITE ENGINEERING CONSULTANTS
 CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
 1000 GARDEN SPRING RD • MURFREESBORO, TN 37132
 PHONE 615 890 0011 • FAX 615 890 0012

Date: 10-25-07



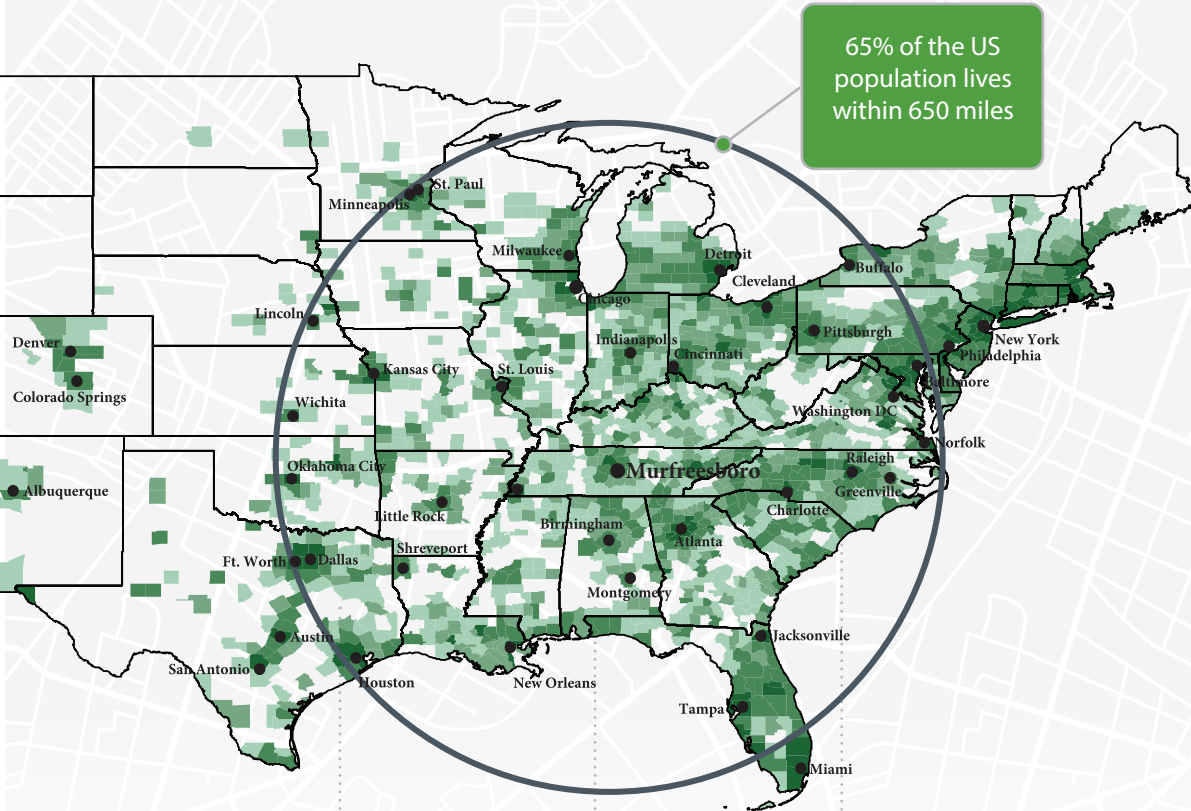


Map interface showing an aerial view with GIS overlays. A search bar at the top left contains the text "Find address or place" and a magnifying glass icon. To the left of the search bar are navigation controls: a plus sign for zoom in, a minus sign for zoom out, and four square buttons for map style selection. The map features a red line with white circular nodes tracing a path through the area. Green lines delineate property boundaries. A purple line runs parallel to a road on the left. A road labeled "VOLUNTEER RD" is visible on the left side, and "ANNELL DR" is on the right. A road marker for "231" is located in the bottom left. A scale bar indicates "300ft" and the coordinates "-86.398 35.774 Degrees" are shown at the bottom left.

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

Low Cost of Living

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

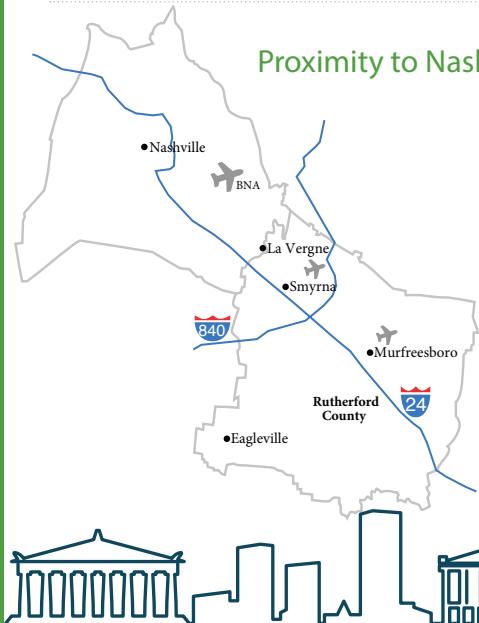


2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

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



Proximity to Nashville



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