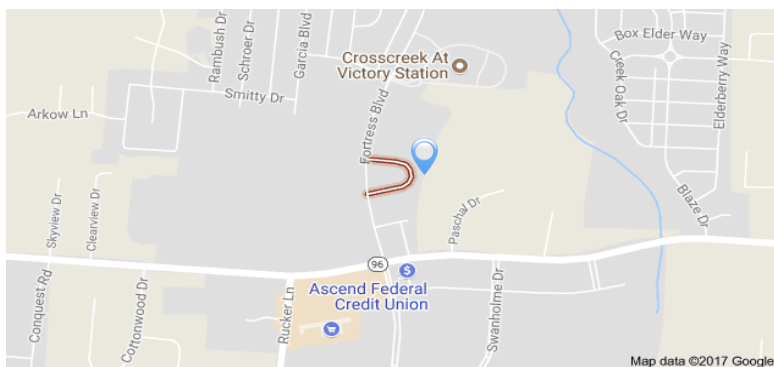




Luke Court – Commercial Outparcels

Located off Fortress Blvd & Franklin Rd – Murfreesboro, TN



AMENITIES

- Lot 4 – 1.25 Acres: \$415,000
- All utilities available
- Zoned PCD for retail, office or commercial
- Easy Access to I-24 @ Exit 76
- Minutes from the Avenue & Medical Center Pkwy

John Harney

BROKER cell 615.542.0715

johnh@parks-group.com

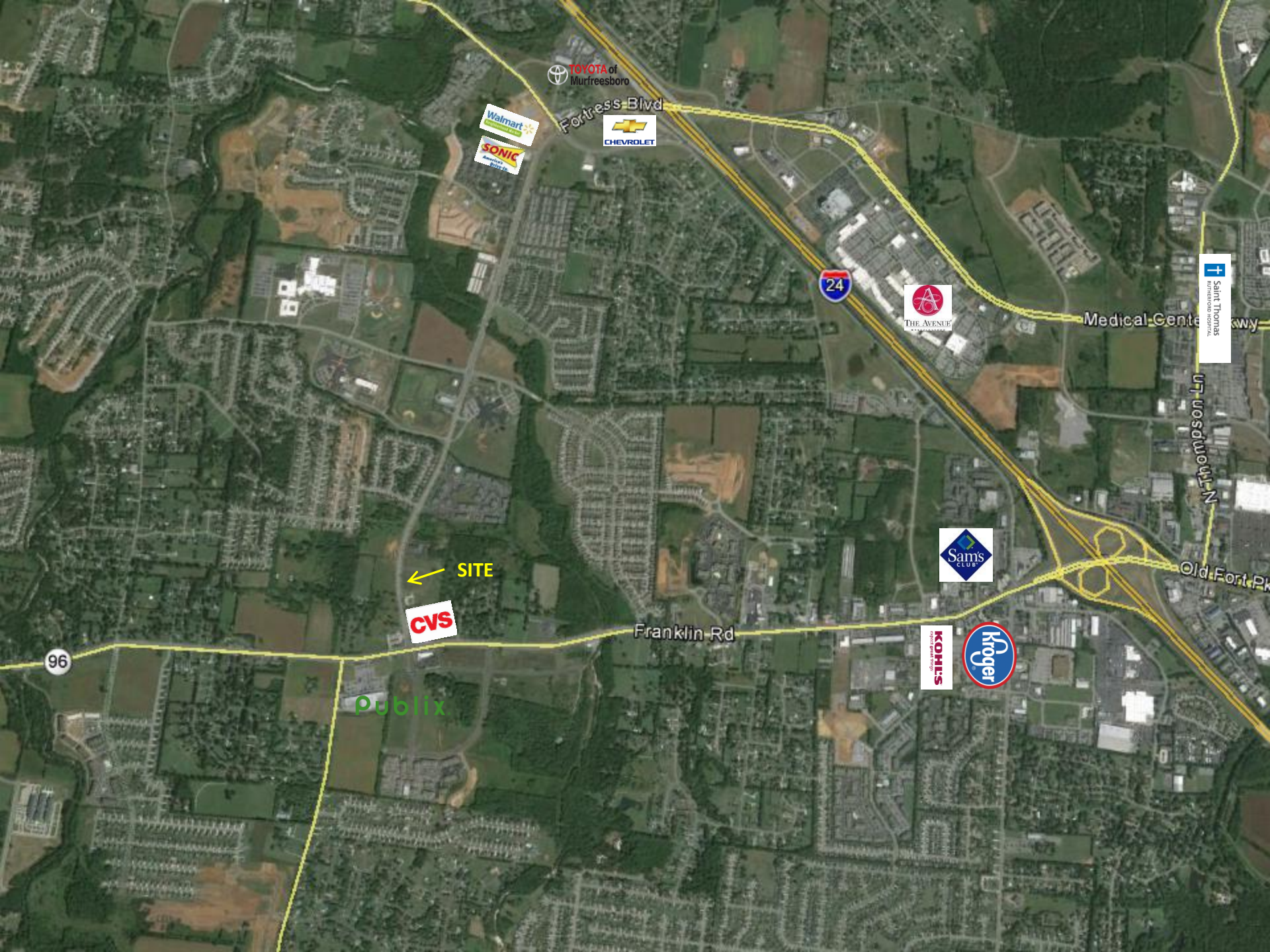
TN LIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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

615.896.4045 www.parks-group.com



TOYOTA of
Murfreesboro

Walmart
SONIC

CHEVROLET

Fortress Blvd

24

THE AVENUE

Medical Center

St. Thomas
Hospital

N Thompson Hwy

Old Fort Pk

← SITE

CVS

Sam's
CLUB

Franklin Rd

KOHL'S

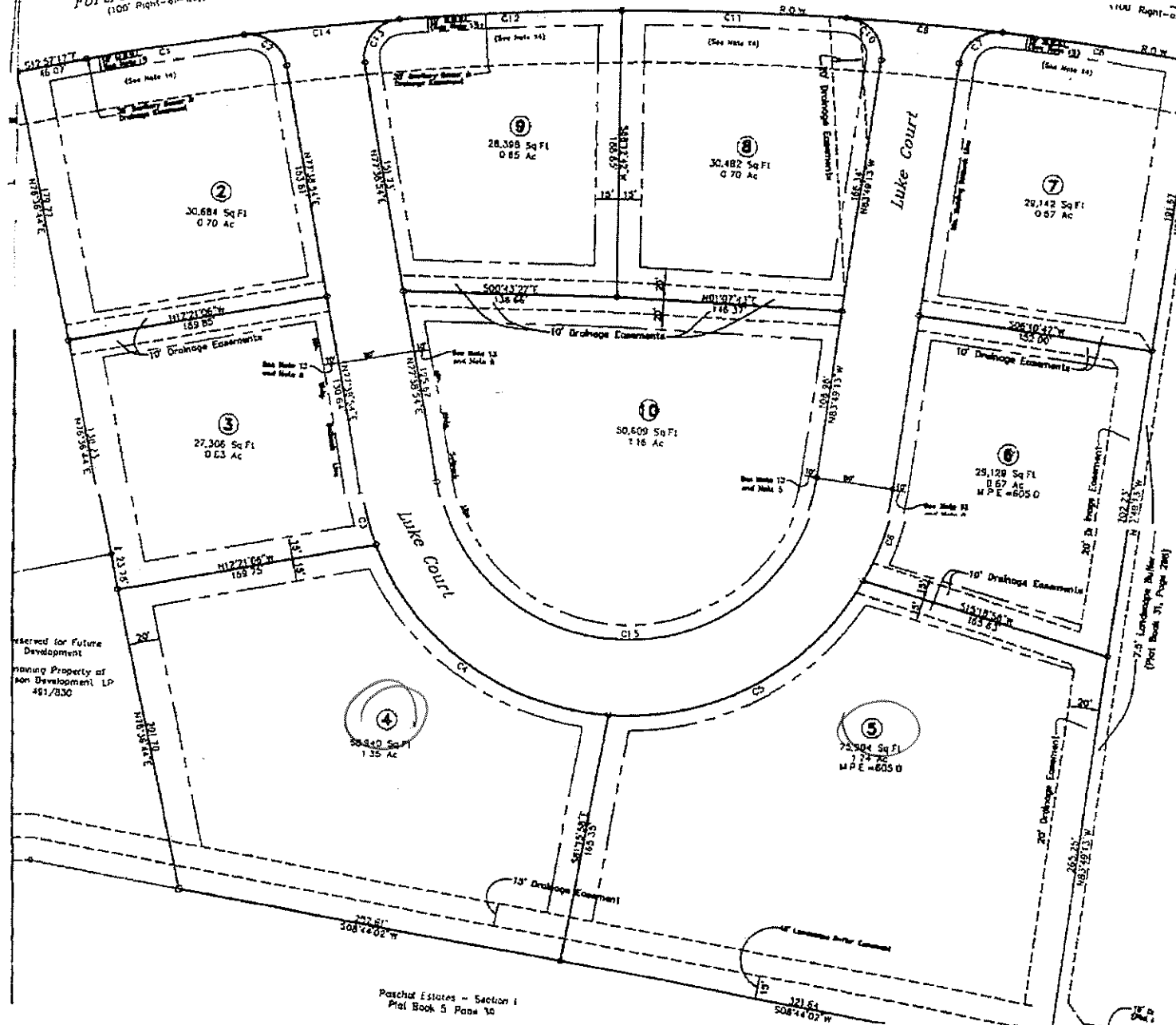
Kroger

96

Publix

Fortress Boulevard
(100' Right-of-Way)

1100' Right-of-Way



PARCEL A

CHURCH DAYCARE ASSISTED LIVING
APPROX. 4 ACRES
548 REG. PARKING SPACES
138 PRO. PARKING SPACES

PARCEL B

HEALTH SERVICES
DAYCARE
CLINIC
APPROX. 11.8 ACRES
187 REG. PARKING SPACES
238 PRO. PARKING SPACES

PARCELS C & D

NEIGHBOR COMMERCIAL
FINANCIAL
BANK
CONVENIENCE CENTER
30.98 TOTAL S.F. APPROX.
48 ACRES
28 REG. PARKING SPACES
85 PRO. PARKING SPACES
* BUFFER TARD (SEE ILLUSTRATION)

PARCEL E

RETAIL SHOPS TOTAL S.F.
APPROX. 16.4 ACRES
446 REG. PARKING SPACES
333 PRO. PARKING SPACES
* BUFFER TARD (SEE ILLUSTRATION)

PARCEL F

MULTIFAMILY
APPROX. 13.1 ACRES
170 UNITS 13 UNITSPACES
302 REG. PARKING SPACES
384 PRO. PARKING SPACES
APPROX. INCLUDES TENNIS
COURT AND POOL

PARCEL G

MULTIFAMILY APPROX. 24.4 ACRES 180
LOTS

PARCEL H

MULTIFAMILY
21.8 ACRES
280 UNITS
14 UNITSPACES
238 REG. PARKING SPACES
333 PRO. PARKING SPACES
APPROX. INCLUDES TENNIS COURT AND
PLAYGROUND

PARCEL K

RETAIL SHOPS
13.28 TOTAL S.F.
APPROX. 3.4 ACRES
428 REG. PARKING SPACES
481 PRO. PARKING SPACES

PARCELS I & J

NEIGHBOR COMMERCIAL
BANKS
CONVENIENCE CENTER
APPROX. 3.8 ACRES
39 REG. PARKING SPACES
53 PRO. PARKING SPACES

PARCEL L

MULTIFAMILY
10 ACRES
288 UNITS
14 UNITSPACES
304 REG. PARKING SPACES
404 PRO. PARKING SPACES

PARCEL M

MULTIFAMILY
20 ACRES
230 UNITS
14 UNITSPACES
454 REG. PARKING SPACES
484 PRO. PARKING SPACES

PARCEL N

RETAIL
91.7 ACRES
89,338 TOTAL S.F.
1,088 REG. PARKING SPACES
1,587 PRO. PARKING SPACES
COMMUNITY TRAIL HEAD

PARCEL O

NEIGHBOR COMMERCIAL / RETAIL SHOPS
HOTELS, BANKS, RESTAURANTS
APPROX. 13 ACRES
55,981 TOTAL S.F.
204 REG. PARKING SPACES
275 PRO. PARKING SPACES

PARCEL P

OFFICE/RETAIL CLUB RESTAURANT
14.98 TOTAL S.F.
47 REG. PARKING SPACES
53 PRO. PARKING SPACES

PARCEL Q

RESTAURANTS
APPROX. 8.4 ACRES
22,384 TOTAL S.F.
388 REG. PARKING SPACES
344 PRO. PARKING SPACES

PARCEL R

INDEPENDENT LIVING
APPROX. 4.1 ACRES
22,384 TOTAL S.F.
70 REG. PARKING SPACES
70 PRO. PARKING SPACES

PARCEL S

OWNERS HOME / HOSPITALITY
APPROX. 2.1 ACRES

PARCEL T

SINGLE-FAMILY ZERO LOT LINE TWO UNIT
APPROX. 24.4 ACRES
177 UNITS
43 UNITSPACES
APPROX. INCLUDES CLUBHOUSE POOL

PARCEL U

TOWNHOUSE 1200 / 1200
APPROX. 13.8 ACRES
48 LIVE WORK UNITS
30 TOWNHOUSES
283 REG. PARKING SPACES
377 PRO. PARKING SPACES

PARCEL V

RETAIL/OFFICE
APPROX. 6.9 ACRES
18,000 SQ. FT. COMMERCIAL
280 REG. PARKING SPACES
270 PRO. PARKING SPACES

CONSTRUCTION IN PROGRESS

- 1 DAYCARE
- 2 EDITION ON THE RUN
- 3 ACCORD
- 4 VICTORY POINTE
- 5 CROSS CREEK APARTMENTS

* NOTE:
SIDEWALKS ARE TO BE PROVIDED
ON BOTH SIDES OF ALL INTERNAL
BOULEVARDS

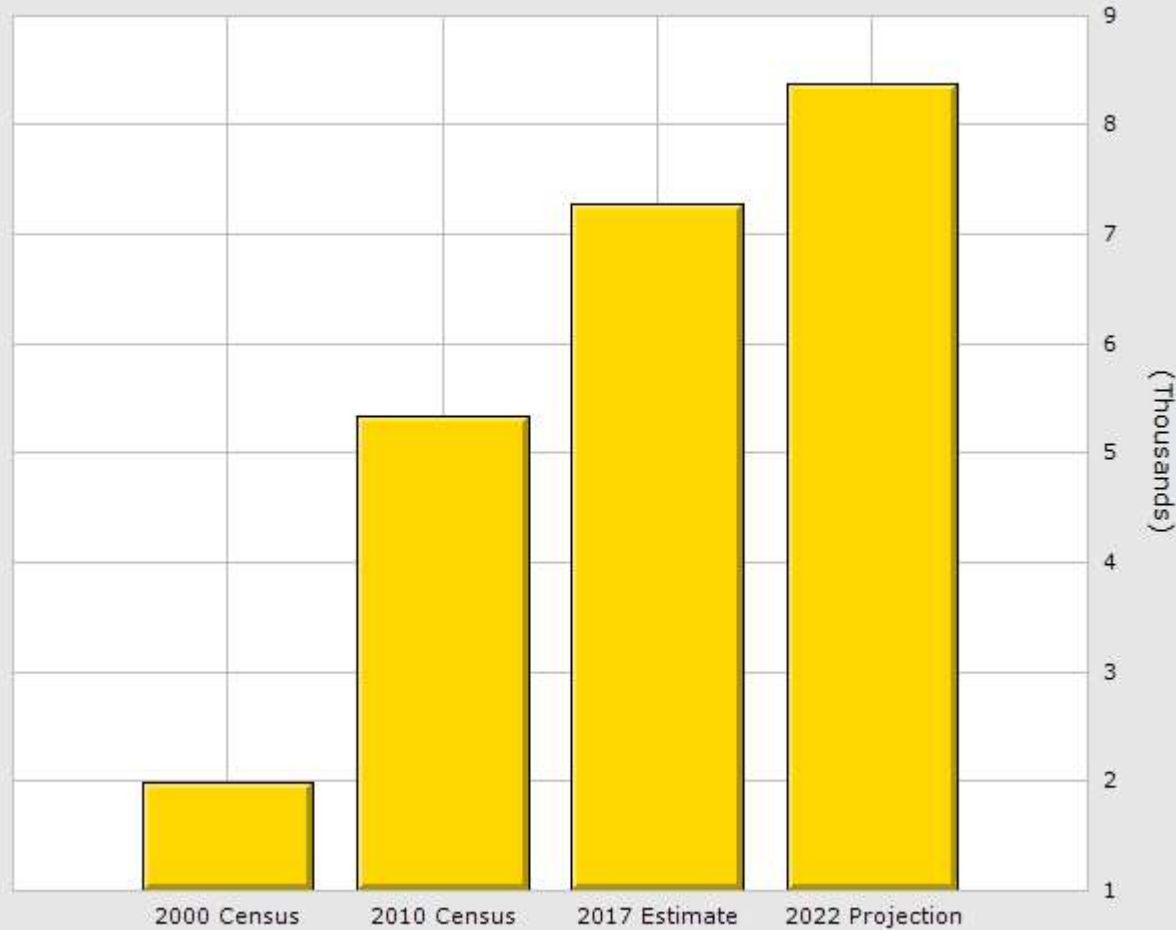


Victory Station

Planned Residential Development

Population for 1 Mile Radius

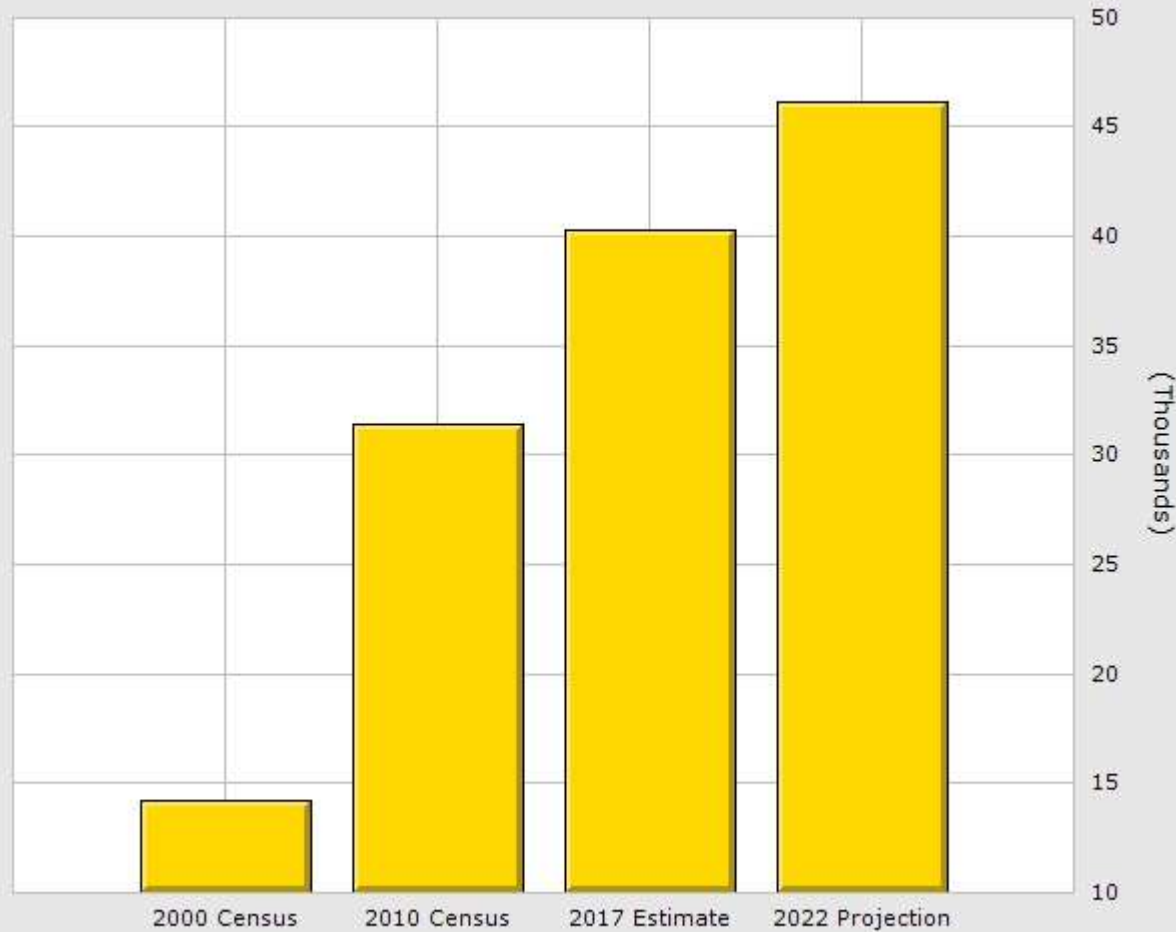
4048 Luke Ct, Murfreesboro, TN 37128



Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	7,276	40,318	81,506
2022 Population:	8,380	46,113	92,596
Pop Growth 2017-2022:	15.17%	14.37%	13.61%
Average Age:	33.90	34.00	35.20
Households			
2017 Total Households:	2,728	14,991	30,991
HH Growth 2017-2022:	15.18%	14.34%	13.58%
Median Household Inc:	\$67,361	\$68,585	\$62,125
Avg Household Size:	2.70	2.70	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$189,267	\$182,219	\$179,649
Median Year Built:	2004	2003	1997

Population for 3 Mile Radius

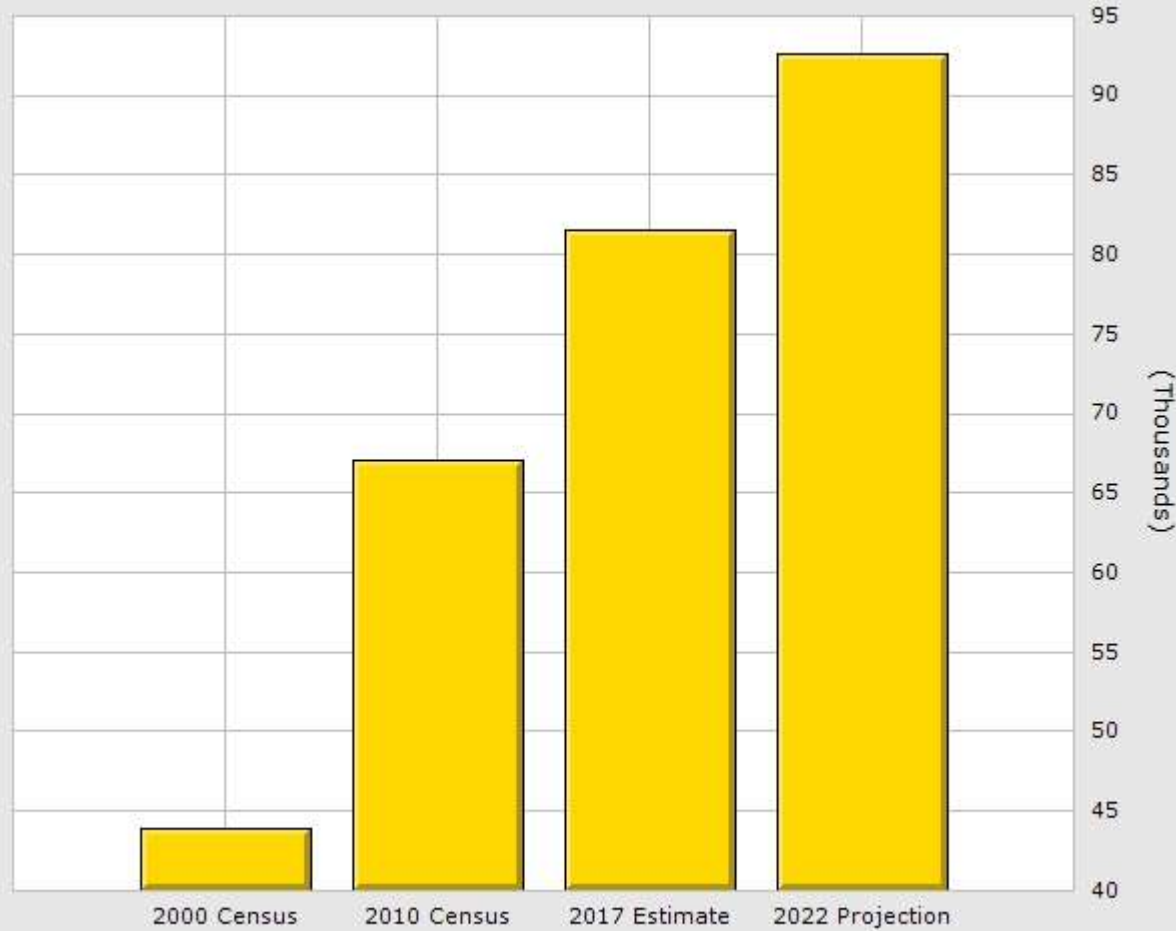
4048 Luke Ct, Murfreesboro, TN 37128



Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	7,276	40,318	81,506
2022 Population:	8,380	46,113	92,596
Pop Growth 2017-2022:	15.17%	14.37%	13.61%
Average Age:	33.90	34.00	35.20
Households			
2017 Total Households:	2,728	14,991	30,991
HH Growth 2017-2022:	15.18%	14.34%	13.58%
Median Household Inc:	\$67,361	\$68,585	\$62,125
Avg Household Size:	2.70	2.70	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$189,267	\$182,219	\$179,649
Median Year Built:	2004	2003	1997

Population for 5 Mile Radius

4048 Luke Ct, Murfreesboro, TN 37128



Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	7,276	40,318	81,506
2022 Population:	8,380	46,113	92,596
Pop Growth 2017-2022:	15.17%	14.37%	13.61%
Average Age:	33.90	34.00	35.20
Households			
2017 Total Households:	2,728	14,991	30,991
HH Growth 2017-2022:	15.18%	14.34%	13.58%
Median Household Inc:	\$67,361	\$68,585	\$62,125
Avg Household Size:	2.70	2.70	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$189,267	\$182,219	\$179,649
Median Year Built:	2004	2003	1997

Rutherford County, TN Community Profile

Rutherford County in the News

99.6

Cost of Living Index vs.
National Average of 100

Source: 1st Quarter 2018 ACCRA

Cost of
Living Index

Top 3

Murfreesboro and Smyrna
Ranked #2 and #3 Fastest
Growing Cities in
Tennessee

July 1, 2016 - July 1, 2017

Source: U.S. Census Bureau

6th

Rutherford County ranked
6th for the largest
employment increase in the
nation

December 2016 - 2017

Source: U.S. Bureau of Labor Statistics

1,523

New Jobs were created
in 2017 and \$389 Million
in Capital Investments were
made from 7 relocations
and 15 existing company
expansions.

Destination Rutherford

Destination Rutherford is an 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.	8,500
Ingram Content Group	1,807
State Farm Insurance Co.	1,650
Amazon Fulfillment Center	1,400
St. Thomas Rutherford Hospital	1,315
Asurion	1,250
Verizon Wireless	1,068
General Mills	1,050
Bridgestone Americas, Inc.	1,007
Adient	1,000

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

2018 Population: 321,230
2023 Projection: 349,860
2010 Census: 262,604
Households: 117,744
Avg. HH Income: \$81,875.00
Med. HH Income: \$64,982.05

City of Murfreesboro

2018 Population: 136,595
2023 Projection: 148,135
2010 Census: 108,755
Households: 52,271
Avg. HH Income: \$79,509.00
Med. HH Income: \$59,266.71

Town of Smyrna

2018 Population: 50,183
2023 Projection: 54,807
2010 Census: 39,974
Households: 18,890
Avg. HH Income: \$75,976.00
Med. HH Income: \$61,494.68

City of La Vergne

2018 Population: 39,114
2023 Projections: 42,746
2010 Census: 32,588
Households: 12,804
Avg. HH Income: \$78,492.00
Med. HH Income: \$65,722.02

City of Eagleville

2018 Population: 702
2023 Projection: 761
2010 Census: 604
Households: 271
Avg. HH Income: \$79,076.00
Med. HH Income: \$63,912.33

Sources:

2018 Claritas Estimate
2010 Census Data

Patrick Cammack
Senior VP, Economic Development
pcammack@rutherfordchamber.org

Erin Hutchens
Director, Economic Development
ehutchens@rutherfordchamber.org

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

Updated October 2, 2018

Recent Announcements



i3 Verticals

i3 Verticals, a company that provides technology-enabled payment processing and software solutions, will open an operations center in a new class A office district in Murfreesboro. The move will create approximately 50 high-paying jobs for the community.



Topre America

Tier one automotive supplier to Nissan, Topre America, announced plans to expand their existing facility in Smyrna, TN, representing a \$37.8 million capital investment and the creation of 50 jobs.



NFI

NFI officials announce plans to invest approximately \$7.2 million to establish a distribution facility in Smyrna. One of North America's largest logistic providers, NFI will create nearly 170 new jobs over the next five years in Rutherford County.

Education

Middle Tennessee State University
Murfreesboro
Fall 2017 Enrollment: 21,913

Motlow Community College
Smyrna Campus
Spring 2017 Enrollment: 2,309

TN College of Applied Technology
Murfreesboro
2017 Enrollment: 714

Rutherford County Schools
2016-2017 Enrollment: 43,683

Murfreesboro City Schools
Enrollment: 8,437

Rutherford County Private Schools
Enrollment: 2,546

Rutherford Ranked

#3

2017 Total County Retail Sales
\$8 Billion
Source: TN Dept. of Revenue

MSA in the United States for
Job Growth
Source: May, 2018 Forbes

#4

In the State of Tennessee
for Retail Sales
Source: TN Dept. of
Revenue

#9

2017 Travel Related Expenditures
\$351 Million
Source: U.S. Travel Association

In the State of Tennessee for Tourism
Related Expenditures
Source: U.S. Travel Association

Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,240,300	1,027,020	172,570
Unemployment Rate	3.8%	3.1%	3.1%
Available Labor Pool	123,900	31,610	5,310

TN Dept. of Labor August 2018 Report