



2.71 ACRES – OLD FORT PKWY - Murfreesboro, TN

FOR SALE - \$1,475,000



Property Features:

- Price: \$1,475,000 or \$12.50 PSF
- Great location on one of Murfreesboro's most traveled roads
- Across from Old Fort Park and Golf Course
- Zoned Commercial Hwy
- Easy access to I-24 and downtown Murfreesboro
- Stones River Mall area – next to In Town Suites
- Dual Road Access
- Traffic Count: Approx. 28,661

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



Adams
Tennis
Complex

← I-24

96

Old Fort Pkwy

Northern
Tool



2.71 Ac
Site



Tenn. College of
Applied Technology



New Salem Hwy

99

Google Earth

© 2018 Google

Imagery Date: 10/23/2016 35°50'43.56" N 86°24'37.64" W elev 591 ft eye alt 5007 ft

1997

CITY OF MURFREESBORO
323/496

OLD FORT PARKWAY (STATE ROUTE 96

WEST MAIN STREET

APPROXIMATE
FLOODWAY LIMITS

20' DRAINAGE EASEMENT

15 ACCESS EASEMENTS

BENCH MARK
R.R. SPIKE IN
ELEV 582.00
POWER POLE

SECRET

19851

MINIMUM BUILDING

189.59

-200

513 140 E
514 32

514 32

2.80 ALPES

62842

271 ACRES±

641.00

CITY OF MURFREESBORO
323/496

2	MINIMUM	BUILDING	SETBACK	LINE

اسماء بنت ابی بکر

22

1

Keywords:

1

SEAL
OF
CLAY

OLD FORT PARKWAY (STATE ROUTE 96)
500' E.O.W.

CONCEPT PLAN

CRESTMORE SUITES
LOT 1



LOCATION MAP
RTS

LEGEND

- 25 Power Pole
- 34 Existing Fire Hydrant
- 4 Proposed Fire Hydrant
- 4 Reducer
- 4 Proposed Gate Valve & Box
- 4 Concrete Thrust Block
- W— Existing Water Line
- P— Proposed Water Line
- S— Existing Sanitary Sewer Line
- P— Proposed Sanitary Sewer Line
- 0 Existing Manhole
- 0 Proposed Manhole
- S— Sewer Line Check Dam
- C— Existing Contours
- C— Proposed Contours
- 0.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- S— Situation Fence
(to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- E— Existing Telephone & Electric Line
- E— Existing Underground Electric Line
- CMP— Corrugated Metal Pipe
- RCP— Reinforced Concrete Pipe

- NOTES:**
- IN TENNESSEE, IT IS A REQUIREMENT FOR THE UNDERGROUND UTILITY UNDER PREVENTION ACT THAT ANYONE WHO DIGGERS TO EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) BUSINESS DAYS BEFORE THE DATE OF THEIR NOTIFICATION. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY CLERK'S OFFICE. THESE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING THE FREE 1-800-361-1111.
 - UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE AERIAL-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNERS PRIOR TO CONSTRUCTION.
 - A VARIANCE FROM THE EXCAVATION PERMIT ISSUED AT THE STREET DEPARTMENT WILL BE REQUIRED FOR ANY EXCAVATION OR CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.
 - ALL NEW WATER LINES WILL BE MADE BY MURFREESBORO WATER AND SEWER DEPARTMENT.
 - THE OWNER/DEVELOPER FOR STREET IMPROVEMENTS SHOULD CHECK WITH THE MURFREESBORO WATER AND SEWER DEPARTMENT FOR EXISTING WATER AND SEWER LINES PRIOR TO CONSTRUCTION.
 - CONNECTIONS FOR WATER AND SEWER WORK MUST BE APPROVED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT.
 - ROADS SHALL BE BROUGHT TO SUBGRADE PRIOR TO WATER & SEWER INSTALLATION.

#	DATE	REVISION DESCRIPTION
1	11/2/06	ENGINEER'S REVISIONS
2	11/16/06	REVISED PER CITY PC COMMENTS

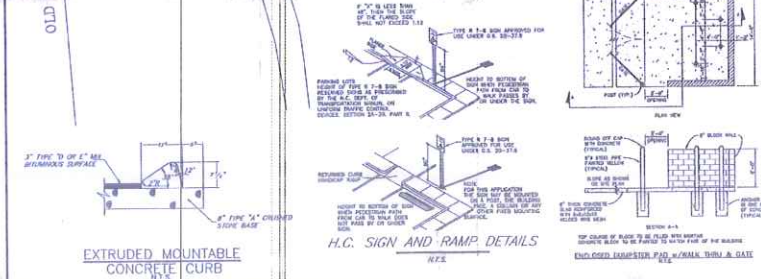
THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.



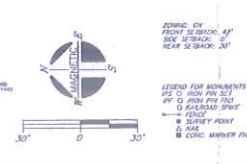
SITE PLAN
SOUTHLAND
SUPPLY LOT 2

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN

DATE: OCTOBER 2006 SCALES: 1"=30' SH: 1 OF 4



- NOTES:**
- THE FOLLOWING ARE ARCHITECTURAL DESIGN INFORMATION:
 - (A) PURPOSE OF CONCRETE PILES ON EAST SIDE OF BLDG.
 - (B) LOCATION FOR TRAC AND STAIR BOILER.
 - (C) LOCATION OF INGRESS/EGRESS TO AND FROM THE BLDG.



OWNER: MARK A. PORTER
ADDRESS: 1016 THOMPSON LANE
MURFREESBORO, TN 37139
TAX MAP: 91 PART OF PARCEL 10.01
FLOOD MAP PANEL: 47149C0260C ZONE: AE
FLOOD MAP DATED: DECEMBER 20, 2002

Demographic Summary Report

Old Fort Pky, Murfreesboro, TN 37129

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

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

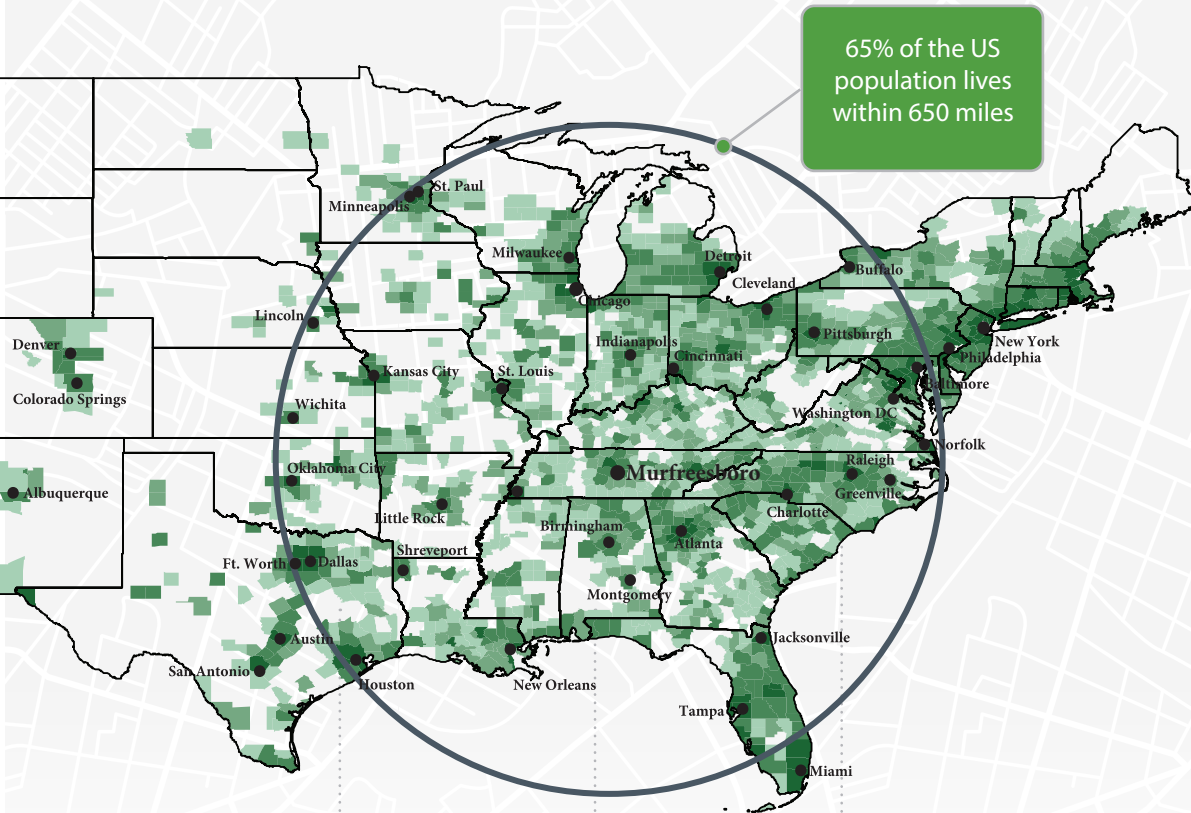


Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	2,045		75,335		179,433	
2021 Estimate	1,906		68,438		161,358	
2010 Census	1,921		55,456		119,000	
Growth 2021 - 2026	7.29%		10.08%		11.20%	
Growth 2010 - 2021	-0.78%		23.41%		35.59%	
2021 Population by Hispanic Origin	231		6,091		12,233	
2021 Population	1,906		68,438		161,358	
White	1,062	55.72%	48,694	71.15%	120,034	74.39%
Black	642	33.68%	14,622	21.37%	29,088	18.03%
Am. Indian & Alaskan	27	1.42%	328	0.48%	792	0.49%
Asian	65	3.41%	2,492	3.64%	6,483	4.02%
Hawaiian & Pacific Island	1	0.05%	68	0.10%	171	0.11%
Other	109	5.72%	2,234	3.26%	4,791	2.97%
U.S. Armed Forces	7		122		421	
Households						
2026 Projection	566		29,606		67,933	
2021 Estimate	529		26,889		61,156	
2010 Census	538		21,819		45,567	
Growth 2021 - 2026	6.99%		10.10%		11.08%	
Growth 2010 - 2021	-1.67%		23.24%		34.21%	
Owner Occupied	131	24.76%	12,621	46.94%	36,224	59.23%
Renter Occupied	397	75.05%	14,268	53.06%	24,932	40.77%
2021 Households by HH Income	527		26,891		61,153	
Income: <\$25,000	243	46.11%	5,153	19.16%	8,984	14.69%
Income: \$25,000 - \$50,000	126	23.91%	6,747	25.09%	13,824	22.61%
Income: \$50,000 - \$75,000	63	11.95%	5,717	21.26%	11,920	19.49%
Income: \$75,000 - \$100,000	56	10.63%	3,320	12.35%	7,784	12.73%
Income: \$100,000 - \$125,000	20	3.80%	2,631	9.78%	6,292	10.29%
Income: \$125,000 - \$150,000	2	0.38%	1,030	3.83%	4,498	7.36%
Income: \$150,000 - \$200,000	16	3.04%	1,331	4.95%	4,710	7.70%
Income: \$200,000+	1	0.19%	962	3.58%	3,141	5.14%
2021 Avg Household Income	\$42,609		\$72,353		\$85,008	
2021 Med Household Income	\$27,770		\$56,147		\$65,887	

Rutherford County, TN Community Snapshot

rutherford
works

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



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



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

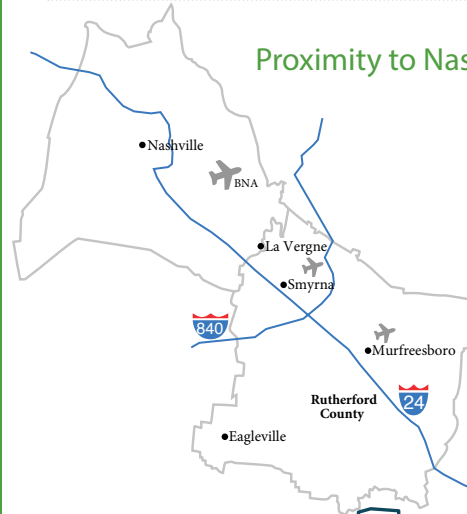
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
MTSU: 22,000
Motlow: 3,000
TCAT: 540



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

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