

Property Features

- Commercial Lots Available
- Lot 1: 1.8 AC – **SOLD/Toot's**
- Lot 5: 2.41 AC – **SOLD/Tire World**
- Lot 3: 1.23 AC - \$16 PSF
- Lot 2: 1.21 AC - \$19 PSF
- Lot 4: 2.02 AC- \$13 PSF
- Zoned Commercial Fringe
- All Utilities Available
- Daily Traffic Count: 27,268

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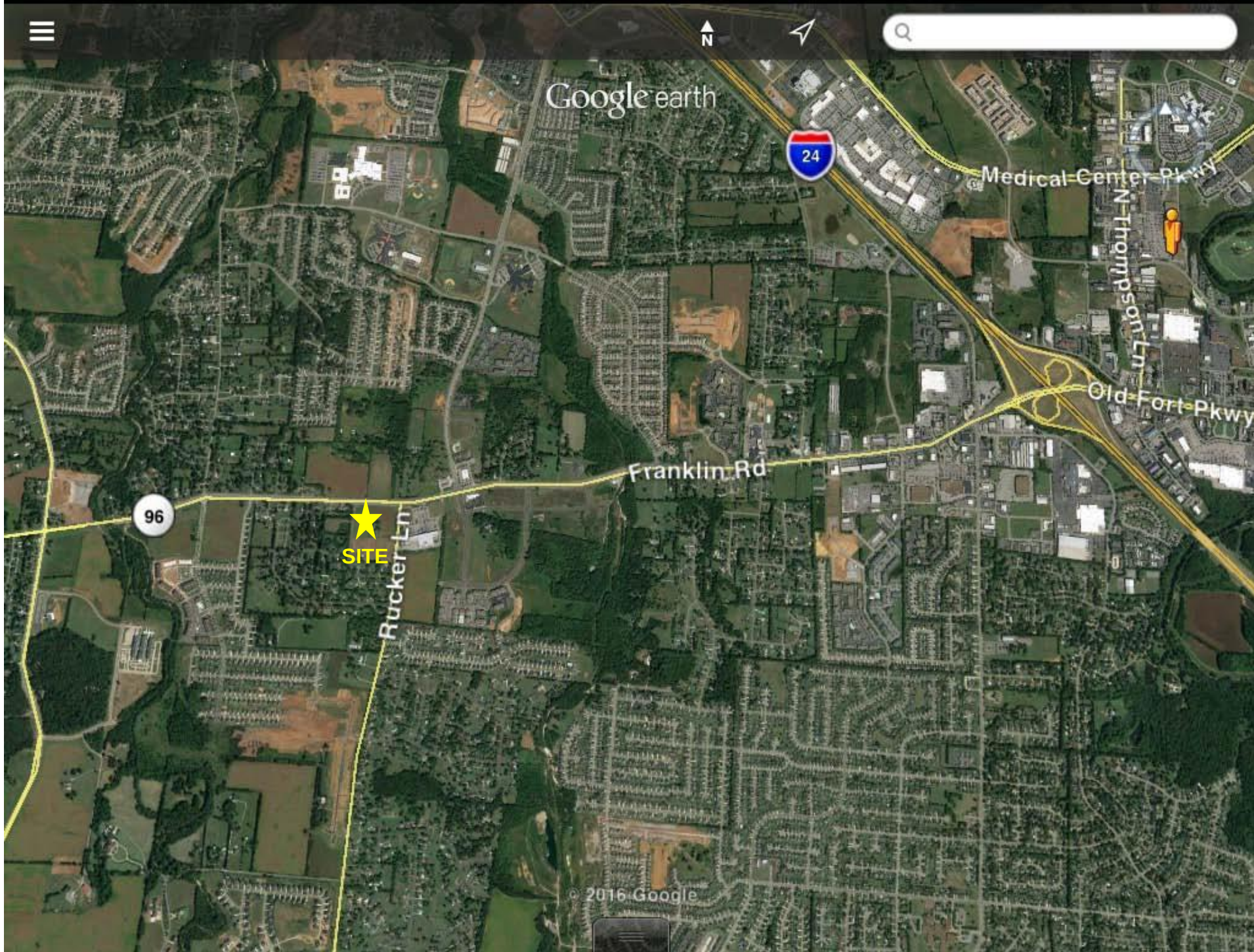
RETAIL - COMMERCIAL LAND - CORNER LOTS



Rucker Lane and Franklin Road Murfreesboro, TN

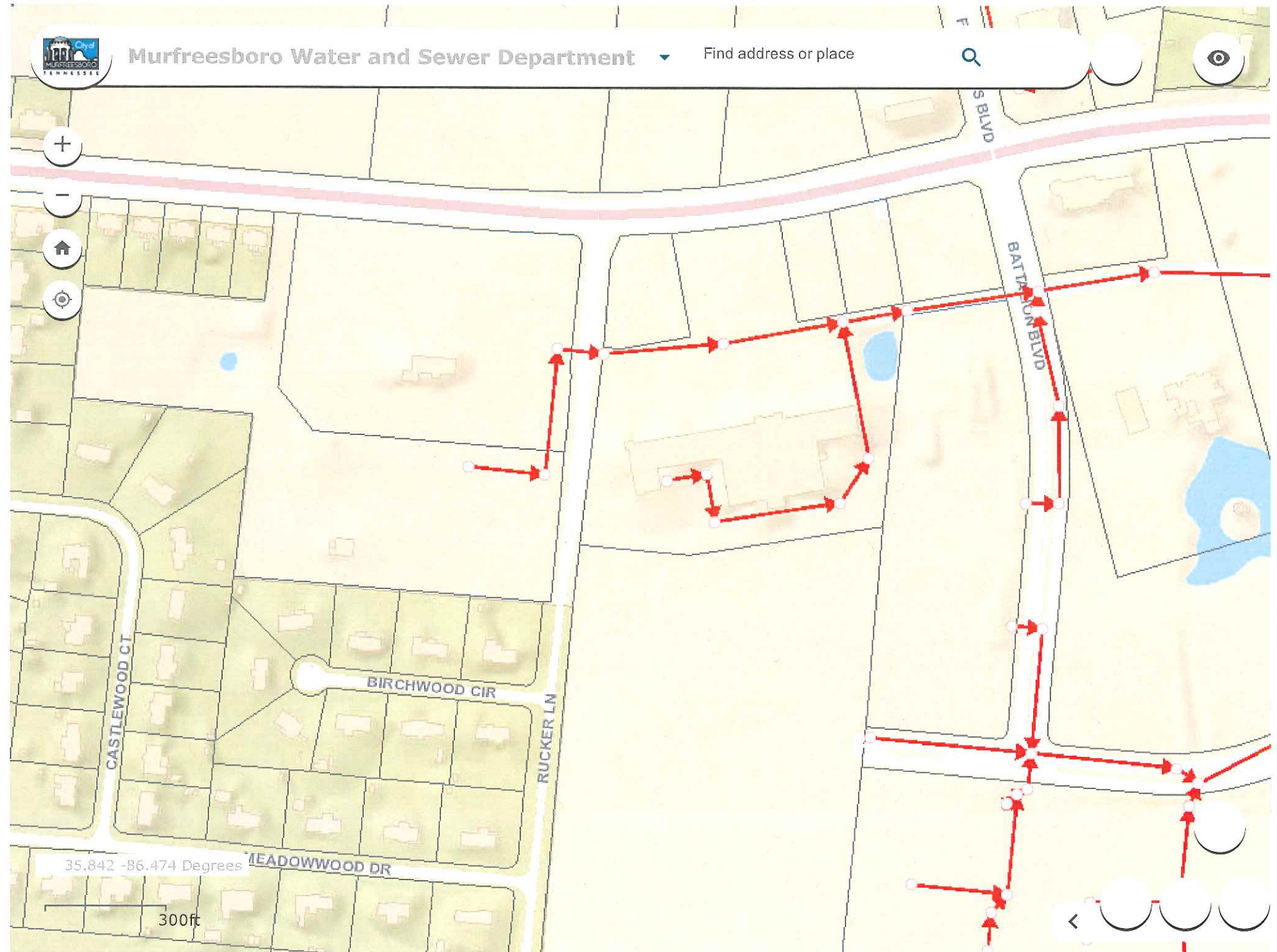
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	9,042	43,116	94,304
2019 Median HH Income	\$82,064	\$73,203	\$66,945





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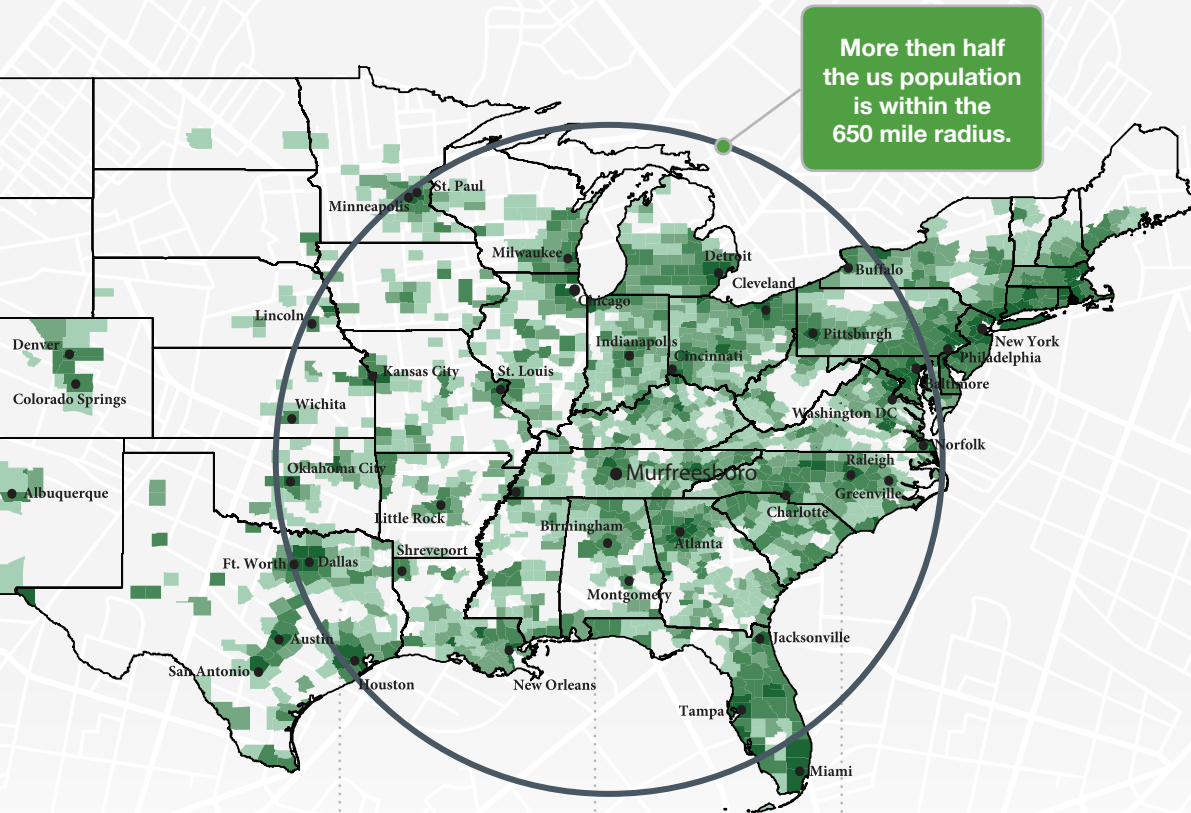




Rutherford County, TN Community Snapshot

rutherford
works

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



90.9

**Cost of living
index vs. National
Average of 100**

Source: 3rd Quarter 2018
ACCRA Cost of Living
Index

6th

**Best Real Estate
Market in the Nation**

Source: WalletHub 2018

8th

**Fastest Growing
Midsize City** in the
United States with 23
new residents per day

Source: WalletHub 2018

#1

**Largest suburb in
the Nashville MSA**

NISSAN

8,500
Employees

INGRAM

1,807
Employees

State Farm

1,650
Employees

amazon.com

1,621
Employees

**Saint Thomas
Health**

1,285
Employees

asurion

1,250
Employees

verizon

1,068
Employees

**General
Mills**
Making Food
People Love

1,028
Employees

ADIENT

1,000
Employees

BRIDGESTONE

975
Employees

Quick Facts

Rutherford County

2019 Population: 330,409
 2024 Projection: 359,045
 2010 Census: 262,604
 Households: 121,021
 Avg. HH Income: \$82,882.00
 Med. HH Income: \$65,798.00

City of Murfreesboro

2019 Population: 142,056
 2024 Projection: 153,707
 2010 Census: 108,755
 Households: 54,190
 Avg. HH Income: \$81,115.00
 Med. HH Income: \$61,705.12

Town of Smyrna

2019 Population: 51,519
 2024 Projection: 56,223
 2010 Census: 39,974
 Households: 19,297
 Avg. HH Income: \$76,969.00
 Med. HH Income: \$62,608.00

City of La Vergne

2019 Population: 39,404
 2024 Projection: 42,933
 2010 Census: 32,588
 Households: 13,007
 Avg. HH Income: \$75,305.00
 Med. HH Income: \$63,378.57

City of Eagleville

2019 Population: 744
 2024 Projection: 811
 2010 Census: 604
 Households: 288
 Avg. HH Income: \$75,675.00
 Med. HH Income: \$57,618.53

Sources:
 2019 Claritas Estimate
 2010 Census Data

Laborforce Data
 June 2019

Top Rated Schools

- 5th Best High School in the US (Central Magnet School)
- 95% Graduation Rate
- 15 CTE Career Clusters
 - STEM
 - IT
 - Business
 - Advanced Manufacturing
- 24,813: Enrollment Between MTSU, Motlow State Community College, and TN College of Applied Technology



Low Cost of Living

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

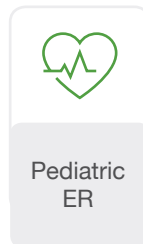
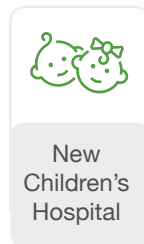
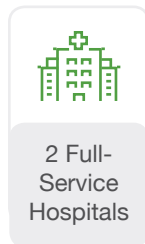


9.1% Lower Cost of Living than US Average

2018 Average Home Sale: \$276,000 (\$131/sq ft)



Healthcare Hub



Proximity to Nashville

- 3 Professional Sports Teams
- Live Music at the Ryman Auditorium, Grand Ole Opry, and Bluebird Cafe
- TN State Capitol



Recent Additions



207 New HQ Jobs
 \$10.3 Million Investment



95 New Jobs
 \$21.3 Million Investment



50 New Tech Jobs
 Relocation from Atlanta

Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,391,624	1,044,120	185,555
Unemployment Rate	4.0%	3.2%	3.2%
Available Labor Pool	136,545	32,940	5,936