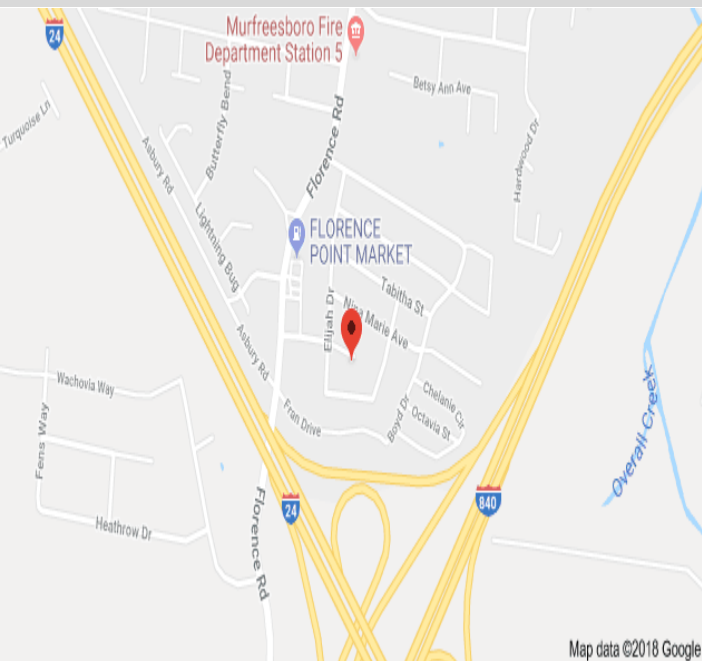




## 6.44 Acre Commercial Lot FOR SALE

### Florence Road - Murfreesboro, TN



#### AMENITIES:

- **6.44 Acres: \$799,000**
- Sewer & Water available
- Zoned for a variety of retail, office, assisted living, daycare, storage units (see list)
- Great visibility from I-24 @ 840 Interchange
- Traffic Count: Approx. 123,688

**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](http://www.parks-group.com)





I-24

840

Florence Rd

3.11  
Ac

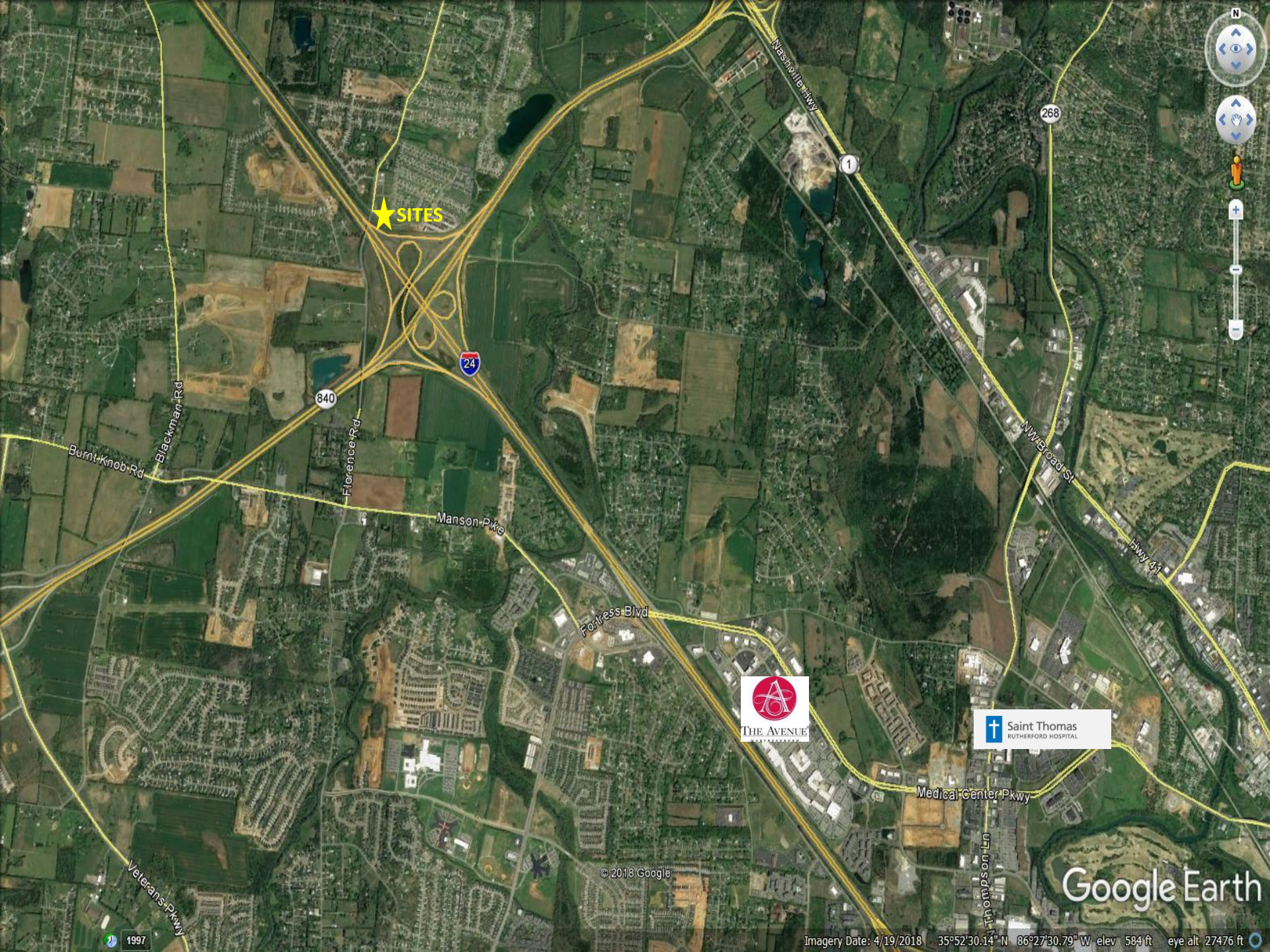
6.44  
Ac

I-24 to 840  
Interchange

© 2018 Google

Google





★ SITES



840

1

268



© 2018 Google

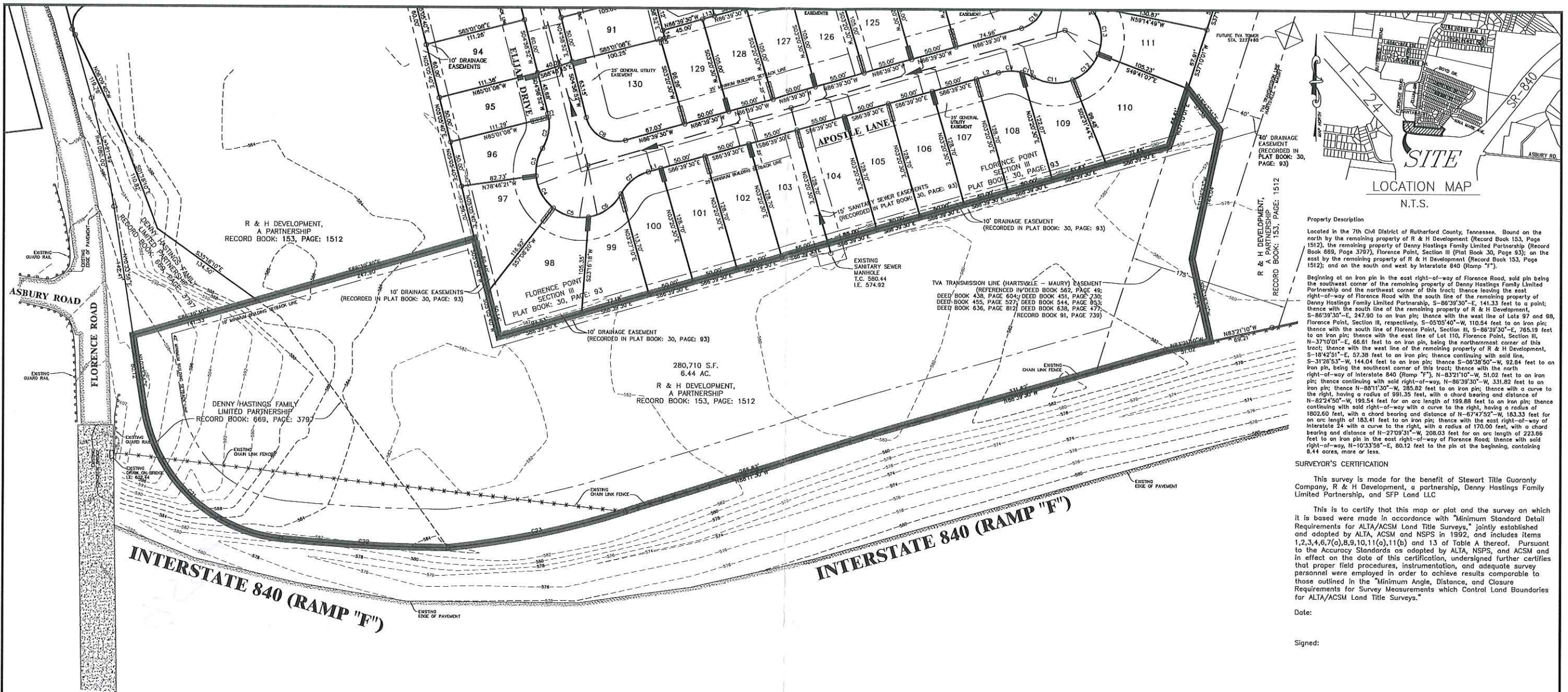
Google Earth

Imagery Date: 4/19/2018 35°52'30.14" N 86°27'30.79" W elev 584 ft eye alt 27476 ft

1997







**Property Description**  
 Located in the 7th Civil District of Rutherford County, Tennessee. Bound on the north by the remaining property of R & H Development (Record Book 153, Page 1512), the remaining property of Denny Hastings Family Limited Partnership (Record Book 669, Page 379), Florence Point, Section III (Plat Book 30, Page 93); on the east by the remaining property of R & H Development (Record Book 153, Page 1512); and on the south and west by Interstate 840 (Ramp "F").

Beginning at an iron pin in the east right-of-way of Florence Road, sold pin being the southwest corner of the remaining property of Denny Hastings Family Limited Partnership and the northwest corner of this tract; thence leaving the east right-of-way of Florence Road with the south line of the remaining property of Denny Hastings Family Limited Partnership, S-88°39'30"E, 141.33 feet to a point; thence with the south line of the remaining property of R & H Development, S-86°39'30"E, 247.90 feet to an iron pin; thence with the west line of Lots 97 and 98, Florence Point, Section III, respectively, S-05°05'40"W, 110.54 feet to an iron pin; thence with the south line of Florence Point, Section III, S-89°39'30"E, 765.19 feet to an iron pin; thence with the east line of Lot 110, Florence Point, Section III, N-37°10'01"E, 66.61 feet to an iron pin, being the northernmost corner of this tract; thence with the west line of the remaining property of R & H Development, S-10°42'51"E, 57.38 feet to an iron pin; thence continuing with said line, S-31°26'53"W, 144.04 feet to an iron pin; thence S-06°38'50"W, 92.84 feet to an iron pin, being the southeast corner of this tract; thence with the north right-of-way of Interstate 840 (Ramp "F"), N-83°11'04"W, 51.02 feet to an iron pin; thence continuing with said right-of-way, N-86°39'30"W, 331.82 feet to an iron pin; thence N-85°11'30"W, 285.82 feet to an iron pin; thence with a curve to the right, having a radius of 991.35 feet, with a chord bearing and distance of N-82°24'50"W, 199.54 feet for an arc length of 199.88 feet to an iron pin; thence continuing with said right-of-way with a curve to the right, having a radius of 1802.60 feet, with a chord bearing and distance of N-67°47'52"W, 163.33 feet for an arc length of 163.41 feet to an iron pin; thence with the east right-of-way of Interstate 24 with a curve to the right, with a radius of 170.00 feet, with a chord bearing and distance of N-27°09'31"W, 208.03 feet for an arc length of 223.06 feet to an iron pin in the east right-of-way of Florence Road; thence with said right-of-way, N-10°33'58"E, 80.12 feet to the pin at the beginning, containing 6.44 acres, more or less.

**SURVEYOR'S CERTIFICATION**  
 This survey is made for the benefit of Stewart Title Guaranty Company, R & H Development, a partnership, Denny Hastings Family Limited Partnership, and SFP Land LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1992, and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11(a), 11(b) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

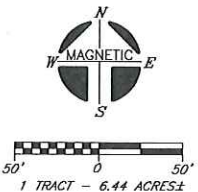
**Date:**  
 Signed:  
 William H. Huddleston IV, R.L.S. No.1630

**LINE TABLE**

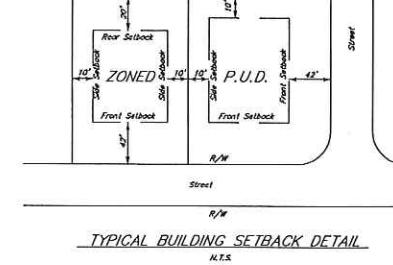
LINE	LENGTH	BEARING
L1	14.07	N86°39'30"W
L2	23.12	N86°39'30"W
L3	20.28	N30°45'11"E
L4	16.31	N30°45'11"E
L5	7.27	S20°55'57"W
L6	8.13	S20°55'57"W
L7	9.25	S20°55'57"W
L8	7.51	S30°45'11"W
L9	7.84	S30°45'11"W
L10	15.76	N86°39'30"W
L11	4.77	N86°39'30"W
L12	3.48	N86°39'30"W
L13	13.58	N86°39'30"W
L14	8.89	S03°20'30"W
L15	5.00	S85°01'08"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	4.33	50.00	4°57'27"	4.32	N02°27'35"E
C2	35.44	50.00	40°36'56"	34.71	N001°44'47"E
C3	31.84	50.00	36°13'39"	31.12	S32°25'29"W
C4	41.15	50.00	47°09'23"	40.00	S09°16'58"E
C5	41.15	50.00	47°09'23"	40.00	S58°28'21"E
C6	45.57	50.00	52°12'50"	44.00	N73°52'32"E
C7	39.77	50.00	45°34'23"	36.73	S70°33'19"W
C8	55.98	35.00	91°38'27"	50.20	S40°50'17"E
C9	26.04	50.00	29°50'06"	25.74	N71°44'27"W
C10	13.73	50.00	15°44'17"	13.69	N48°57'16"W
C11	44.89	50.00	51°26'37"	43.40	S68°48'28"E
C12	41.15	50.00	47°09'23"	40.00	N63°33'35"E
C13	48.11	50.00	55°08'05"	46.28	N12°44'51"E
C14	7.94	50.00	9°06'12"	7.94	S10°16'06"E
C15	31.83	50.00	36°28'11"	31.29	S12°31'06"W
C16	38.23	35.00	62°35'19"	36.38	N62°02'50"E
C17	34.33	450.00	4°22'18"	34.33	N28°34'02"E
C18	42.80	450.00	5°28'58"	42.78	N23°32'25"E
C19	41.95	400.00	6°00'32"	41.93	N23°56'13"E
C20	26.61	400.00	3°48'42"	26.61	N28°50'50"E
C21	223.88	170.00	75°26'54"	208.03	S27°09'31"E
C22	183.40	1802.60	6°49'46"	183.33	S87°47'52"E
C23	199.88	991.35	11°33'00"	199.54	S82°24'50"E



**ZONING: P.U.D.**  
 MIN. FRONT SETBACK: 42'  
 MIN. SIDE SETBACK: 10'  
 MIN. REAR SETBACK: 20'



**LEGEND**

- Power Pole
- Existing Fire Hydrant
- Existing Water Valve
- Existing Water Meter
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Sanitary Sewer Manhole
- Existing Telephone Box
- Existing Electric Box
- Existing Storm Drain Manhole
- Existing Light Pole
- F.O. - Existing Fiber Optic Line
- O.H.E. - Existing Overhead Electric Line
- U.G.T. - Existing Underground Telephone Line
- G. - Existing Gas Line

**NOTES:**  
 1. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.  
 2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-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 OWNER PRIOR TO COMMENCING ANY WORK.

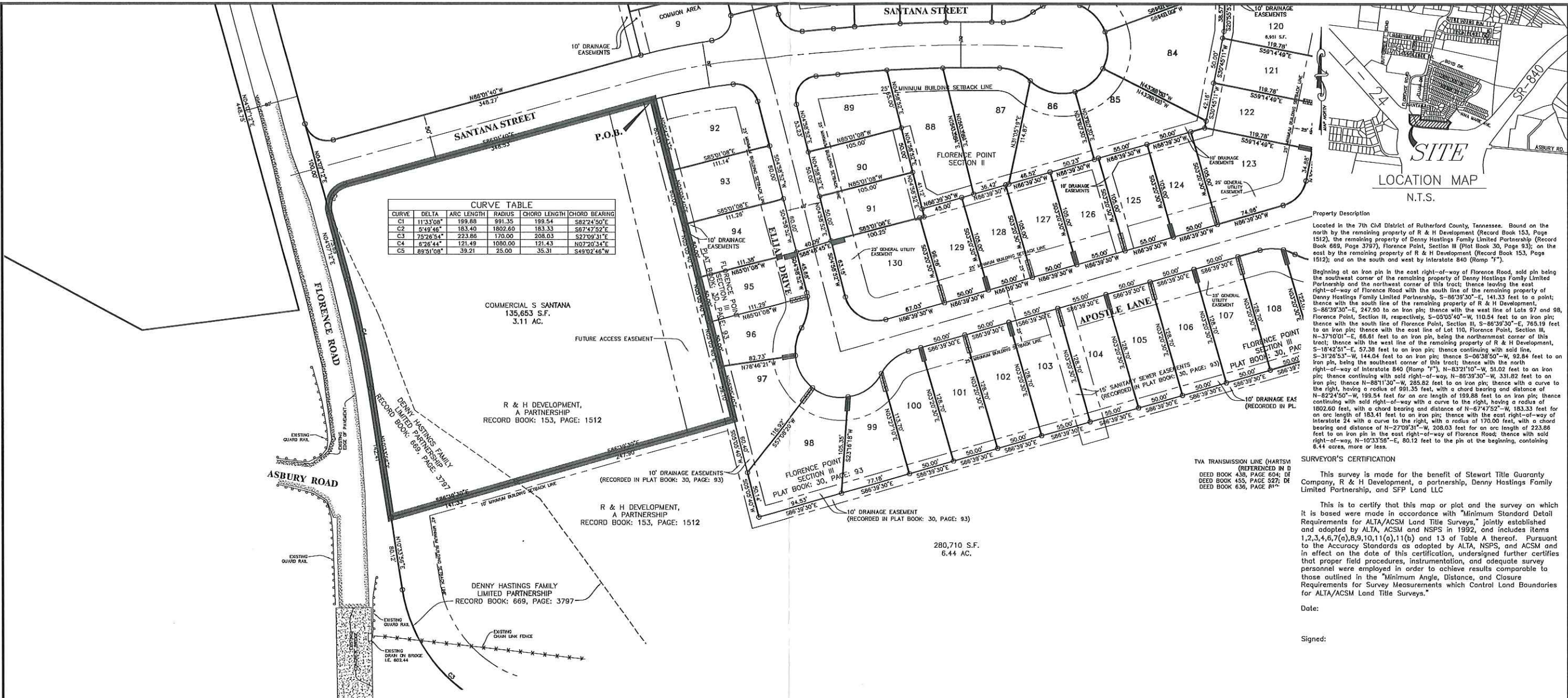
**OWNER: DENNY HASTINGS FAMILY LIMITED PARTNERSHIP**  
 RECORD BOOK: 669, PAGE: 3797  
**OWNER: R & H DEVELOPMENT, A PARTNERSHIP**  
 RECORD BOOK: 153, PAGE: 1512  
 ADDRESS: 100 PRINCE STREET  
 SHELBYVILLE, TN 37160  
 TAX MAP: 71 PART OF PARCEL: 25.02  
 FLOOD MAP PANEL: 470168 0140 H ZONE: X

**CERTIFICATE OF ACCURACY** - I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

**W.H. HUDDLESTON-STEEL ENGINEERING & SURVEYING, INC.**  
 2115 N.W. BROAD STREET, MEMPHIS, TN 37129  
 TELEPHONE: (615)993-4084, FAX: (615)993-0080

**ALTA/ACSM LAND TITLE SURVEY**  
**THE VILLAGES OF FLORENCE**  
 COMMERCIAL AREA 2  
 7TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
 DATE: FEBRUARY, 2007 SCALE 1"=50' SH. 1 OF 1





**CURVE TABLE**

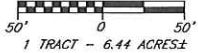
CURVE	DELTA	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	113°33'08"	199.88	991.35	199.54	S82°24'50"E
C2	8°49'46"	183.40	1802.60	183.33	S87°47'52"E
C3	75°26'54"	223.86	170.00	208.03	S22°39'31"E
C4	8°26'44"	121.49	1080.00	121.43	N07°20'34"E
C5	89°51'08"	39.21	25.00	35.31	S49°02'46"E

**LINE TABLE**

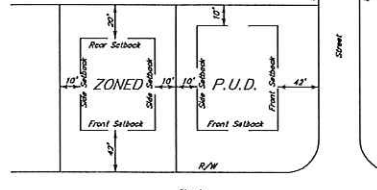
LINE	LENGTH	BEARING
L1	14.07	N88°39'30"W
L2	25.12	N88°39'30"W
L3	20.28	N30°45'11"E
L4	16.31	N30°45'11"E
L5	7.27	S20°55'57"W
L6	8.13	S20°55'57"W
L7	9.25	S20°55'57"W
L8	7.51	S30°45'11"W
L9	7.84	S30°45'11"W
L10	15.76	N88°39'30"W
L11	4.77	N88°39'30"W
L12	3.48	N88°39'30"W
L13	13.58	N88°39'30"W
L14	8.89	S03°20'30"W
L15	5.00	S85°01'09"E

**CURVE VARIABLE**

CURVE	END ANGLE	RADIUS	DELTA	CHORD	CHORD BEARING
C1	199.8831	991.3500	113.3308	199.5402	S82.2450
C2	183.3994	1802.6000	8.4946	183.3371	S87.4752
C3	223.8604	170.0000	75.2654	208.0332	S22.3931
C4	121.4915	1080.0000	8.2644	121.4300	N07.2034
C5	39.4815	25.0000	89.5108	35.3100	S49.0246
C6	45.57	50.00	52.1250	44.00	N73.5232
C7	39.77	50.00	49.3423	38.73	S70.3319
C8	55.89	35.00	91.9877	50.20	S49.5019
C9	28.04	50.00	29.5006	25.74	N71.4427
C10	13.73	50.00	15.4417	13.69	N48.6716
C11	44.89	50.00	51.2637	43.40	S66.4826
C12	41.15	50.00	47.0923	40.00	N83.5335
C13	48.11	50.00	53.0805	46.28	N12.4451
C14	7.94	50.00	9.0612	7.94	S10.1606
C15	31.83	50.00	36.2811	31.29	S12.3106
C16	38.23	35.00	62.3519	36.36	N82.0250
C17	34.33	450.00	472.18	34.33	N28.3492
C18	42.80	450.00	576.96	42.78	N23.3925
C19	41.95	400.00	600.32	41.93	N23.5613
C20	26.61	400.00	348.42	26.61	N28.5050
C21	223.86	170.00	75.2654	208.03	S22.3931
C22	183.40	1802.60	8.4946	183.33	S87.4752
C23	199.88	991.35	113.3308	199.54	S82.2450



ZONING: P.U.D.  
 MIN. FRONT SETBACK: 42'  
 MIN. SIDE SETBACK: 10'  
 MIN. REAR SETBACK: 20'



**LEGEND**

- Power Pole
- Existing Fire Hydrant
- Existing Water Valve
- Existing Water Meter
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Sanitary Sewer Manhole
- Existing Telephone Box
- Existing Electric Box
- Existing Storm Drain Manhole
- Existing Light Pole
- Existing Fiber Optic Line
- Existing Overhead Electric Line
- Existing Underground Telephone Line
- Existing Gas Line

**PROPERTY DESCRIPTION**  
 Located in the 7th Civil District of Rutherford County, Tennessee. Bound on the north by the remaining property of R & H Development (Record Book 153, Page 1512), the remaining property of Denny Hastings Family Limited Partnership (Record Book 669, Page 3797), Florence Point, Section II (Plat Book 30, Page 93) on the east by the remaining property of R & H Development (Record Book 153, Page 1512); and on the south and west by Interstate 840 (Ramp "F").

Beginning at an iron pin in the east right-of-way of Florence Road, said pin being the southeast corner of the remaining property of Denny Hastings Family Limited Partnership and the northeast corner of this tract; thence leaving the east right-of-way of Florence Road with the south line of the remaining property of Denny Hastings Family Limited Partnership, S-86°39'30"-E, 141.33 feet to a point; thence with the south line of the remaining property of R & H Development, S-86°39'30"-E, 765.19 feet to an iron pin; thence with the east line of Lot 110, Florence Point, Section III, N-37°10'1"-E, 66.61 feet to an iron pin, being the northeast corner of this tract; thence with the west line of the remaining property of R & H Development, S-18°42'51"-E, 57.38 feet to an iron pin; thence continuing with said line, S-31°22'53"-W, 144.04 feet to an iron pin; thence S-05°38'50"-W, 92.84 feet to an iron pin, being the southeast corner of this tract; thence with the north right-of-way of Interstate 840 (Ramp "F"), N-83°21'10"-W, 51.02 feet to an iron pin; thence continuing with said right-of-way, N-86°39'30"-W, 331.82 feet to an iron pin; thence N-80°11'30"-W, 285.82 feet to an iron pin; thence with a curve to the right, having a radius of 991.35 feet, with a chord bearing and distance of N-82°24'50"-W, 199.54 feet for an arc length of 199.88 feet to an iron pin; thence continuing with said right-of-way with a curve to the right, having a radius of 1802.60 feet, with a chord bearing and distance of N-87°47'52"-W, 183.33 feet for an arc length of 183.40 feet to an iron pin; thence with the east right-of-way of Interstate 840 (Ramp "F"), N-10°33'56"-E, 80.12 feet to the pin at the beginning, containing 6.44 acres, more or less.

**SURVEYOR'S CERTIFICATION**  
 This survey is made for the benefit of Stewart Title Guaranty Company, R & H Development, a partnership, Denny Hastings Family Limited Partnership, and SFP Land LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1992, and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a), 11(b) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date:  
 Signed:  
 William H. Huddleston IV, R.L.S., No.1630

- SPECIAL NOTES FROM TITLE COMMITMENT NO. 270200056:**
- RESTRICTIVE COVENANTS AS SHOWN OF RECORD IN RECORD BOOK 669, PAGE 3797, R.O.R.C., TENNESSEE, DOES AFFECT THIS PROPERTY, IN OUR OPINION, AND IS BLANKET IN NATURE.
  - A SANITARY SEWER EASEMENT AS SHOWN OF RECORD IN RECORD BOOK 52, PAGE 1411, R.O.R.C., TENNESSEE, DOES NOT AFFECT THIS PROPERTY, IN OUR OPINION.
  - AN INGRESS/EGRESS, DRAINAGE, UTILITY SEWER EASEMENT OF RECORD IN DEED BOOK 636, PAGE 481, R.O.R.C., TENNESSEE, DOES NOT AFFECT THIS PROPERTY, IN OUR OPINION.
  - A TRANSMISSION LINE EASEMENT REFERENCED IN DEED BOOK 562, PAGE 49; DEED BOOK 438, PAGE 604; DEED BOOK 451, PAGE 730; DEED BOOK 455, PAGE 527; DEED BOOK 544, PAGE 653; DEED BOOK 636, PAGE 812; DEED BOOK 636, PAGE 477; RECORD BOOK 91, PAGE 739, R.O.R.C., TENNESSEE, DOES AFFECT THIS PROPERTY, IN OUR OPINION, AND IS SHOWN.
  - A PUBLIC RIGHT OF WAY EASEMENT OF FLORENCE ROAD REFERENCED IN DEED BOOK 638, PAGE 477 AND RECORD BOOK 91, PAGE 739, R.O.R.C., TENNESSEE, DOES NOT AFFECT THIS PROPERTY, IN OUR OPINION.

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "A" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

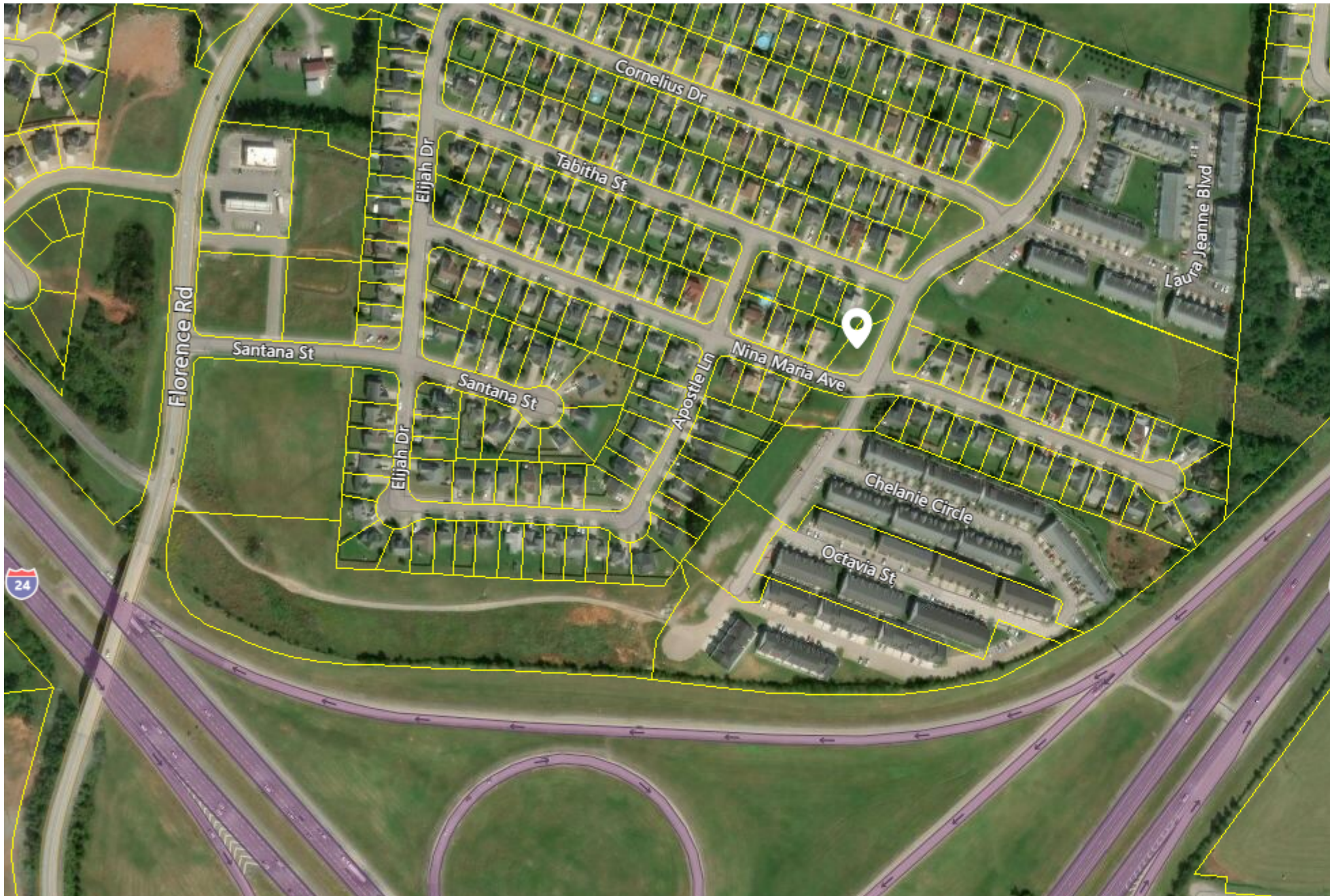
OWNER: DENNY HASTINGS FAMILY LIMITED PARTNERSHIP  
 RECORD BOOK: 669, PAGE: 3797  
 OWNER: R & H DEVELOPMENT, A PARTNERSHIP  
 RECORD BOOK: 153, PAGE: 1512  
 ADDRESS: 100 PRINCE STREET SHELBYVILLE, TN 37160  
 TAX MAP: 71 PART OF PARCEL: 25.02  
 FLOOD MAP PANEL: 470168 0140 H ZONE: X

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP PANEL: 470168 0140 H ZONE: X DATED: JAN. 05, 2007



**ALTA/ACSM LAND TITLE SURVEY**  
**THE VILLAGES OF FLORENCE**  
 COMMERCIAL AREA 2  
 7TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
 DATE: FEBRUARY, 2007 SCALE 1"=50' SH. 1 OF 1







**THE VILLAGES OF FLORENCE  
COMMERCIAL / INSTITUTIONAL ZONES, AREAS 1 & 2  
PERMITTED USES CHART**

<u>USES PERMITTED</u>	<u>ZONING DISTRICT</u>	<u>USES PERMITTED</u>	<u>ZONING DISTRICT</u>
<u>AREAS 1 &amp; 2</u>	<u>COMMERCIAL/ INSTITUTIONAL AREA</u>	<u>AREAS 1 &amp; 2</u>	<u>COMMERCIAL/ INSTITUTIONAL AREA</u>
Assisted-Care Living Facility	X	Ice Cream Shop	X
Adult Day Care Home	X	Interior Decorator	X
Church	X	Laboratories, Medical	X
Day-Care Center	X	Laundries, Self-Service	X
Nursery School	X	Liquor Store	X
Philanthropic Institution	X	Medical Offices	X
Public Building		Medical Related Professions	X
		Offices	X
		Pharmacies	X
Antique Shop <3,000 sq. ft.	X	Photo Finishing	X
Bakery, Retail	X	Restaurant & Carry-Out Restaurant	X
Bank, Branch Office	X	(Alcohol served on premises)	
Bank, Drive-up Electronic Teller		Video Rental	X
Bank, Main Office	X	Bakery Goods	X
Barber or Beauty Shop	X	Candy	X
Book or Card Shop	X	Jewelry	X
		Office / Art Supplies	X
		Pharmaceuticals	X
Business & Communications Service	X	Silverware & Cutlery	X
Delicatessen	X	Soap	X
Doughnut Shop	X	Sporting Goods	X
Dry Cleaning	X	Tobacco Products	X
Dry Cleaning Pick-Up Station	X	Veterinary Clinic	X
Financial Service	X	Freight, Service Facility	X
Health Club	X	Post Office or Postal Facility	X
		Telephone Service Center	X

# DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	1,716	21,897	79,677
MEDIAN HOUSE-HOLD INCOME	58,142	64,427	72,482



# Rutherford County, TN Community Profile

## Rutherford County in the News

96.7

Cost of Living Index vs.  
National Average of 100

Source: 4th Quarter 2017 ACCRA

Cost of  
Living Index

#1

Murfreesboro Ranked #1  
Fastest Growing City in the  
State of Tennessee  
July 2015 - July 2016

Source: U.S. Census Bureau

#10

Murfreesboro Ranked #10  
Fastest Growing City in the  
United States

July 1, 2015 - July 1, 2016

Source: U.S. Department of  
Commerce

1,523

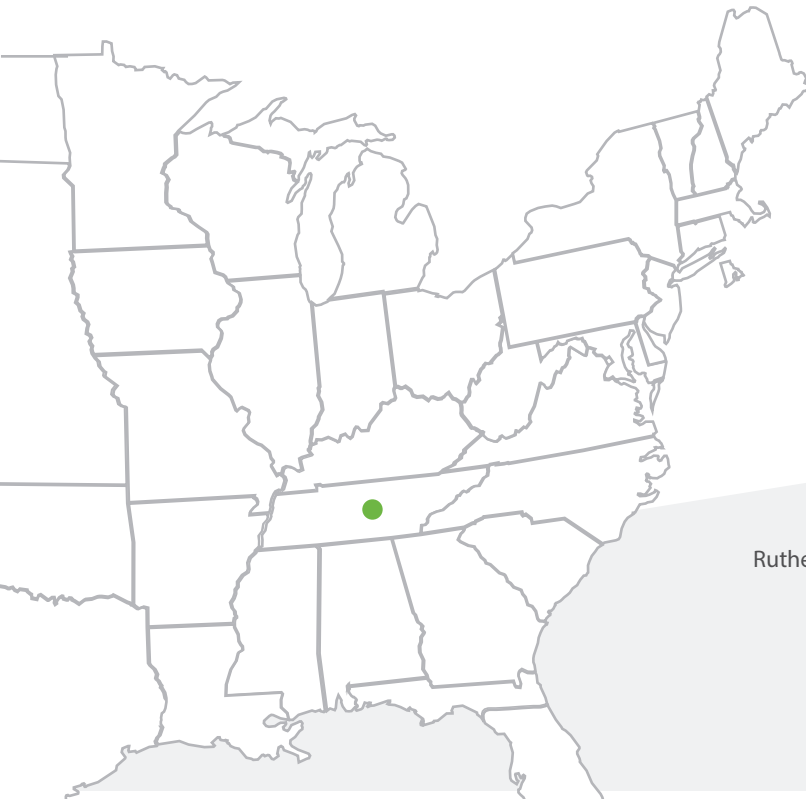
New Jobs were created  
in 2017 and \$389 Million  
in Capital Investments were  
made from 7 relocations  
and 15 existing company  
expansions.

## 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

Brian D. Hercules  
 Senior VP, Economic Development  
 bhercules@rutherfordchamber.org

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

Updated April 30, 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 and Smyrna  
 2017 Students Earning  
 Certificate or Diploma: 320

Rutherford County Schools  
 2016-2017 Enrollment: 43,683

Murfreesboro City Schools  
 Enrollment: 8,437

Rutherford County Private Schools  
 Enrollment: 2,546

### Rutherford Ranked

#4

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

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

#5

2016 Travel Related Expenditures  
**\$331.9 Million**  
 Source: U.S. Travel Association

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

MSA in the United  
 States for Job Growth  
 from  
 June 2015 - June 2016  
 Source: U.S. Bureau  
 of Labor Statistics

## Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,235,000	1,028,390	172,640
Unemployment Rate	3.5%	2.7%	2.6%
Available Labor Pool	111,800	27,850	4,540

TN Dept. of Labor March 2018 Report