



## 3 Parcels Available from 1.21 to 6.32 AC

MURFREESBORO, TN

### Corner of Manson Pike and Brinkley Rd.

- **1.82 AC Outparcel @ \$10.50 PSF**
- **1.21 AC Outparcel @ \$10 PSF**
- **6.32 AC Lot @ \$7 PSF**

#### AMENITIES

- Property zoned Commercial Fringe
- Water and Sewer Available
- Good Topography
- Located in high-growth West Murfreesboro/Blackman area
- Easy access to I-24 Exit 76 – Medical Center Pkwy.

**John Harney**  
Affiliate Broker

615.542.0715  
johnh@parks-group.com  
TNLIC# 221569

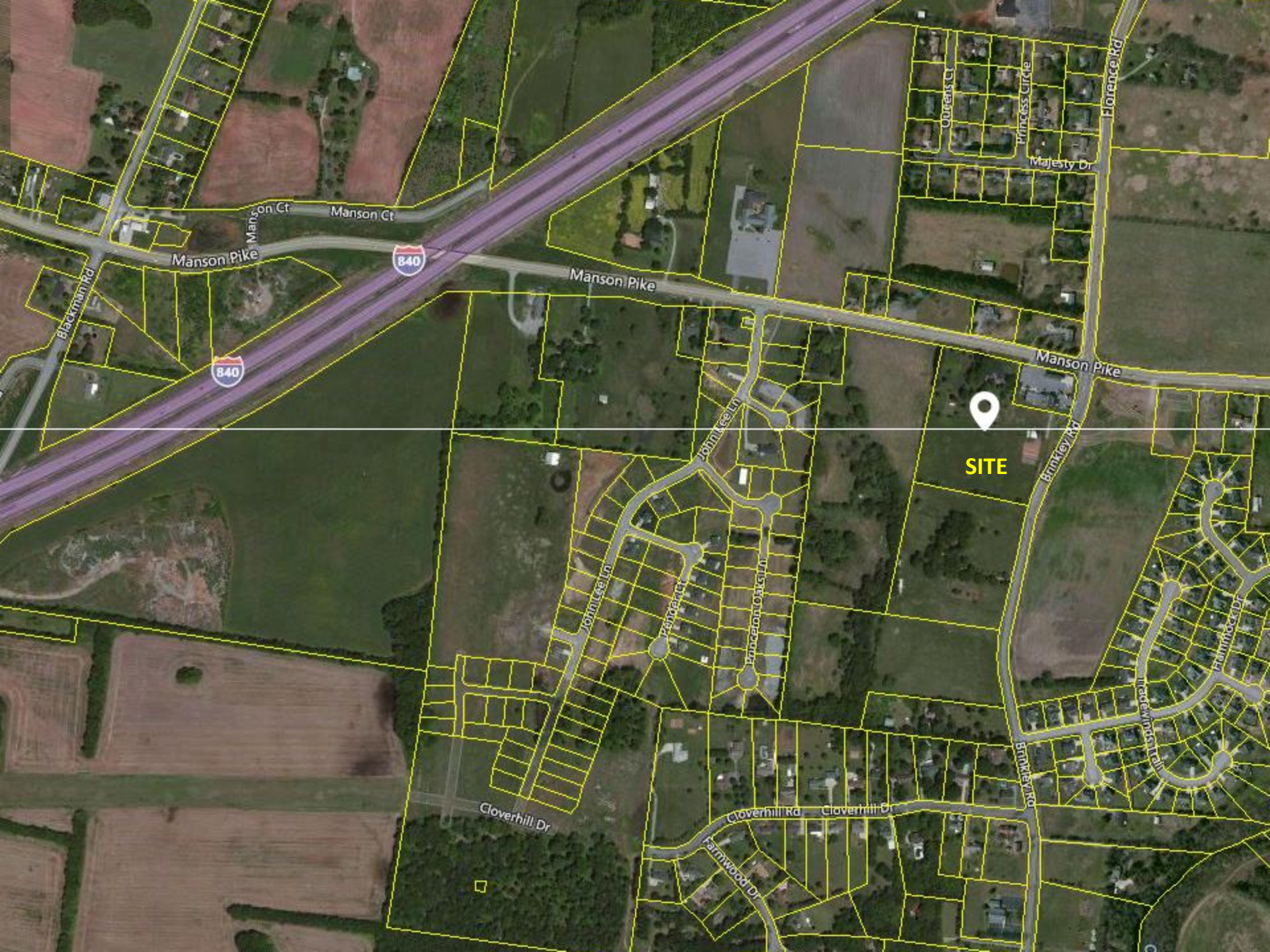
**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



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

615.896.4045

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



840

840

SITE

Blackman Rd

Manson Pike

Manson Ct

Manson Ct

Manson Pike

John Lee Ln

John Lee Ln

Princess Ct

Princess Oaks Ln

Manson Pike

Brinkley Rd

Florence Rd

Ourens Ct

Princess Circle

Majesty Dr

Cloverhill Dr

Cloverhill Rd

Cloverhill Dr

Fairwood Dr

Brinkley Rd

Princess Oaks Ln

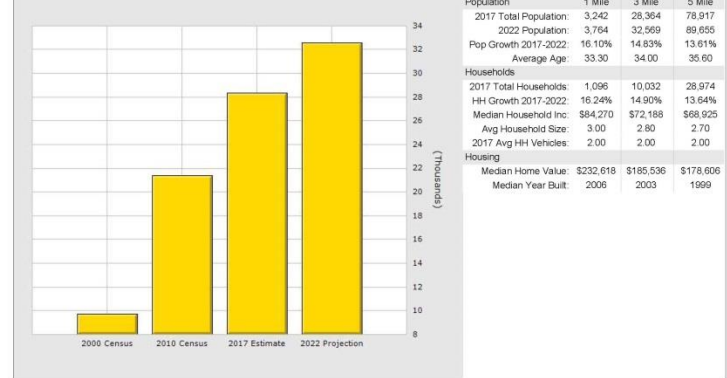
Princess Oaks Ln



# POPULATION DEMOGRAPHICS

## Population for 3 Mile Radius

Manson Pike @ Brinkley Rd, Murfreesboro, TN 37128

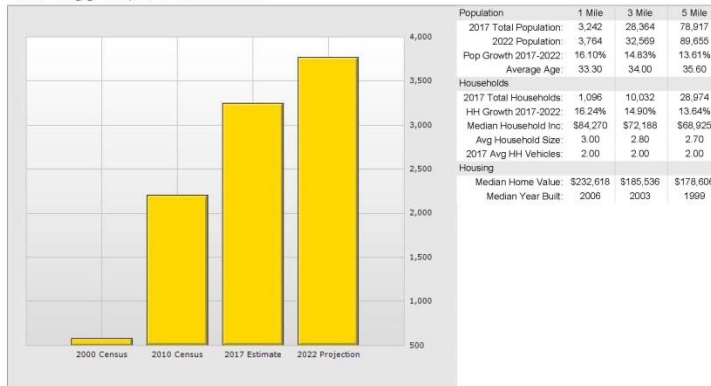


Copyrighted report licensed to The Parks Group Commercial - 538467.

1/29/2018

## Population for 1 Mile Radius

Manson Pike @ Brinkley Rd, Murfreesboro, TN 37128

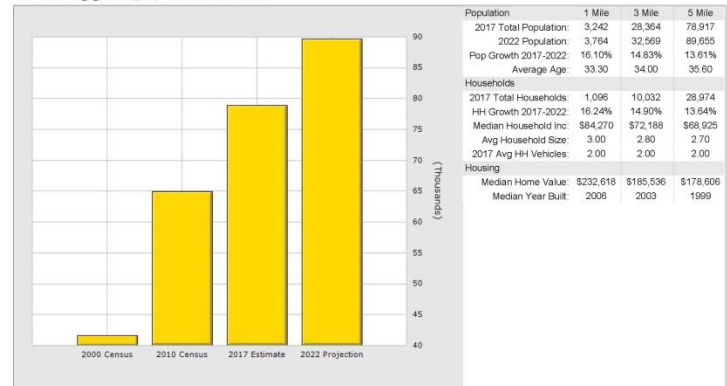


Copyrighted report licensed to The Parks Group Commercial - 538467.

1/29/2018

## Population for 5 Mile Radius

Manson Pike @ Brinkley Rd, Murfreesboro, TN 37128



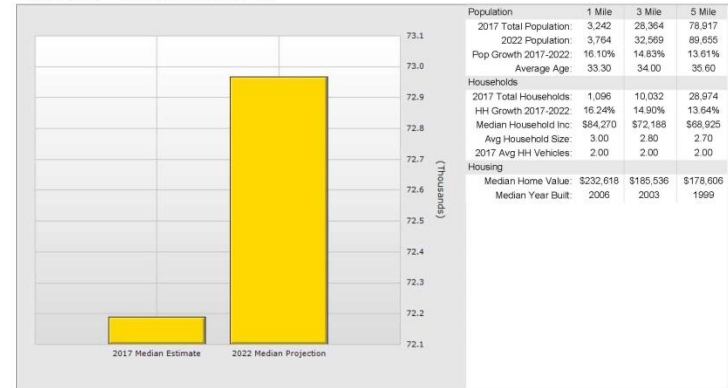
Copyrighted report licensed to The Parks Group Commercial - 538467.

1/29/2018

# HOUSEHOLD INCOME DEMOGRAPHICS

## Household Income for 3 Mile Radius

Manson Pike @ Brinkley Rd, Murfreesboro, TN 37128

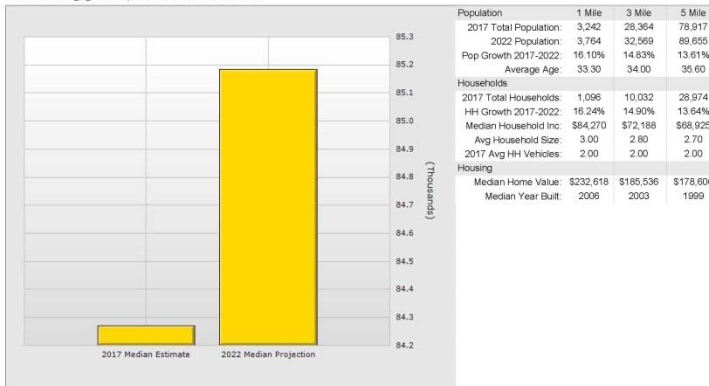


Copyrighted report licensed to The Parks Group Commercial - 538467.

1/29/2018

## Household Income for 1 Mile Radius

Manson Pike @ Brinkley Rd, Murfreesboro, TN 37128

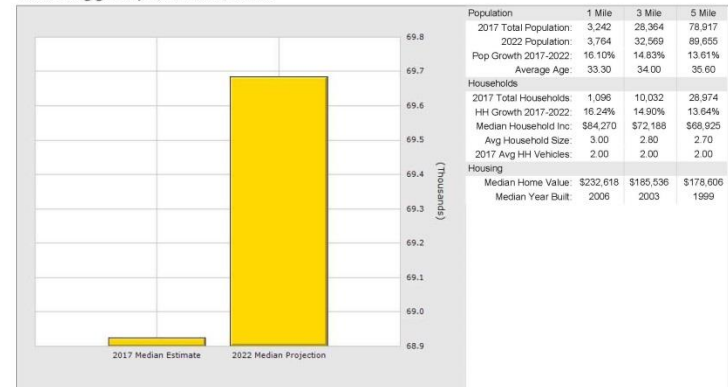


Copyrighted report licensed to The Parks Group Commercial - 538467.

1/29/2018

## Household Income for 5 Mile Radius

Manson Pike @ Brinkley Rd, Murfreesboro, TN 37128



Copyrighted report licensed to The Parks Group Commercial - 538467.

1/29/2018

# Rutherford County, TN Community Profile

## Rutherford County in the News

96.0

cost of living index vs.  
National Average of 100

Source: 1st Quarter 2017 ACCRA

Cost of  
Living Index

5th

in the U.S. for job growth  
from June 2015 - June 2016

Source: U.S. Bureau of  
Labor Statistics

10th

fastest growing city in U.S.  
between July 1, 2015 and  
July 1, 2016.

Source: U.S. Department of  
Commerce

2,045

new jobs were created  
in 2016 and \$401 million  
in capital investments were  
made from 5 relocations  
and 11 existing company  
expansions.

## Destination Rutherford

Destination Rutherford is a 501(c)(6), not-for-profit 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	1,028
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

2017 Population: 310,750  
 2022 Projection: 338,756  
 2010 Census: 262,604  
 Households: 113,872  
 Avg. HH Income: \$70,235  
 Med. HH Income: \$56,936

### City of Murfreesboro

2017 Population: 132,379  
 2022 Projection: 143,942  
 2010 Census: 108,755  
 Households: 50,660  
 Avg. HH Income: \$67,203  
 Med. HH Income: \$51,290

### Town of Smyrna

2017 Population: 47,926  
 2022 Projection: 52,361  
 2010 Census: 39,974  
 Households: 18,044  
 Avg. HH Income: \$67,342  
 Med. HH Income: \$54,101

### City of La Vergne

2017 Population: 38,077  
 2022 Projections: 41,672  
 2010 Census: 32,588  
 Households: 12,483  
 Avg. HH Income: \$65,528  
 Med. HH Income: \$57,630

### City of Eagleville

2017 Population: 697  
 2022 Projection: 750  
 2010 Census: 604  
 Households: 268  
 Avg. HH Income: \$70,216  
 Med. HH Income: \$57,547

#### Sources:

2017 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 August 2, 2017

## Recent Announcements



### HYLA Mobile

HYLA opens a new facility in La Vergne specializing in mobile device reverse logistics technology. HYLA will invest more than \$1 million and create approximately 225 new jobs.



### Triton

Triton Construction, Inc. announces plans for a 13,000-square-foot expansion, representing a \$2.2 million in capital investment.



### Valeo

Valeo North America, Inc. announces plans to expand its current operations in Smyrna. The automotive supplier will invest \$25 million and create 80 new jobs for the community.

## Education

Middle Tennessee State University  
 Murfreesboro  
 Fall 2016 Enrollment: 22,050

Motlow College  
 Smyrna  
 Spring 2016 Enrollment: 2,004

TN College of Applied Technology  
 Murfreesboro and Smyrna  
 2016 Students Earning  
 Certificate or Diploma: 322

Rutherford County Schools  
 Enrollment: 42,626

Murfreesboro City Schools  
 Enrollment: 8,437



Source: US News 2017



Source: Niche.com

2016 Total County Retail Sales  
**\$7.1 Billion**

Source: TN Dept. of Revenue

2015 Travel Related Expenditures  
**\$316,450,000**

Source: U.S. Travel Association

Rutherford County ranks 4th in the  
 State of TN for Retail Sales!

Source: TN Dept. of Revenue

## Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,195,900	1,008,030	167,540
Unemployment Rate	4.2%	3.3%	3.4%
Available Labor Pool	133,800	33,340	5,710

TN Dept. of Labor June 2017 Report