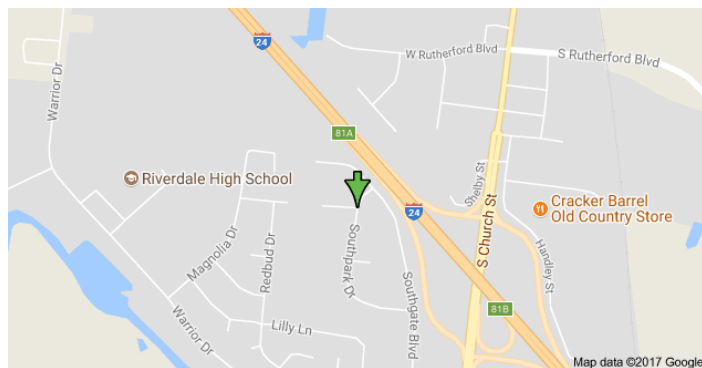




CORNER OUTPARCELS FOR SALE – ZONED LIGHT INDUSTRIAL

Southpark Drive – Murfreesboro, TN



AMENITIES

- Lot 18 – 0.98 Acres: \$189,000
- Lot 17 – 0.63 Acres: \$123,500
- Zoned Light Industrial
- Pad Ready with all utilities
- Easy Access to I-24, Exit 81 interchange

John Harney

AFFILIATE BROKER cell 615.542.0715

johnh@parks-group.com

TN LIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



1535 NW Broad St., Suite 7 Murfreesboro, TN 37129

615.896.4045

www.theparksgroupcommercial.com



Lot 18 -
0.98 Ac

Lot 17 -
0.63 Ac

Southpark-Ave

Southgate-Bvd

Golden-Bear-Ct

I-24 Interstate

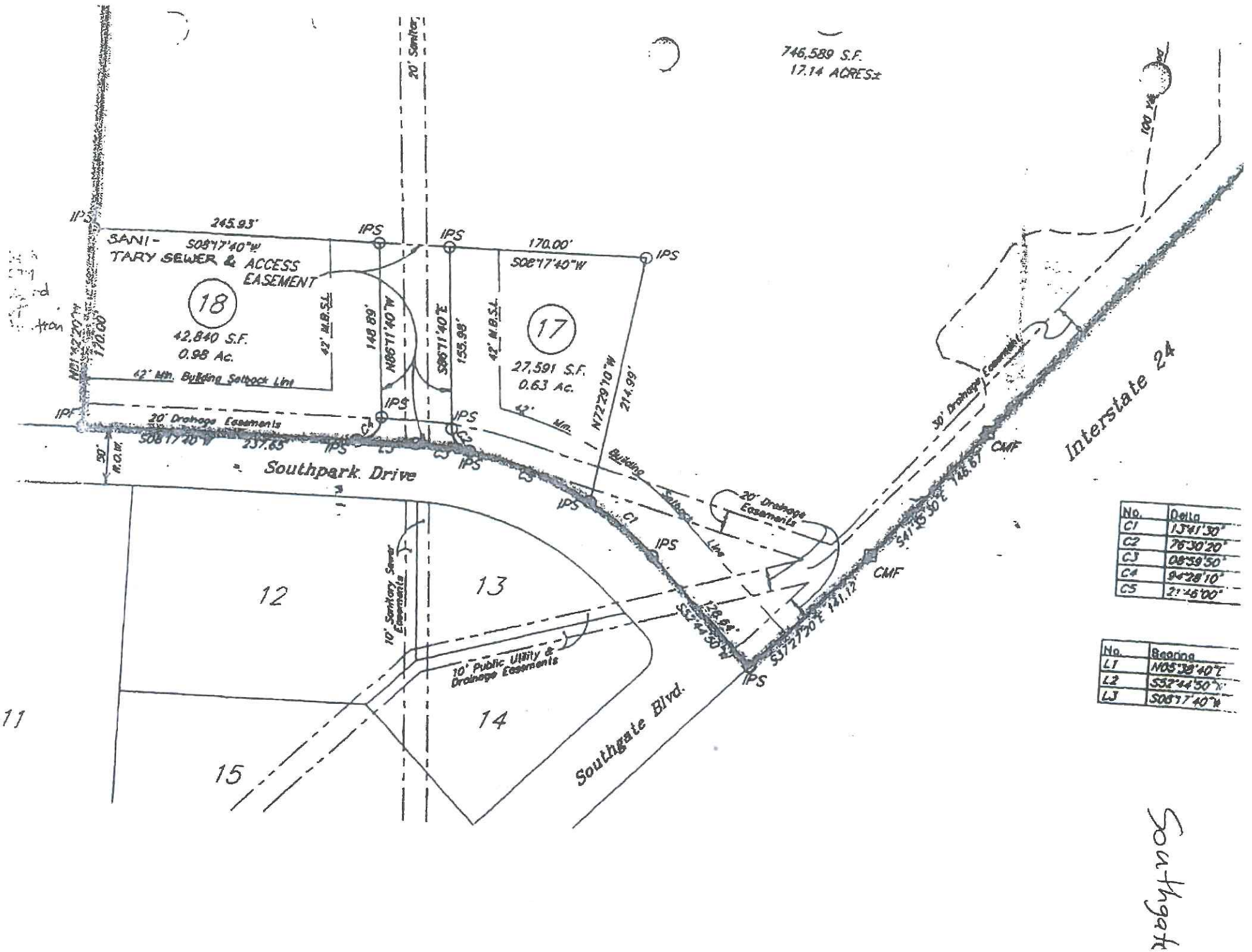


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Google Earth

Imagery Date: 10/23/2016 35°48'52.73" N 86°24'04.40" W elev 604 ft eye alt 2564 ft

746,589 S.F.
17.14 ACRES±



No.	Delta
C1	15°41'30"
C2	76°30'20"
C3	08°38'50"
C4	84°28'10"
C5	2°46'00"

No.	Bearing
L1	N05°38'40"E
L2	S52°44'50"W
L3	S08°17'40"W

Southgate

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
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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