

10 ACRE COMMERCIAL SITE FOR SALE

Corner of Hwy 231 & Tiger Hill

Demographics	1 Mile	3 Mile
Population	3,209	23,023
Households	1,167	8,568
Median Household Inc.	\$74,439	\$64,610

AMENITIES

- **Price: \$1,700,000**
- Zoned Commercial Hwy
- All utilities available
- 2.4 Miles from I-24, Exit 81
- ¼ Mile from Joe B Jackson-Shelbyville Hwy Intersection
- Traffic Count: 32,532

John Harney

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TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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I-24 Exit 84

Joe B Jackson Pkwy

New Apartments

10 +/- Acre SITE



I-24 Exit 81

Joe B Jackson Pkwy

Hwy 231 - Shelbyville Hwy

Shelbyville Hwy 10

Volunteer Rd

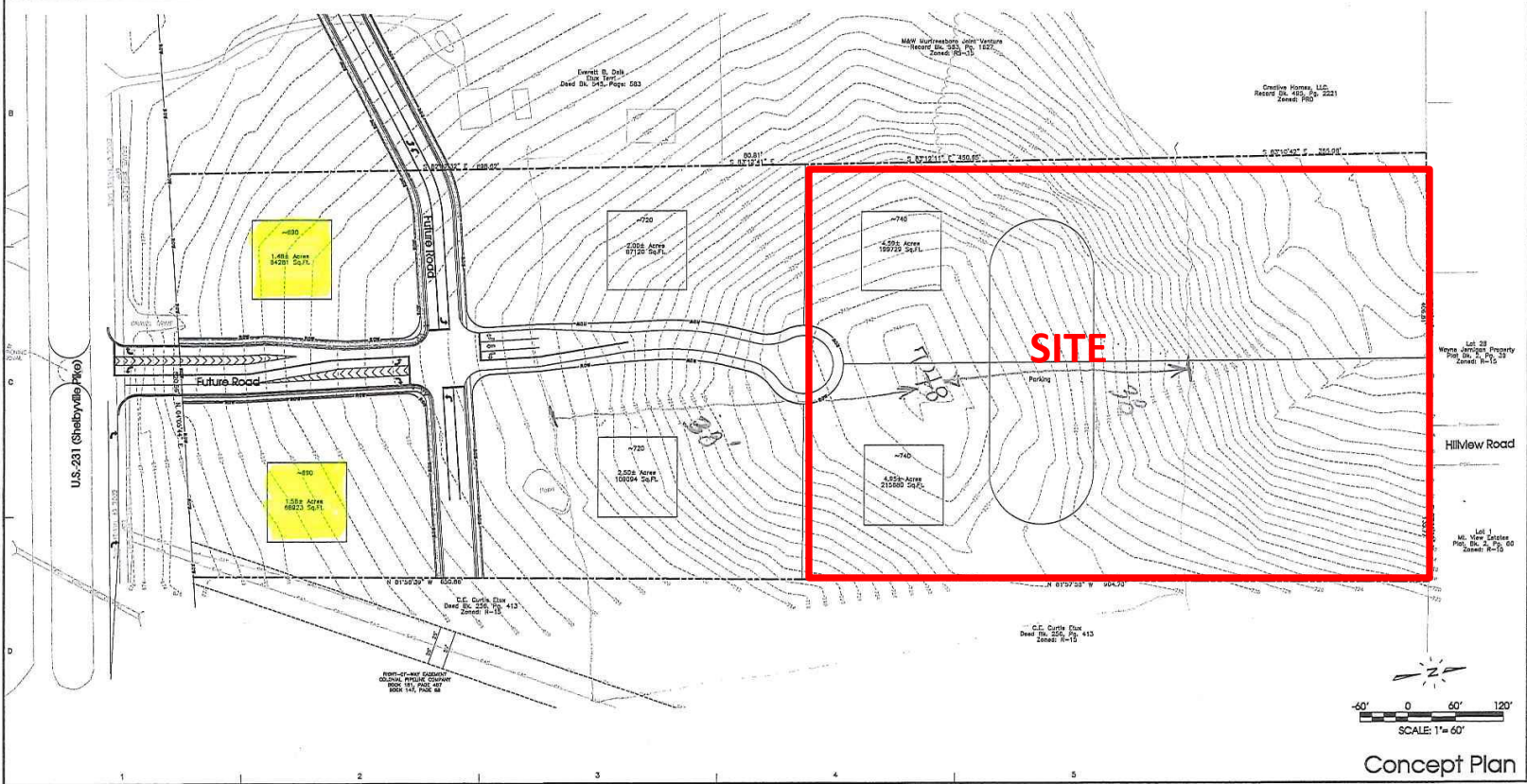
Lynnford Dr

Google Earth

© 2018 Google

Legend:				
EXIST. CONCRETE MONUMENT	INLET PREPOSITION FILTER	CONCRETE BOLLARD	TURN LANE ARROWS	ENGINE CONTROL SPLIT FORCE
IRON PIN SET (P.S.)	HANDICAP PARKING SYMBOL	GARDI DICH	V.A. NON ACCESSIBLE HANDICAP DECORATION	EXISTING TRENCH
IRON PIN FOUND (P.F.)	HC SSK	CLUB INLET	WATER METER	EXISTING FENCELINE
EXIST. SIGN POST	HEADWALL	AREA CHAIN	WHEEL STOP	MINIMUM BUILDING SETBACK LINE
EXIST. SIGN ELEVATION	VEHICLE HEADWALL	CONCRETE THURST BLOCK	CRACK TRAP	PHASE BOUNDARY
EXIST. HANDSILE (OWNER'S PRIVATE)	HANDSILE	DOUBLE DETECTOR SWITCH VALVE	DRAINAGE STRUCTURE DECORATION	EXISTING GAS LINE
EXIST. CAPS (WATER/STORM SEWER)	PROPOSED CHOT ELEVATION	FIRE DEPT. CONNECTION	ORANGE PIPE DECORATION	PROPOSED GAS LINE
EXIST. INTERSECTIONS VALVE	EXIST. CHOT ELEVATION	FIRE HYDRANT	CONCRETE SIDEWALK	EXISTING STORM
EXIST. TELEPHONE HOOD	POST INDICATOR VALVE	GAS METER	COMPRESSED CURB	PROPOSED STORM
EXIST. GAS RISER	REDUCER	GATE VALVE & BOX	CURB & GUTTER	EXISTING CONTOUR LINES
ELECTRICAL ENCLOSURE	REWRITE FIRE DEPT. CONNECTION	EXTERIOR CLEARDRIP	CONCRETE SWALE	PROPOSED CONTOUR LINES
EXIST. WATER METER	REASON NUMBER	EXISTING PHONE		EXISTING SANITARY SEWER
EXIST. UTILITY POLE	RP RUP	EXISTING ELECTRIC		PROPOSED SANITARY SEWER
EXIST. FIRE HYDRANT	RISERT FLOW ARROW	PROPERTY LINE		EXISTING WATER
BENCHMARK	SEWER/STORM FLOW DIRECTION	EASEMENTS		PROPOSED WATER
SLOW OFF VALVE	TRAFFIC ARROW	SIDE OF WAY		

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



SFC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING - SURVEYING - LAND MANAGEMENT

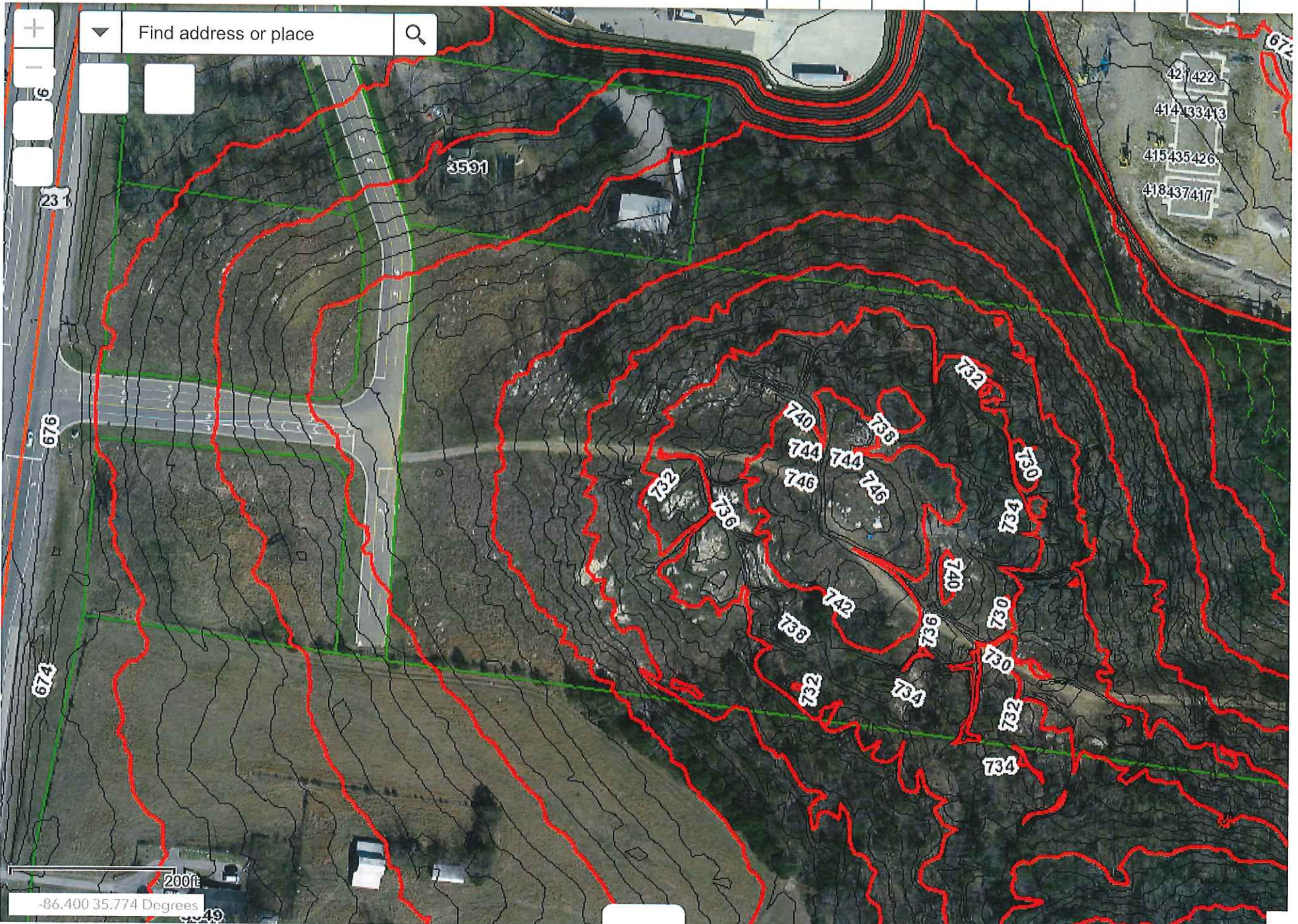
850 MURFREESBORO BOULEVARD, MURFREESBORO, TENNESSEE 37129
PHONE: (615) 899-7901 E-MAIL: JEFF@SFC-INC.COM FAX: (615) 895-2487
NO PART OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF S.F.C. INC.

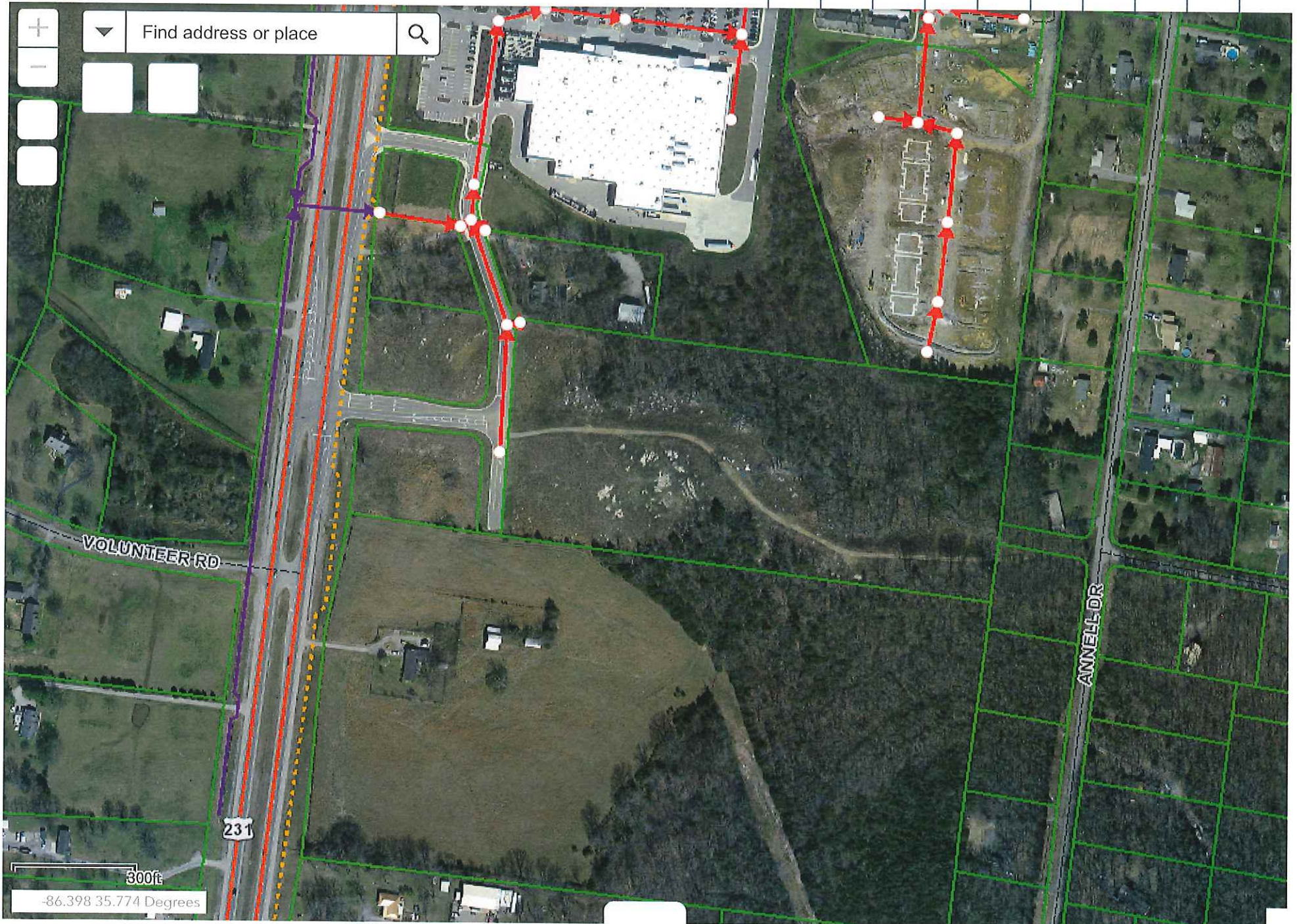
Cannonsburg Place South
REVIEW SET
(Not Intended for Construction)

Murfreesboro, Tennessee

DATE: 04-11-12
CHECKED: MAZ
FILE NAME: 0704450000.dwg
PROJECT:

SCALE: 1" = 60'
JOB NO: 07044
SHEET: 1 of 1





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

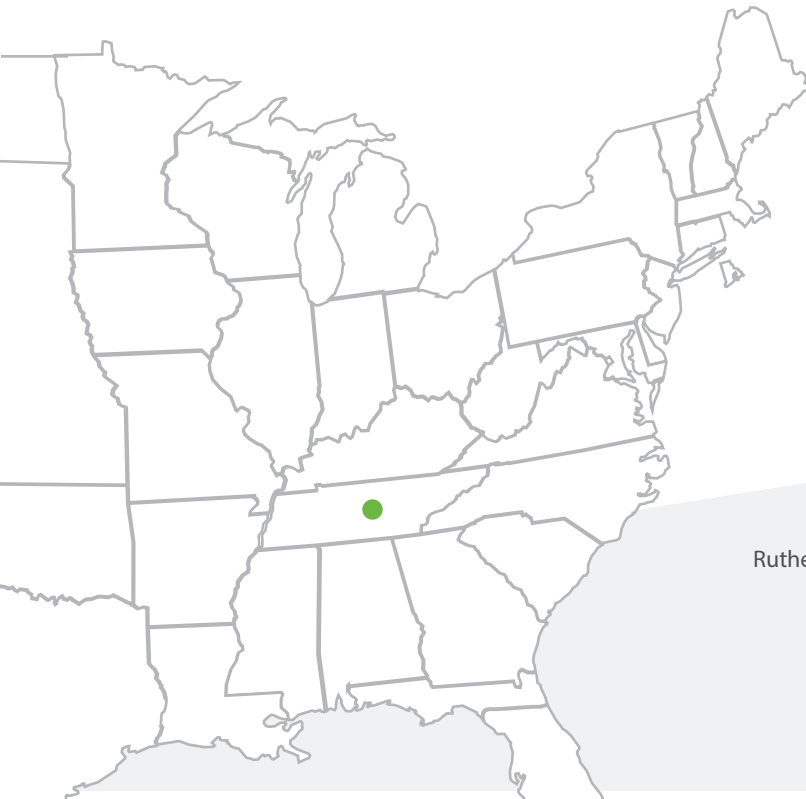
New Jobs were created
in 2017 and \$389 Million
in Capital Investments were
made from 7 relocations
and 15 existing company
expansions.

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

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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

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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