



9.43 Acres – 1840 Lascassas Pike Murfreesboro, TN

FOR SALE - \$3,495,000

Property Features:

- Zoned Commercial Local
- Great Retail/Commercial Development
- All utilities available
- Frontage on 3 roads: Approx. 850 ft on New Lascassas Hwy, Approx. 425 ft on Rutherford Blvd, Approx. 800 ft on Old Lascassas Hwy
- 1.4 Miles from MTSU
- Owner will divide
- More than 2,500 Multifamily within ½ mile of this site
- Traffic Count: Approx. 22,012

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McKinley Pl

Herring Crossing

Stillwell Ct

Look Rock Ct

Abrams Ct

Creekwalk Dr

Lascassas Pike



E Northfield Blvd

Rutherford Blvd

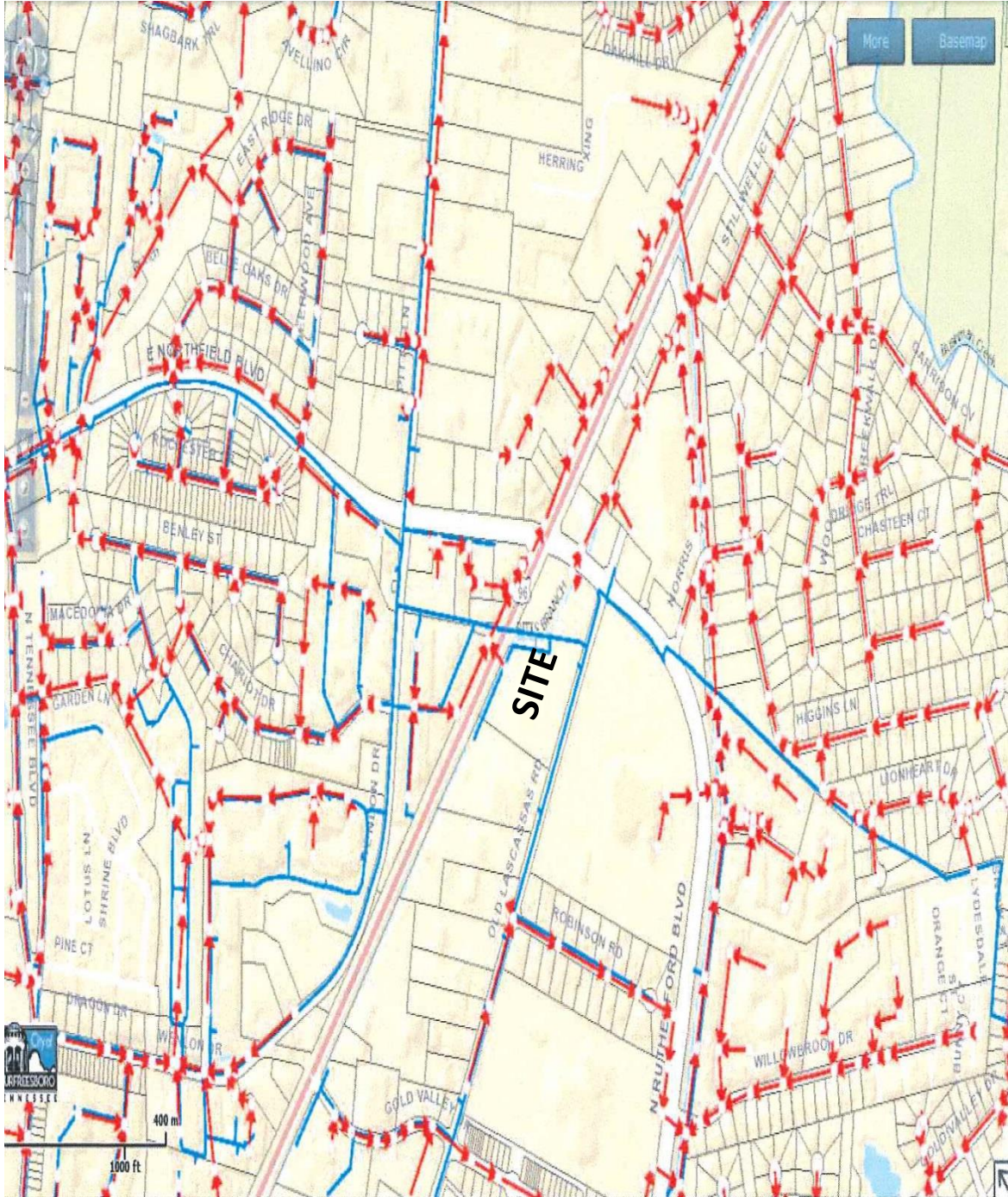
Norris Ln

Higgins Ln

9.43 Acres

96

WATER/SEWER MAP



Rutherford County, TN Community Profile

Rutherford County in the News

99.6

Cost of Living Index vs.
National Average of 100

Source: 1st Quarter 2018 ACCRA

Cost of
Living Index

Top 3

Murfreesboro and Smyrna
Ranked #2 and #3 Fastest
Growing Cities in
Tennessee

July 1, 2016 - July 1, 2017

Source: U.S. Census Bureau

6th

Rutherford County ranked
6th for the largest
employment increase in the
nation

December 2016 - 2017

Source: U.S. Bureau of Labor Statistics

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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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

#3

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

MSA in the United States for
 Job Growth
 Source: May, 2018 Forbes

#4

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

#9

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

Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,298,200	1,050,150	176,680
Unemployment Rate	4.1%	3.2%	3.3%
Available Labor Pool	135,800	34,110	5,830

TN Dept. of Labor June 2018 Report