



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

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



McKinley Pl

Herring Crossing

Stillwell Ct

Look Rock Ct

Abrams Ct

Creekwalk Dr

Lascassas Pike



E Northfield Blvd

Rutherford Blvd

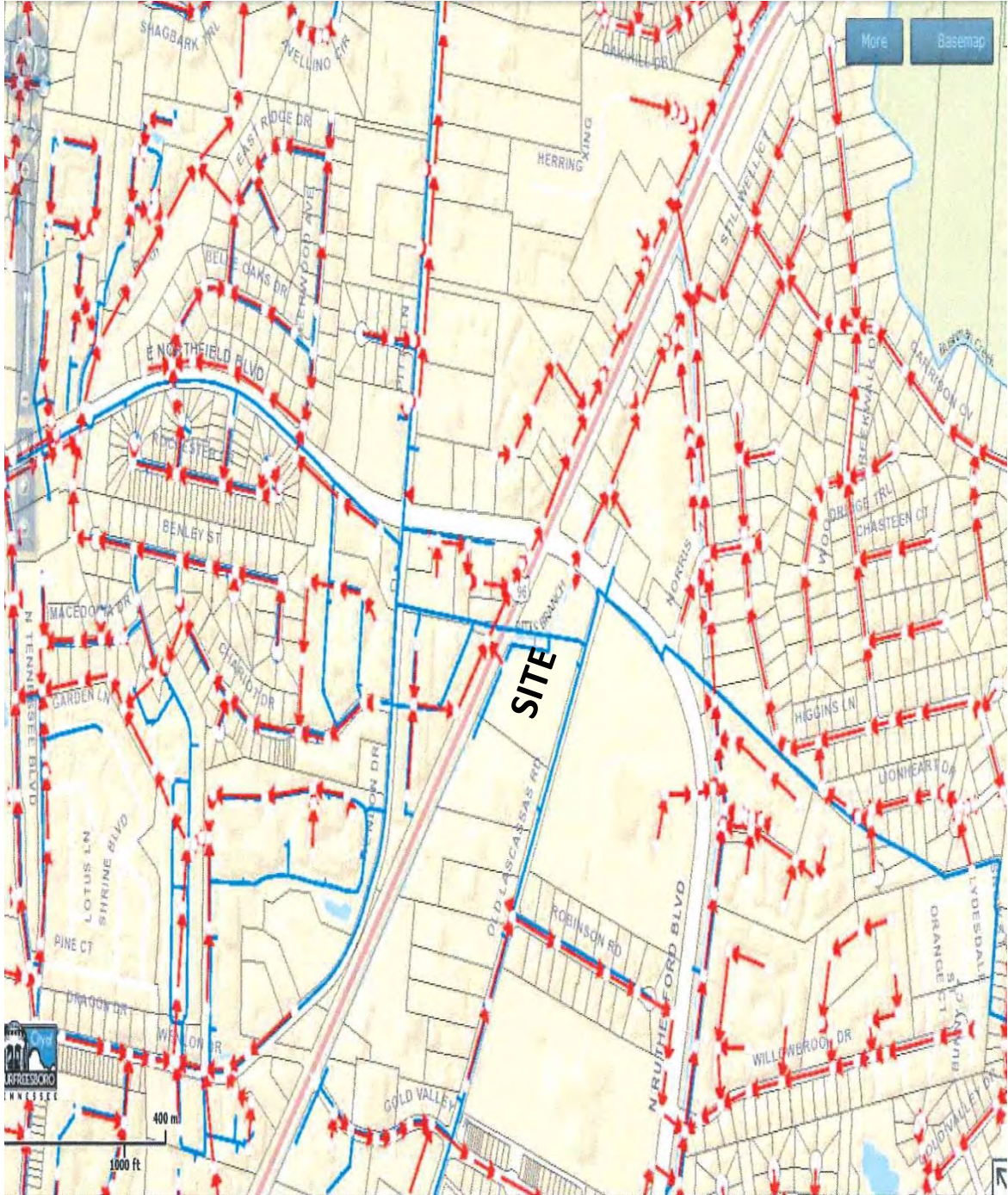
Norris Ln

Higgins Ln

96

9.43 Acres

WATER/SEWER MAP



Demographic Summary Report

1840 Lascassas Pike, Murfreesboro, TN 37130

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

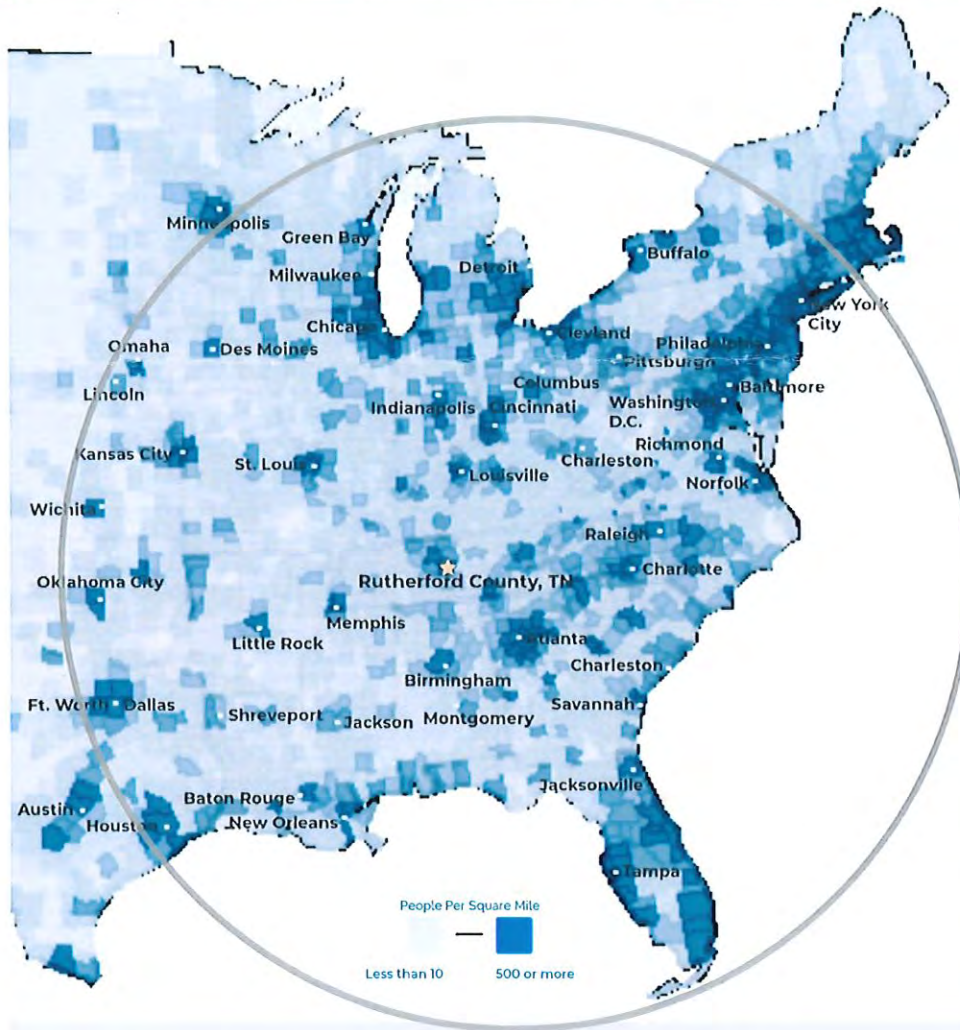
Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	19,126	76,584	116,492
2022 Estimate	16,657	67,172	101,827
2010 Census	12,640	55,327	81,528
Growth 2022 - 2027	14.82%	14.01%	14.40%
Growth 2010 - 2022	31.78%	21.41%	24.90%
2022 Population by Hispanic Origin	1,482	5,906	8,847
2022 Population	16,657	67,172	101,827
White	11,061 66.40%	46,931 69.87%	73,108 71.80%
Black	4,440 26.66%	15,786 23.50%	21,491 21.11%
Am. Indian & Alaskan	66 0.40%	304 0.45%	488 0.48%
Asian	457 2.74%	1,947 2.90%	3,514 3.45%
Hawaiian & Pacific Island	27 0.16%	107 0.16%	133 0.13%
Other	606 3.64%	2,098 3.12%	3,093 3.04%
U.S. Armed Forces	0	1	32
Households			
2027 Projection	7,300	29,737	44,191
2022 Estimate	6,360	26,138	38,752
2010 Census	4,814	21,636	31,332
Growth 2022 - 2027	14.78%	13.77%	14.04%
Growth 2010 - 2022	32.11%	20.81%	23.68%
Owner Occupied	2,100 33.02%	11,607 44.41%	20,406 52.66%
Renter Occupied	4,260 66.98%	14,531 55.59%	18,345 47.34%
2022 Households by HH Income	6,360	26,138	38,751
Income: <\$25,000	1,507 23.69%	5,606 21.45%	7,584 19.57%
Income: \$25,000 - \$50,000	1,812 28.49%	7,464 28.56%	10,272 26.51%
Income: \$50,000 - \$75,000	1,291 20.30%	4,993 19.10%	7,177 18.52%
Income: \$75,000 - \$100,000	695 10.93%	2,569 9.83%	4,090 10.55%
Income: \$100,000 - \$125,000	312 4.91%	1,718 6.57%	2,667 6.88%
Income: \$125,000 - \$150,000	217 3.41%	1,400 5.36%	2,377 6.13%
Income: \$150,000 - \$200,000	311 4.89%	1,335 5.11%	2,766 7.14%
Income: \$200,000+	215 3.38%	1,053 4.03%	1,818 4.69%
2022 Avg Household Income	\$64,814	\$70,172	\$76,651
2022 Med Household Income	\$47,197	\$49,995	\$54,724

RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #1** Boomtown in America
- SmartAsset
- #1** largest suburb of Nashville, TN
- #1** largest university in Middle Tennessee
- Nashville Business Journal
- #4** metro for economic strength
- Policom 2022
- 4th** best small city to buy a home in the U.S.
- WalletHub 2021
- 8th** fastest growing midsize city in the U.S.
- Census 2020
- 50%** of U.S. Population lives with 650 mile radius

RUTHERFORD COUNTY INSIGHTS

- 3** major interstates
- 1.6** million residents within a 45 min drive
- 12** million people within a 2.5 hour drive
- #1** elementary, middle and high schools in Tennessee
- 30** minutes to Nashville Attractions
- 5** hospital expansions since 2018 serving infants to seniors

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

2022 RUTHERFORD COUNTY QUICK FACTS

Population

344,000

Median Age

34

Median Home Price

\$400,000

Average HH Income

\$82,000

3 Colleges

25,000 students

College Degrees

42% hold Associate or above

*Sources: 2022 GIS Mapping, Feb. 2022 TN Department of Labor

LABORFORCE DATA

	County	Tennessee	United States
Labor Force	191,844	3,348,942	163,990,000
Unemployment Rate	2.7%	3.3%	3.8%
Available Labor Pool	7,937	109,741	6,270,000

RECENT ANNOUNCEMENTS

Gutterglove PRO™

Manufacturing & Distribution Facility
Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

Woods AIR MOVEMENT

North American HQ & Manufacturing Facility UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.

Hunter

Divisional HQ, R&D & Manufacturing Operation Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org