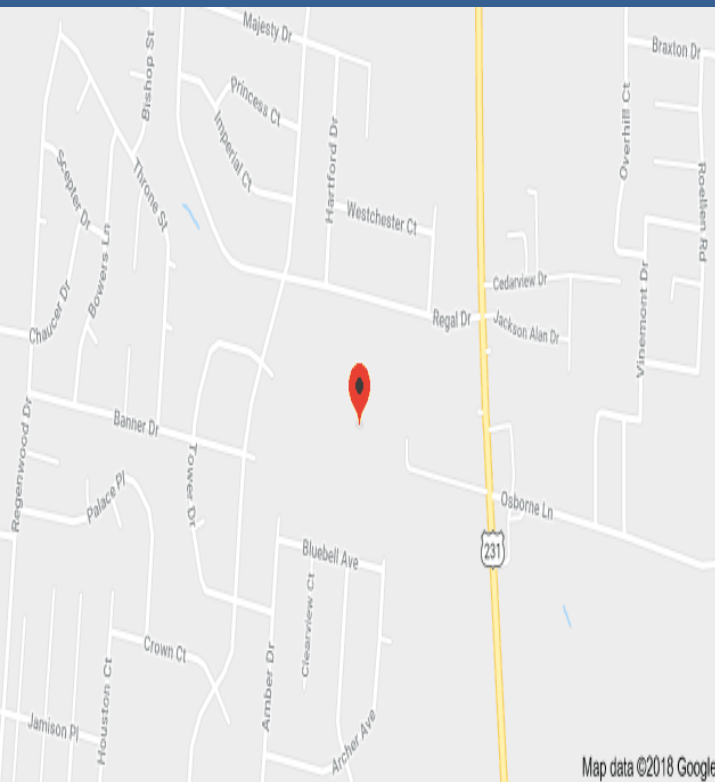




## 37.39 Acres on Memorial Blvd. Murfreesboro, TN



### PROPERTY FEATURES

- **REDUCED Price: \$5,900,000**
- Great residential/commercial development potential
- Access to Osborne Lane traffic light
- All utilities available
- Traffic Count: Approx. 24,223

**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



**SITE  
37.39 AC**

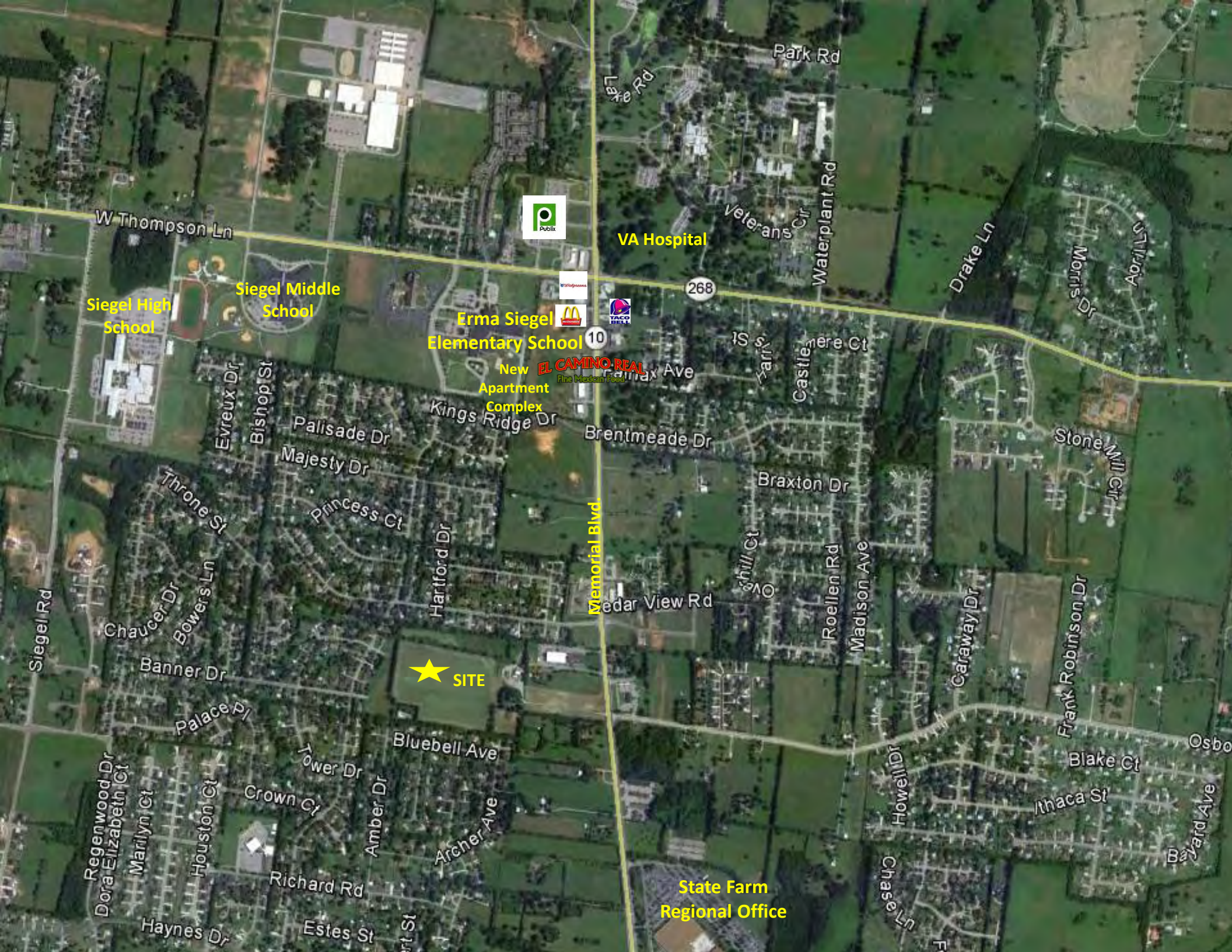
**Broadmore  
Assisted Living**

**WILSON  
Bank & Trust**



**Memorial Blvd**

**Osborne Lane**



W Thompson Ln

Siegel High School

Siegel Middle School

Erma Siegel Elementary School

VA Hospital

New EL CAMINO REAL Apartment Complex

Memorial Blvd

★ SITE

State Farm Regional Office



Siegel Rd

La Fe Rd

Park Rd

Veterans Cir

Waterplant Rd

Drake Ln

Morris Dr

Abrill Ln

Evreux Dr

Bishop St

Palisade Dr

Majesty Dr

Throne St

Chaucer Dr

Bowers Ln

Princess Ct

Hartford Dr

Brentmeade Dr

Braxton Dr

Stone Mill Cir

Medar View Rd

O'Neil Ct

Roellen Rd

Madison Ave

Caraway Dr

Frank Robinson Dr

Banner Dr

Palace Pl

Bluebell Ave

Tower Dr

Amber Dr

Archer Ave

Regenwood Dr

Dora Elizabeth Ct

Marilyn Ct

Houston Ct

Crown Ct

Richard Rd

Haynes Dr

Estes St

Art St

Castlemere Ct

IS Sarrs

Castles

Howell Dr

Chase Ln

Blake Ct

Ithaca St

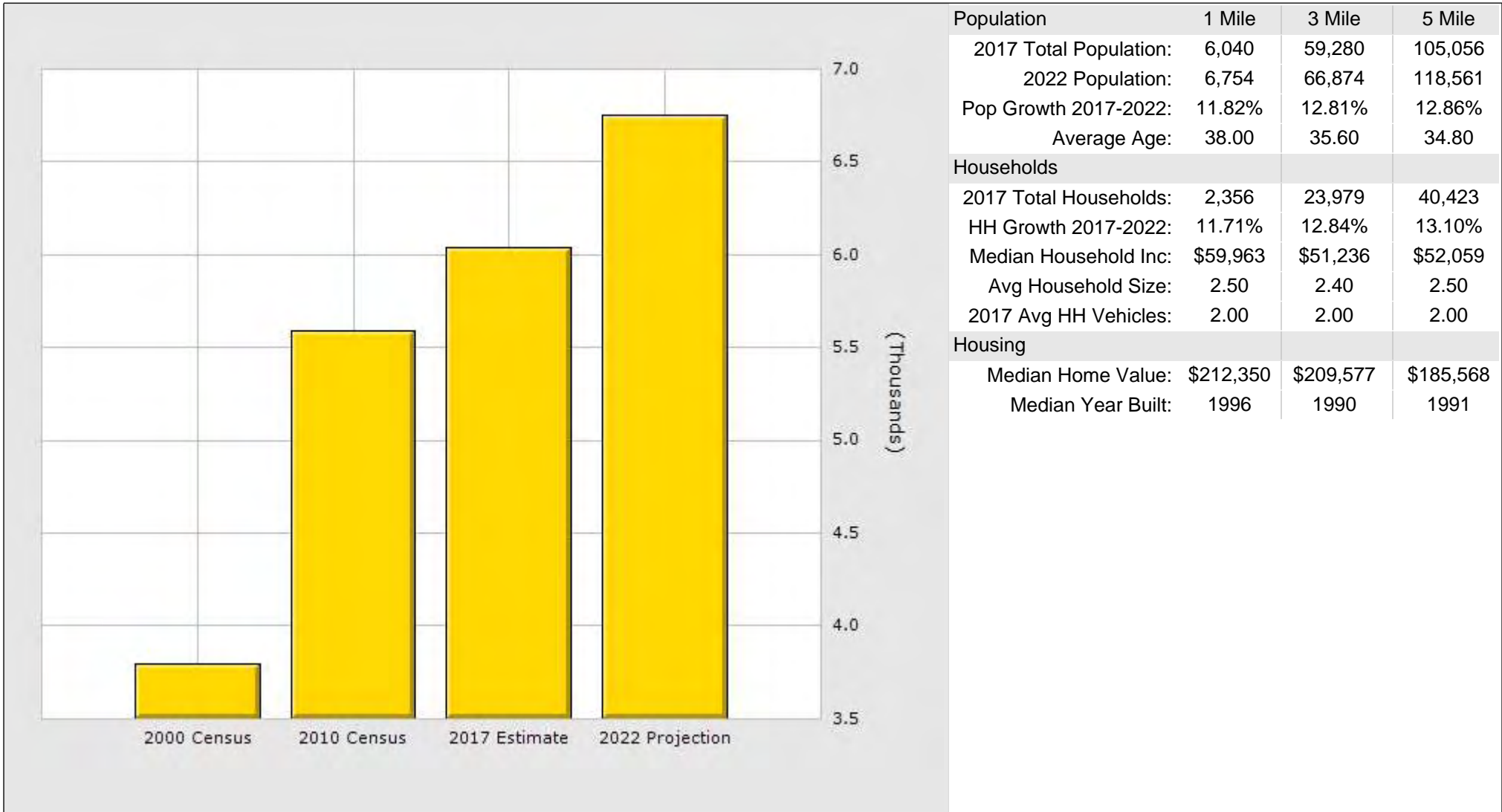
Osbo

Ward Ave



# Population for 1 Mile Radius

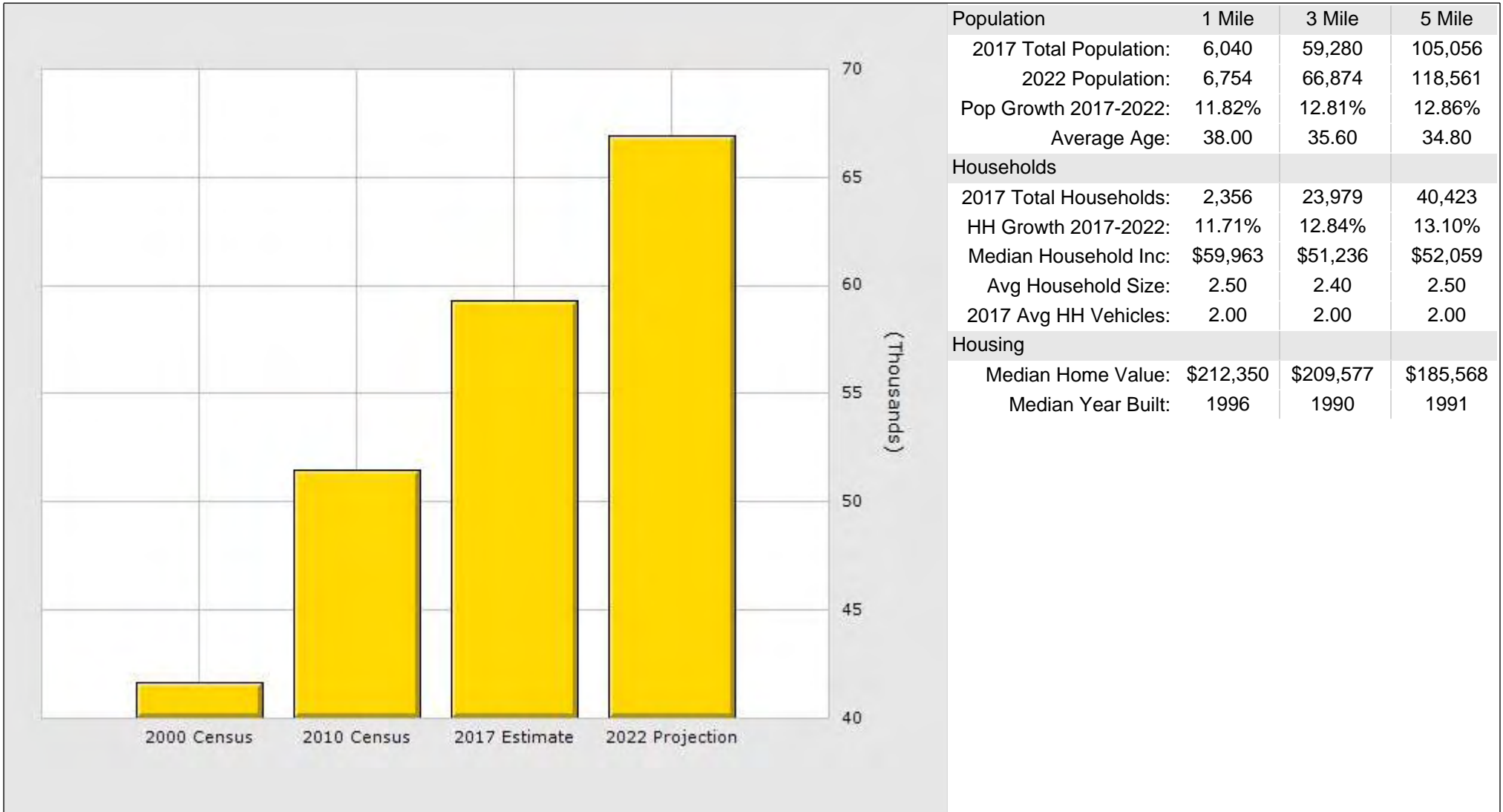
Memorial Blvd @ Kings Ridge Drive, Murfreesboro, TN 37129



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2017 Total Population:	6,040	59,280	105,056
2022 Population:	6,754	66,874	118,561
Pop Growth 2017-2022:	11.82%	12.81%	12.86%
Average Age:	38.00	35.60	34.80
<b>Households</b>			
2017 Total Households:	2,356	23,979	40,423
HH Growth 2017-2022:	11.71%	12.84%	13.10%
Median Household Inc:	\$59,963	\$51,236	\$52,059
Avg Household Size:	2.50	2.40	2.50
2017 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$212,350	\$209,577	\$185,568
Median Year Built:	1996	1990	1991

# Population for 3 Mile Radius

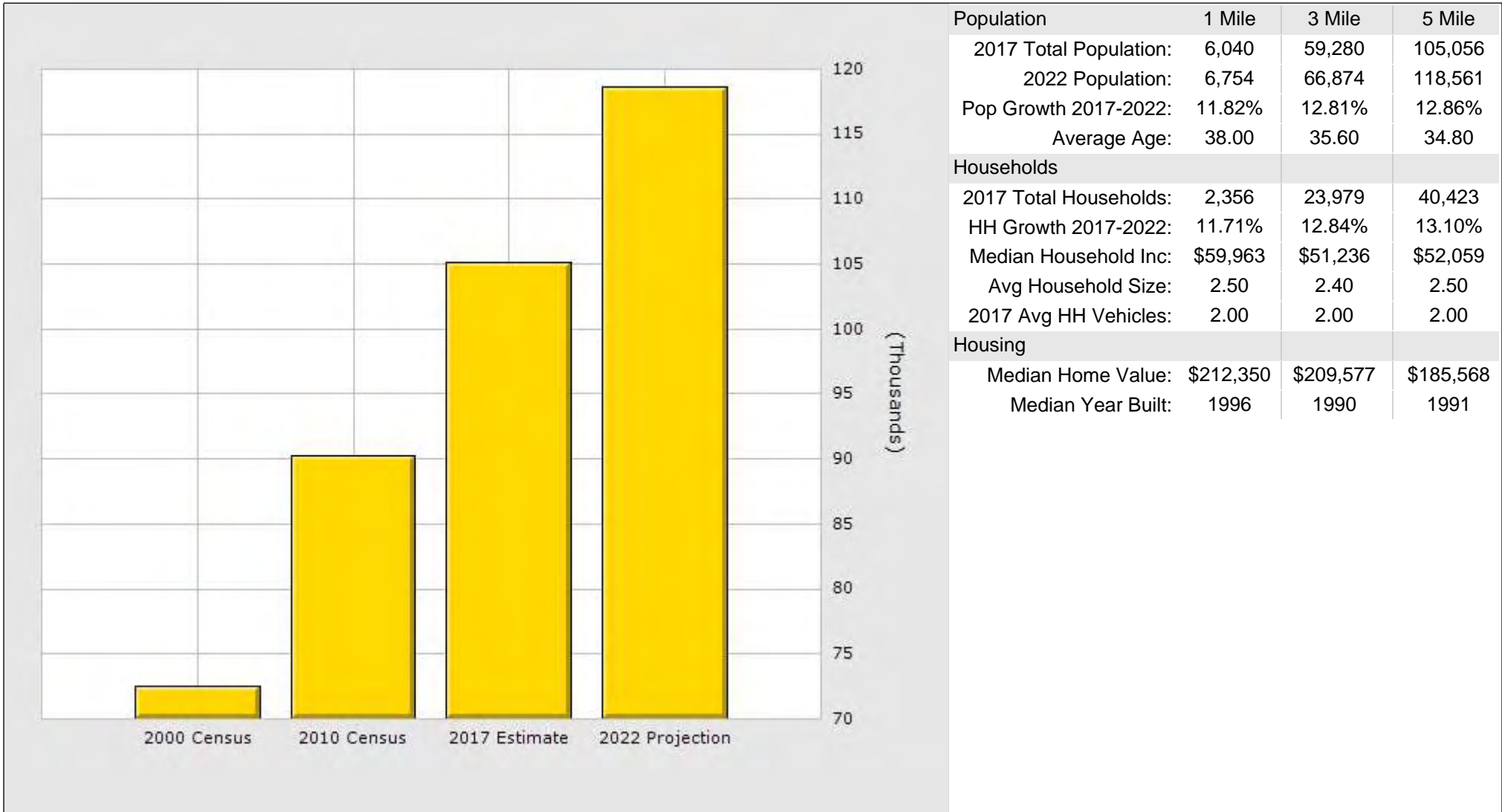
Memorial Blvd @ Kings Ridge Drive, Murfreesboro, TN 37129



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2017 Total Population:	6,040	59,280	105,056
2022 Population:	6,754	66,874	118,561
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2017 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$212,350	\$209,577	\$185,568
Median Year Built:	1996	1990	1991

# Population for 5 Mile Radius

Memorial Blvd @ Kings Ridge Drive, Murfreesboro, TN 37129

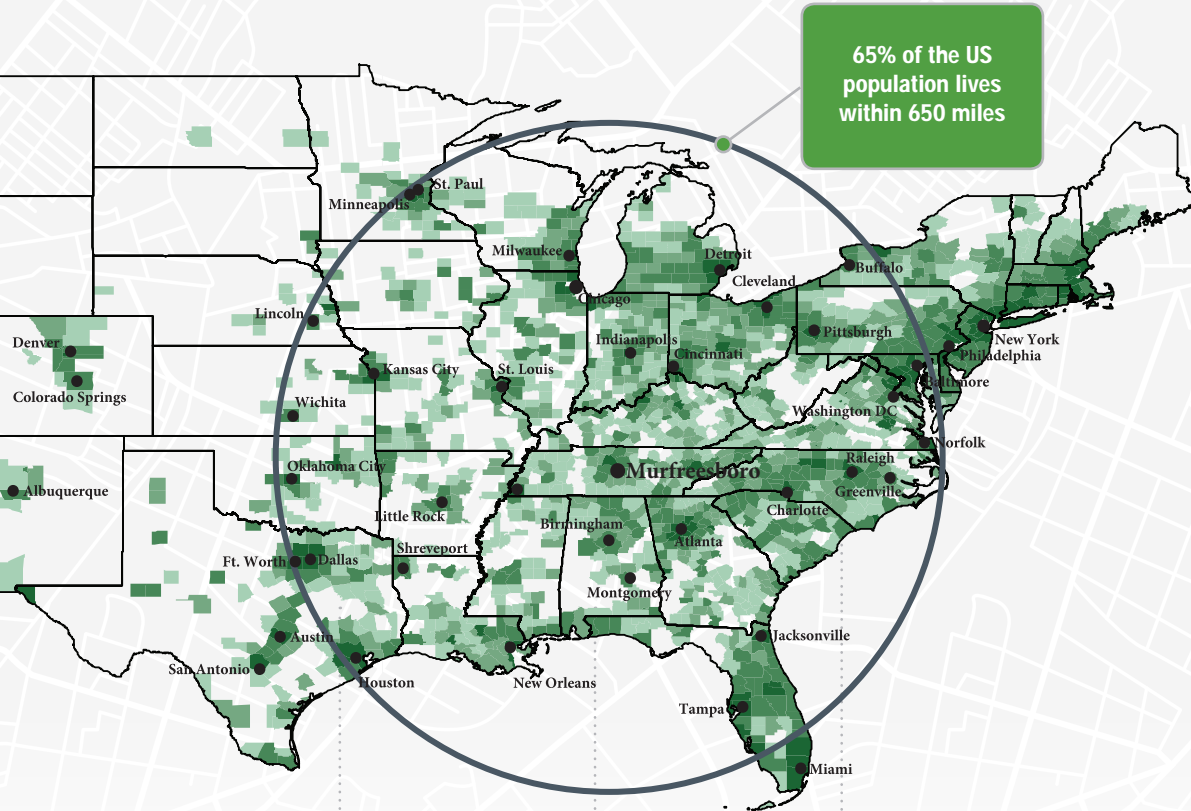


	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2017 Total Population:	6,040	59,280	105,056
2022 Population:	6,754	66,874	118,561
Pop Growth 2017-2022:	11.82%	12.81%	12.86%
Average Age:	38.00	35.60	34.80
<b>Households</b>			
2017 Total Households:	2,356	23,979	40,423
HH Growth 2017-2022:	11.71%	12.84%	13.10%
Median Household Inc:	\$59,963	\$51,236	\$52,059
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2017 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$212,350	\$209,577	\$185,568
Median Year Built:	1996	1990	1991

# Rutherford County, TN Community Snapshot

rutherford  
works

It's All Here!  
Location. Demographics. Workforce. Education. Quality of Life.



90.9

Cost of living index  
vs. National Average  
of 100

Source: 3rd Quarter 2018  
ACCRA Cost of Living Index

8th

Fastest Growing  
Midsize City in the US  
with 23 new residents  
per day

Source: WalletHub 2018

6th

Best Real Estate  
Market in the Nation

Source: WalletHub 2018

#1

Largest suburb in the  
Nashville MSA

**NISSAN**

8,500  
Employees

**INGRAM**

1,807  
Employees

**State Farm**™ amazon.com

1,650  
Employees

1,621  
Employees

**Saint Thomas Health**

1,285  
Employees

**asurion**

1,250  
Employees

**verizon**✓

1,068  
Employees

**General Mills**  
Making Food  
People Love

1,028  
Employees

**ADIENT**

1,000  
Employees

**BRIDGESTONE**

975  
Employees

rutherford  
works



## Quick Facts



### Rutherford County

2019 Population: 330,409  
 2024 Projection: 359,045  
 2010 Census: 262,604  
 Households: 121,021  
 Avg. HH Income: \$82,882.00  
 Med. HH Income: \$65,798.00

### City of Murfreesboro

2019 Population: 142,056  
 2024 Projection: 153,707  
 2010 Census: 108,755  
 Households: 54,190  
 Avg. HH Income: \$81,115.00  
 Med. HH Income: \$61,705.12

### Town of Smyrna

2019 Population: 51,519  
 2024 Projection: 56,223  
 2010 Census: 39,974  
 Households: 19,297  
 Avg. HH Income: \$76,969.00  
 Med. HH Income: \$62,608.00

### City of La Vergne

2019 Population: 39,404  
 2024 Projection: 42,933  
 2010 Census: 32,588  
 Households: 13,007  
 Avg. HH Income: \$75,305.00  
 Med. HH Income: \$63,378.57

### City of Eagleville

2019 Population: 744  
 2024 Projection: 811  
 2010 Census: 604  
 Households: 288  
 Avg. HH Income: \$75,675.00  
 Med. HH Income: \$57,618.53

#### Sources:




2019 Claritas Estimate  
 2010 Census Data  
 TN.Gov (LAUS)

### Top Rated Schools

- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- 15 CTE Career Clusters
  - STEM
  - IT
  - Business
  - Advanced Manufacturing
- 24,813: Enrollment Between MTSU, Motlow State Community College, and TN College of Applied Technology



### Low Cost of Living

- No State or Local Tax on Wages, Salaries, or Estates 
- 9.1% Lower Cost of Living than US Average 
- 2018 Average Home Sale: \$276,000 (\$131/sq ft) 

### Healthcare Hub



2 Full-Service Hospitals



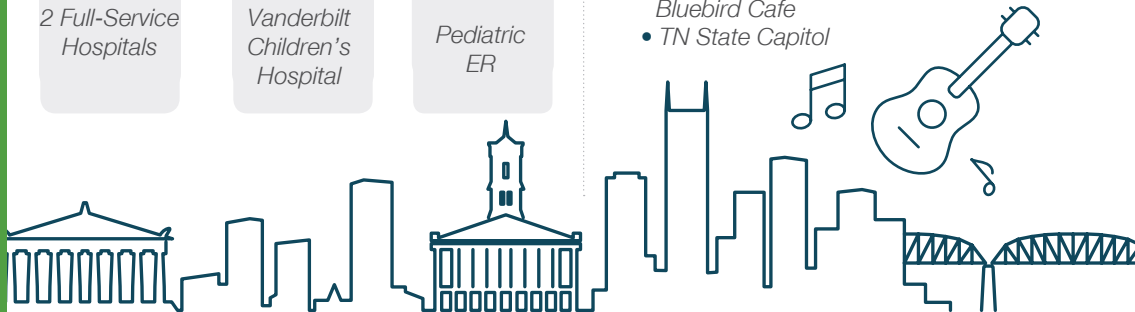
Vanderbilt Children's Hospital



Pediatric ER

### Proximity to Nashville

- 3 Professional Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol



## Recent Additions



**207 Jobs at New HQ**  
**\$10.3 Million Investment**



**95 New Jobs**  
**\$21.3 Million Investment**



**50 New Office Jobs**  
**Relocation from Atlanta**

### Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,363,300	1,084,040	183,730
Unemployment Rate	3.1%	2.4%	2.4%
Available Labor Pool	102,700	26,140	4,380