

RETAIL - COMMERCIAL LAND - CORNER LOTS

Property Features

- Commercial Lots Available
- Lot 1: 1.8 AC – **SOLD/** 
- Lot 2: 1.23 AC – **SOLD/** 
- Lot 3: 1.23 AC - \$15 PSF
- Lot 4: 1.19 AC - \$18 PSF
- Lot 5A: 1.17 AC – **SOLD/** 
- Lot 5B: 1.95 AC- \$12 PSF
- Zoned Commercial Fringe
- All Utilities Available
- Daily Traffic Count: 21,609



JOHN HARNEY
AFFILIATE BROKER

615.542.0715
johnh@parks-group.com
TN LIC# 221569

1535 W Northfield Blvd. Suite 7
Murfreesboro, TN 37129



**Rucker Lane and Franklin Road
Murfreesboro, TN**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Population	9,042	43,116	94,304
2019 Median HH Income	\$82,064	\$73,203	\$66,945



Franklin Rd

Franklin Rd/Hwy 96

96

Rucker Lane

Lot 2



Lot 4
1.19 AC



Lot 5A



Lot 5B
1.95 AC

Lot 3
1.23 AC

Castlewood Dr



Google earth



Medical Center Pkwy

N Thompson Ln

Old Fort Pkwy

Franklin Rd

96

Rucker Ln



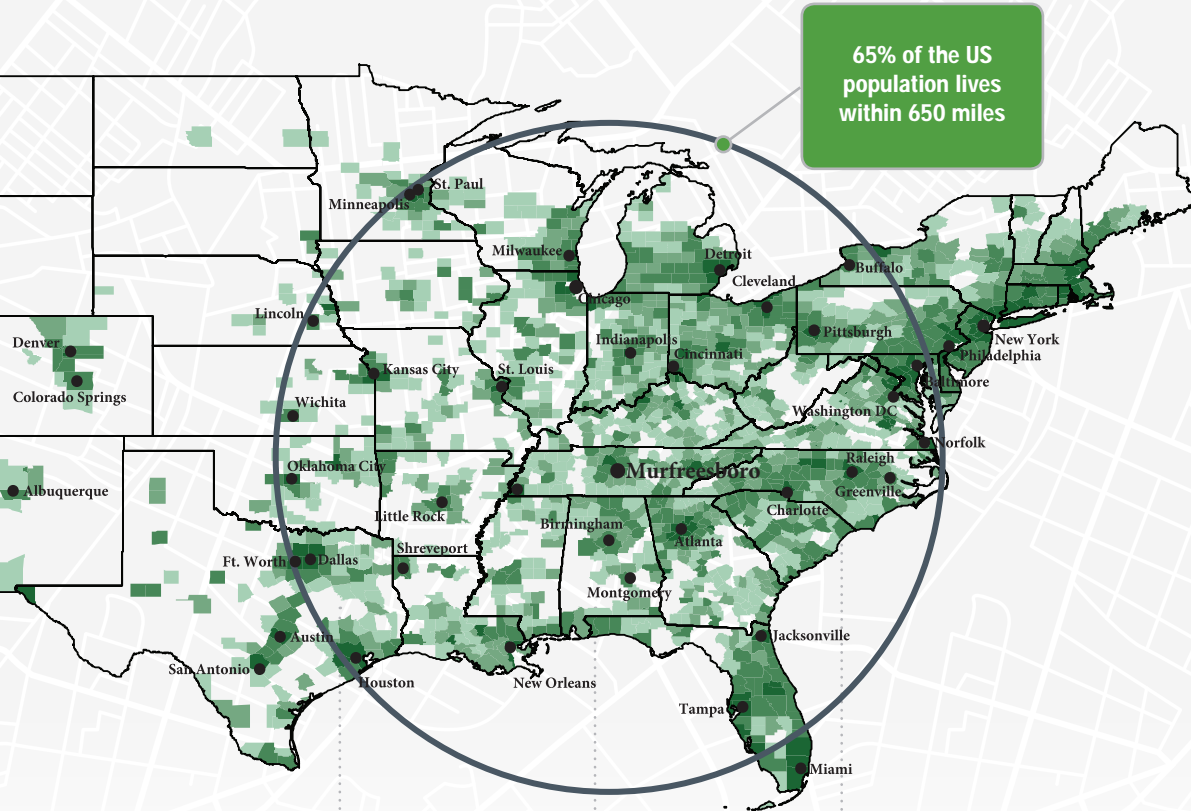
SITE



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



CardinalHealth
 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