



## Property Features

- Commercial Lots Available
- Lot 1: 1.8 AC – **SOLD/TOOT'S**  
Good Food & Fun
- Lot 5: 2.41 AC – **SOLD/TIRE WORLD**
- Lot 3: 1.12 AC - \$17.50 PSF
- Lot 2: 1.21 AC – **SOLD/Andy's**  
Frozen Custard
- Lot 4: 2.02 AC- \$15 PSF
- Zoned Commercial Fringe
- All Utilities Available
- Traffic Count: Approx. 27,182

**JOHN HARNEY**  
AFFILIATE BROKER

615.542.0715  
johnh@parks-group.com  
TNLIC# 221569

1535 W Northfield Blvd. Suite 7  
Murfreesboro, TN 37129



## RETAIL - COMMERCIAL LAND - CORNER LOTS



### Rucker Lane and Franklin Road Murfreesboro, TN

DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
2023 Population	37,084	101,207	271,986
2023 Median HH Income	\$83,307	\$75,815	\$70,310





FRANKLIN RD

FRANKLIN RD FRANKLIN RD

Franklin Rd/Hwy 96

FRANKLIN

FRANKLIN RD

FRANKLIN RD

FRANKLIN RD

SPINE LN

PRIVATE RD

PRIVATE RD

TIRE WORLD

Andy's  
Frozen Custard

TOOT'S  
Good Food & Fun

WILSON  
Bank & Trust

Lot 5

RUCKER LANE

VICTORY STATION WAY

Lot 4  
2.02 AC

Lot 3  
1.12 AC

ACCESS RD

Publix

River Oaks  
Community Church

CASTLEWOOD CT





Google earth



Medical-Center-Pkwy

N-Thompson-Ln

Old-Fort-Pkwy

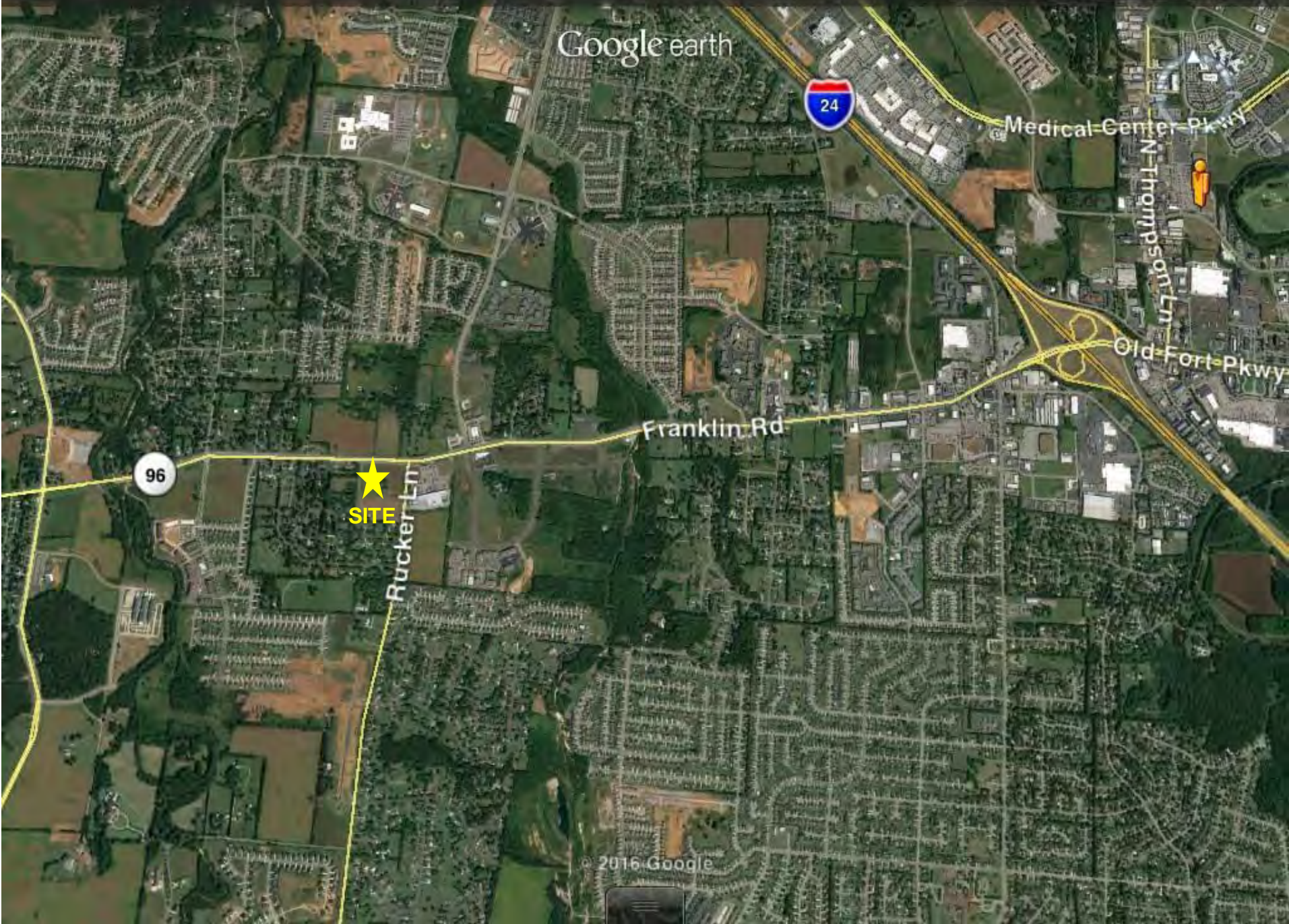
Franklin Rd

96

Rucker Ln



SITE





CERTIFICATE OF INTEREST AND EDUCATION

I HEREBY CERTIFY THAT I AM THE ASSESSOR OF THE PROPERTY SHOWN HEREON AND THAT THE FULL RECORDS OF THE PLANS OF SUBDIVISION...

DATE 10/22/19

CERTIFICATE OF ADEQUACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 GEMNEY AND THE RATE OF PROTECTION OF THE UNIMPROVED SURVEY IS 1.0 FLOOD OR GREATER AS SHOWN HEREON...

DATE 10/24/2019

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE
I HEREBY CERTIFY THAT THE STREETS, DRAINAGE STRUCTURES, PAVEMENT IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION...

DATE 10/24/2019

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT IN THE WATER LINE AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION...

DATE 10/19/19

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT IN THE SEWER LINE AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION...

DATE 10/23/2019

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

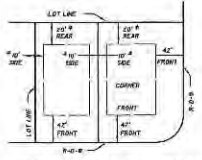
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MEMPHIS ELECTRIC DEPARTMENT...

DATE 10/17/19

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS...

DATE 10-24-19

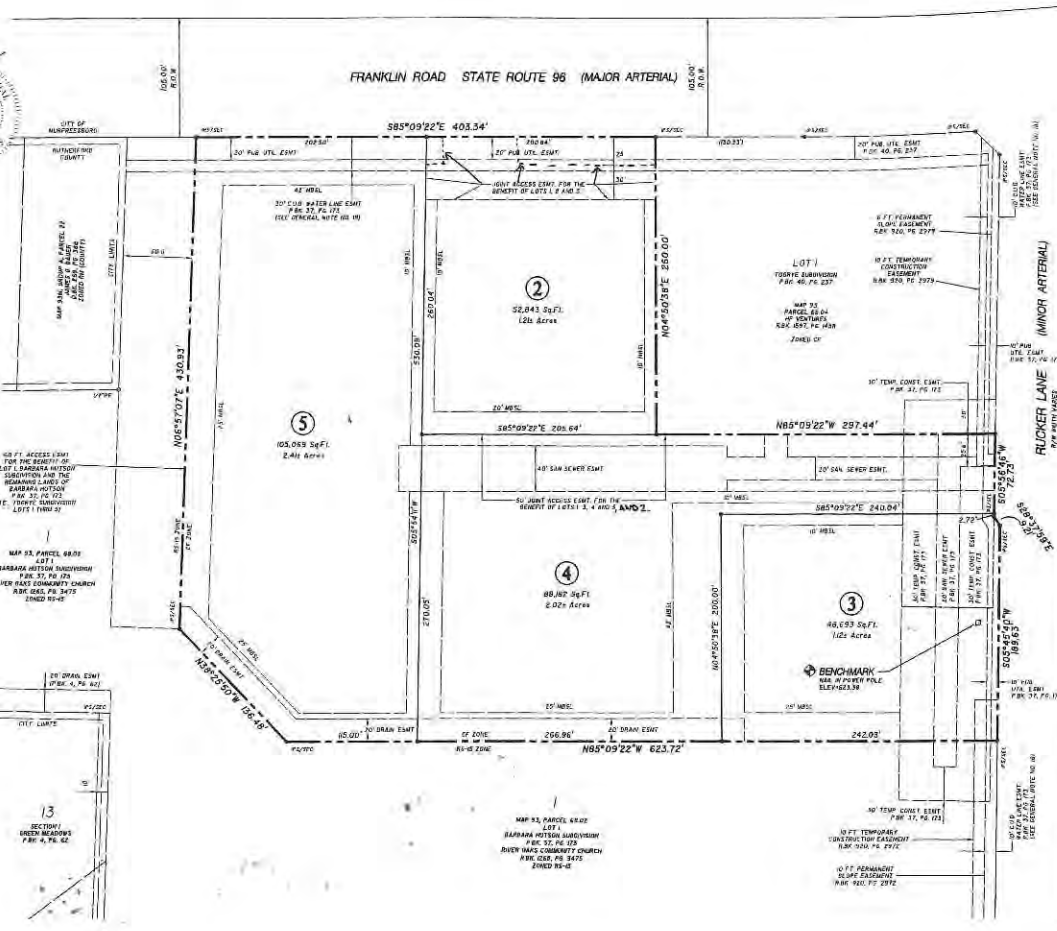


TYPICAL MINIMUM BUILDING SETBACKS FOR ZONING

LEGEND

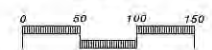
- IRON PA (FOOD)
IRON PA (SET BACK)
CONC. MANHOLE (FOOT)

IF THE MINIMUM SETBACK SHALL APPLY UNLESS THE TOTAL AREA + 6768 ACRES...



GENERAL NOTES

- 1 THE BOUNDARY OF THE FINAL PLAT IS TO CREATE FOUR (4) LOTS OF RECORD AND TO RECORD EASEMENTS ON-SITE.
2 DRAINAGE SYSTEM IS BASED ON TERRAIN...
3 THIS PROPERTY LIES WITHIN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA...
4 THIS SUBDIVISION HAS PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES...
5 THE SOIL MATERIALS ON LOTS 3 AND 4...
6 IF IT IS THE RESPONSIBILITY OF EACH LOT OWNER...
7 THE GREATER BETWEEN THE LOT AREA AND BE CONSIDERED OR RECONSTRUCTED...
8 EASEMENTS IF THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED...
9 PRIOR TO ASSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT...
10 THIS SITE CONTAINS POST-CONSTRUCTION BEST MANAGEMENT PRACTICES...
11 THIS PROPERTY IS WITHIN THE BARBARA HUTTON SUBDIVISION...
12 TEMPORARY CONSTRUCTION EASEMENTS SHALL CEASE TO EXIST UPON COMPLETION...
13 THE PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO A RECORDED FINAL PLAT...



I hereby certify that this plat has been prepared for the Subdivision Commission...

ANTHONY TOGRYE
322 HERITAGE PARK DRIVE
MEMPHIS, TENNESSEE 38119
MAP NO. 23, PARCEL 46-02
R.B.K. 434, P.3, 3004

SITE DATA
TOTAL AREA = 6768 ACRES
NO. OF LOTS = 4
MINIMUM LOT SIZE = 1/4 A
ZONING = CF

FINAL PLAT

LOTS 2, 3, 4 AND 5 TOGRYE SUBDIVISION

CITY OF MEMPHIS, TENNESSEE
13th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

Table with columns: FILE, DATE, RATE, REV, SHEET, SHEET TOTAL

19-2076



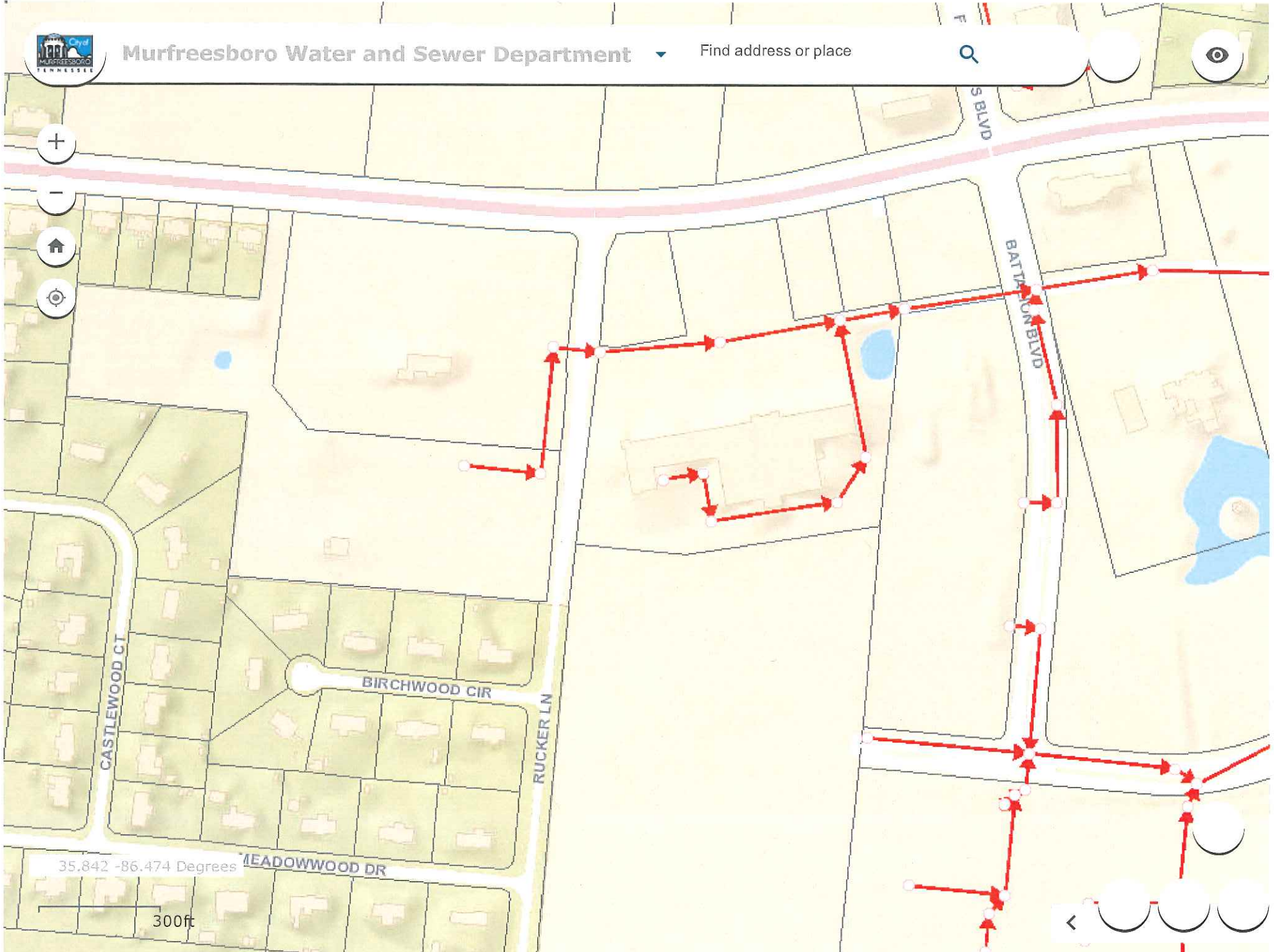






Murfreesboro Water and Sewer Department

Find address or place



35.842 -86.474 Degrees

300ft

# Demographic Summary Report

151 Rucker Ln, Murfreesboro, TN 37128

Building Type: **Land**      Total Available: **0 SF**  
 Class: -      % Leased: **0%**  
 RBA: -      Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	10,956	66,363	110,527
2023 Estimate	9,756	60,114	101,207
2010 Census	3,849	31,949	62,420
Growth 2023 - 2028	12.30%	10.40%	9.21%
Growth 2010 - 2023	153.47%	88.16%	62.14%
<b>2023 Population by Hispanic Origin</b>	596	4,033	7,072
<b>2023 Population</b>	9,756	60,114	101,207
White	8,074 82.76%	46,719 77.72%	77,963 77.03%
Black	948 9.72%	8,201 13.64%	14,923 14.75%
Am. Indian & Alaskan	43 0.44%	235 0.39%	536 0.53%
Asian	380 3.90%	3,080 5.12%	4,541 4.49%
Hawaiian & Pacific Island	25 0.26%	70 0.12%	93 0.09%
Other	285 2.92%	1,809 3.01%	3,151 3.11%
U.S. Armed Forces	27	220	355
<b>Households</b>			
2028 Projection	3,854	23,708	40,356
2023 Estimate	3,438	21,545	37,088
2010 Census	1,396	11,879	23,686
Growth 2023 - 2028	12.10%	10.04%	8.81%
Growth 2010 - 2023	146.28%	81.37%	56.58%
Owner Occupied	2,690 78.24%	15,648 72.63%	25,660 69.19%
Renter Occupied	748 21.76%	5,897 27.37%	11,428 30.81%
<b>2023 Households by HH Income</b>	3,438	21,546	37,087
Income: <\$25,000	156 4.54%	1,406 6.53%	3,660 9.87%
Income: \$25,000 - \$50,000	496 14.43%	3,538 16.42%	6,930 18.69%
Income: \$50,000 - \$75,000	736 21.41%	4,661 21.63%	7,768 20.95%
Income: \$75,000 - \$100,000	627 18.24%	3,645 16.92%	5,690 15.34%
Income: \$100,000 - \$125,000	403 11.72%	2,863 13.29%	4,622 12.46%
Income: \$125,000 - \$150,000	500 14.54%	2,260 10.49%	3,284 8.85%
Income: \$150,000 - \$200,000	338 9.83%	2,193 10.18%	3,479 9.38%
Income: \$200,000+	182 5.29%	980 4.55%	1,654 4.46%
<b>2023 Avg Household Income</b>	\$102,215	\$96,824	\$91,553
<b>2023 Med Household Income</b>	\$88,197	\$83,011	\$75,815







RUTHERFORD COUNTY, TN

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# COMMUNITY SNAPSHOT

*Rutherford County, TN*

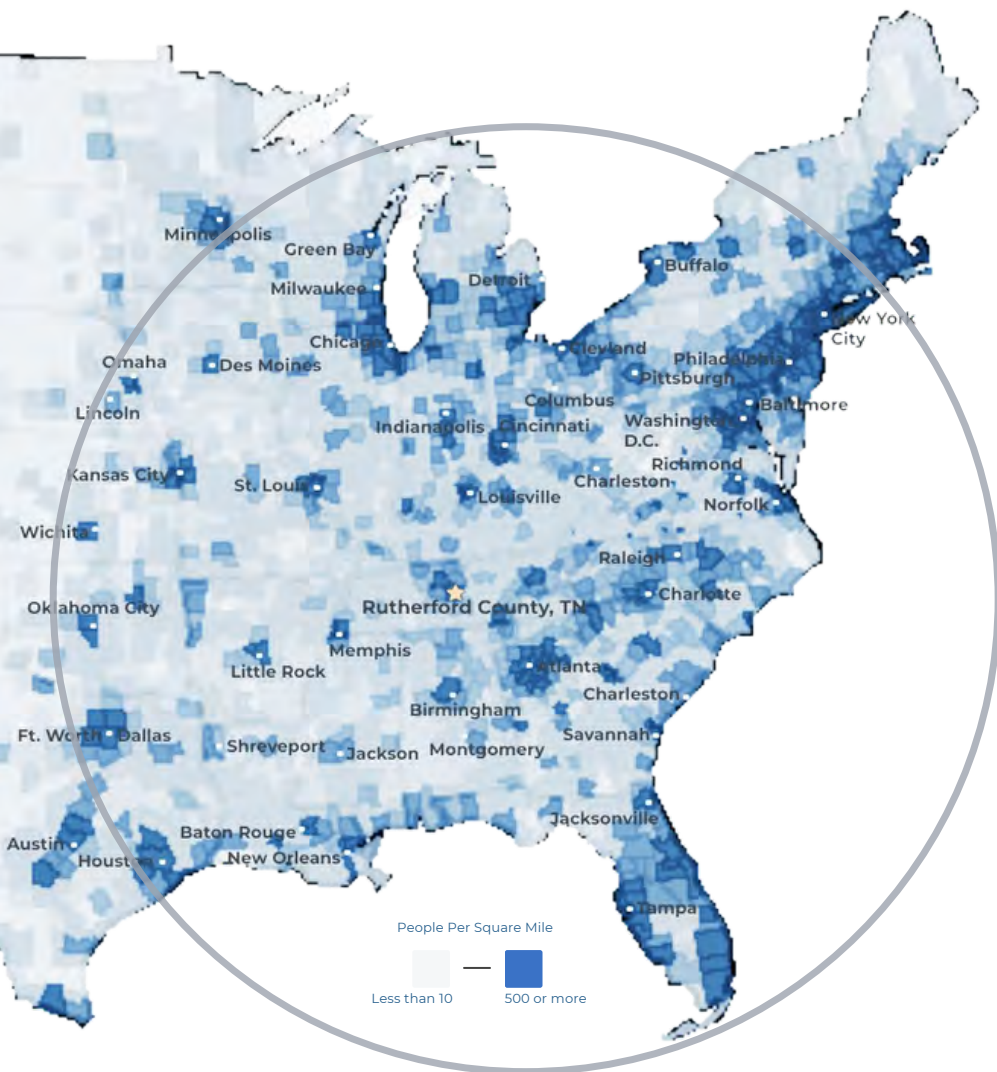
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RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #3** Boomtown in America  
- SmartAsset 2022
- #1** largest suburb of Nashville, TN
- #1** largest university in Middle Tennessee  
- Nashville Business Journal
- #4** metro for economic strength  
- Policom 2022
- 4<sup>th</sup>** best small city to buy a home in the U.S.  
- WalletHub 2021
- 8<sup>th</sup>** 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	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

## 2023 RUTHERFORD COUNTY QUICK FACTS

### Population

357,835

### Median Home Price

\$402,875

### 3 Colleges

25,000 students

### Median Age

33

### Median HH Income

\$71,549

### College Degrees

42% hold Associate or above

## LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,377	3,359,776	166,818,000
Unemployment Rate	2.8%	3.3%	3.7%
Labor Force Participation Rate	69.1%	59.2%	62.4%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of June 2023

## RECENT ANNOUNCEMENTS

### McNeilus

Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in 845K sf building.

### 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.

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pcammack@rutherfordchamber.org



Chad Berringer  
Director, Economic Development  
cberringer@rutherfordchamber.org



