



Miller Lane @ I-24 Exit 89 - Murfreesboro

COMMERCIAL/INDUSTRIAL LOTS AVAILABLE



DETAILS:

- **REDUCED Price: \$81,500 per acre**
- Sites from 5 Ac to 57 Ac (owner will divide)
- Zoned EAC – Employment & Activity Center
- Utilities Available
- Immediate access to Exit 89 & I-24
- Visibility directly on I-24
- Traffic Count on I-24: Approx. 46,241

John Harney
BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

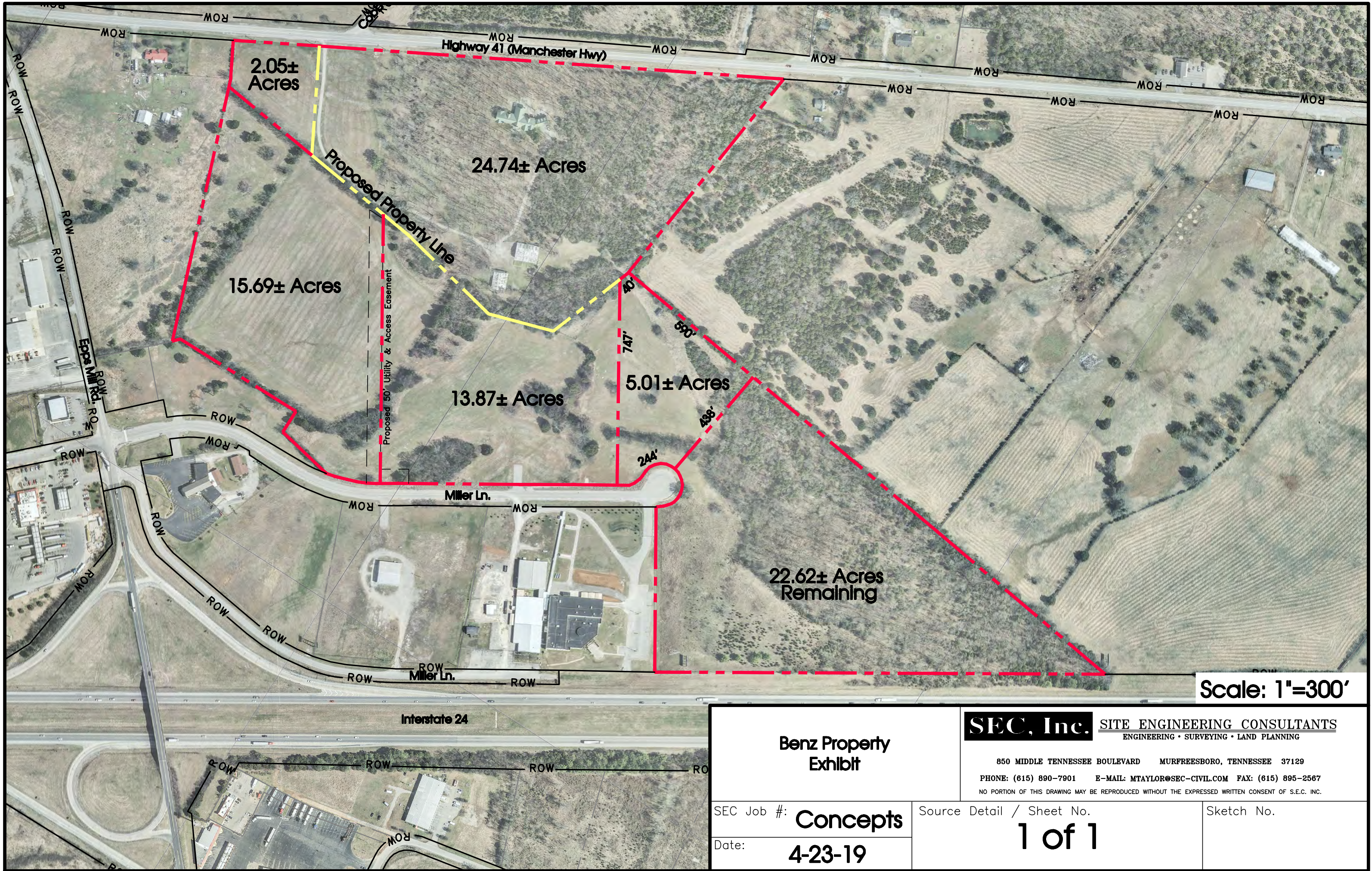
THE PARKS GROUP
COMMERCIAL REAL ESTATE



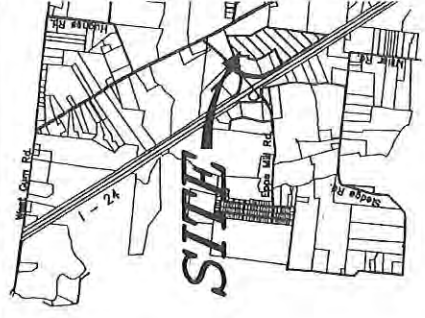
1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129

615.896.4045

www.parks-group.com



| | | | |
|------------------------------|--|---|--|
| Benz Property Exhibit | | SEC, Inc. <u>SITE ENGINEERING CONSULTANTS</u> ENGINEERING • SURVEYING • LAND PLANNING | |
| SEC Job #: Concepts | | 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129 | |
| Date: 4-23-19 | | PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567 | |
| | | NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC. | |
| | | Source Detail / Sheet No. 1 of 1 | |
| | | Sketch No. | |

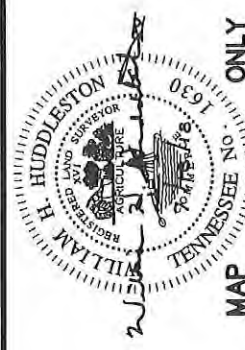
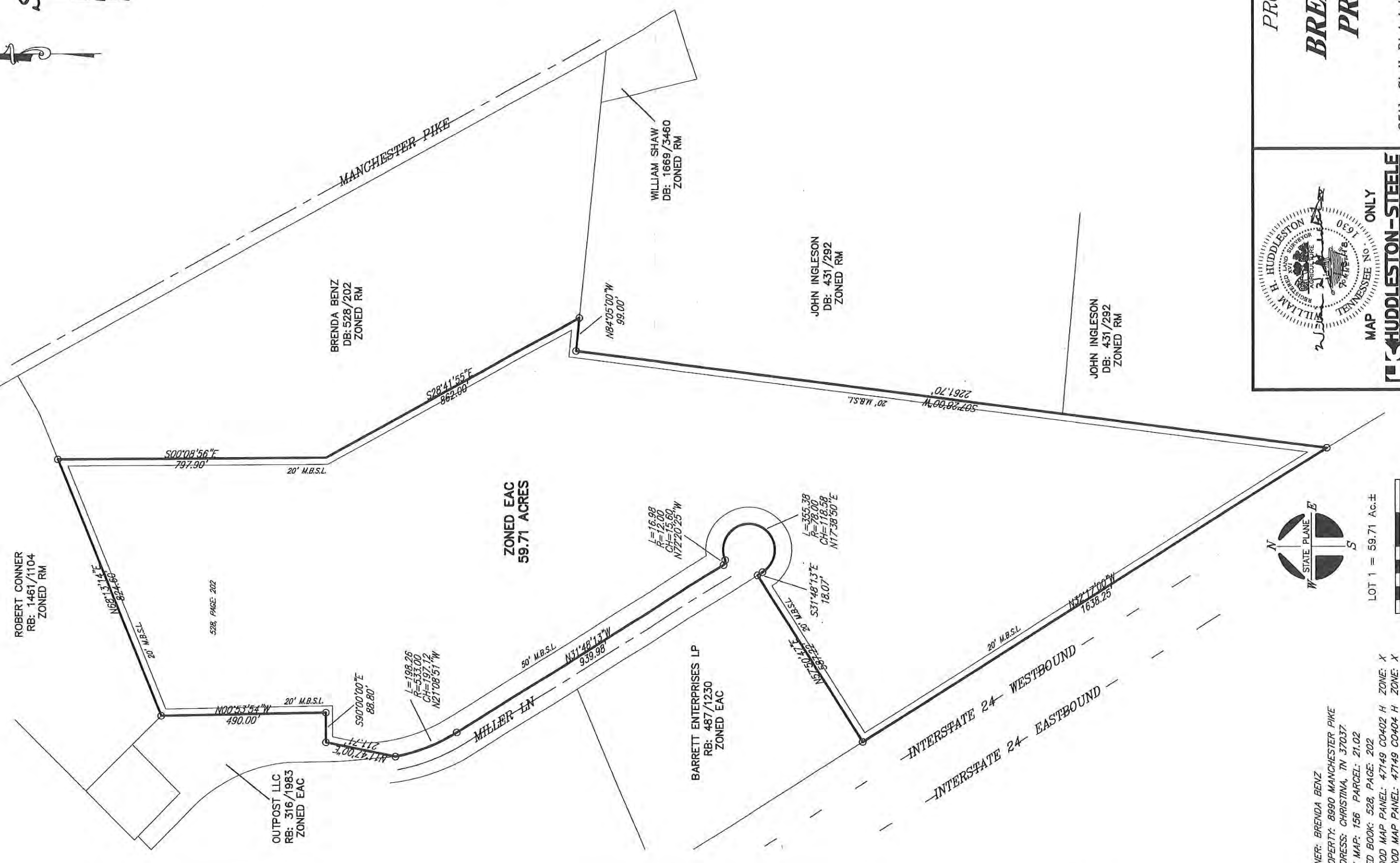


LOCATION
N.T.S.

- LEGEND**
- Power Pole
 - Proposed Fire Hydrant
 - Existing Fire Hydrant
 - Proposed Gate
 - Light Pole
 - Concrete Thrust
 - Existing Water Line
 - Proposed Water Line
 - Existing Sanitary
 - Proposed Sanitary
 - Existing Manhole
 - Proposed Manhole
 - Sewer Line One
 - Existing Contour
 - Proposed Contour
 - Existing Spot Elevation
 - Proposed Spot Elevation
 - Siltation Fence
 - (to be installed grading and left a good stand established over areas.)
 - Turf Reinforcement
 - Existing Telephone
 - Existing Underpass
 - Existing Corrugated Metal
 - Existing Reinforced Concrete

ZONED: EAC
FRONT SETBACK: 50'
SIDE SETBACK: 20'
REAR SETBACK: 20'

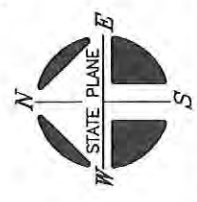
TYPICAL BL



W. HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)893-4084, FAX: (615)893-0080

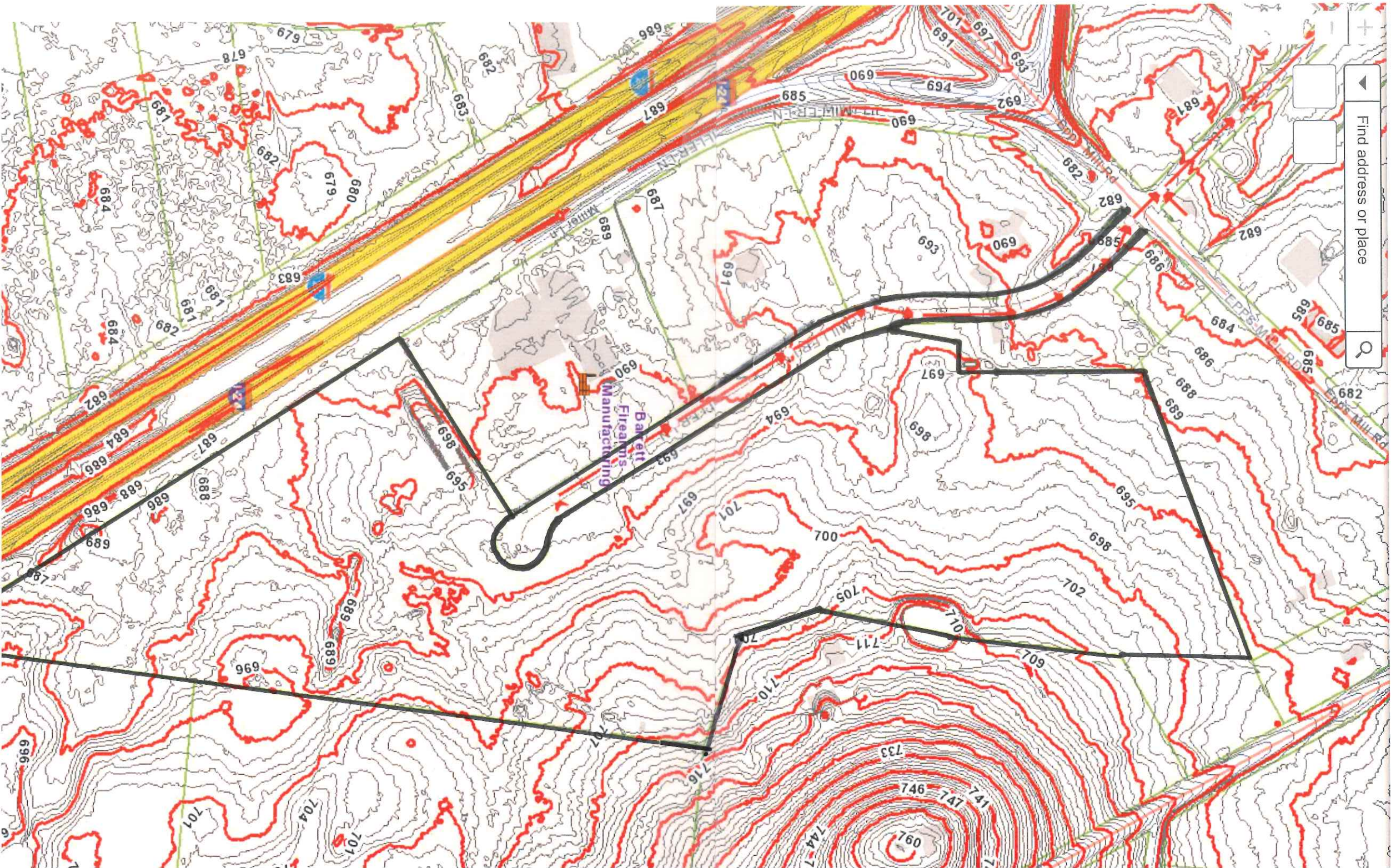
PROPERTY MAP
BRENDA BENZ PROPERTY

25th Civil District ~ Rutherford County
DATE: JULY, 2018 Scale: 1"=200'



LOT 1 = 59.71 Ac.±

OWNER: BRENDA BENZ
PROPERTY: 8990 MANCHESTER PIKE
ADDRESS: CHRISTINA, TN 37037
TAX MAP: 156 PARCEL: 21.02
DEED BOOK: 528, PAGE: 202
FLOOD MAP PANEL: 47149 CO402 H ZONE: X
FLOOD MAP PANEL: 47149 CO404 H ZONE: X
FLOOD MAP PANEL: 47149 CO410 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007





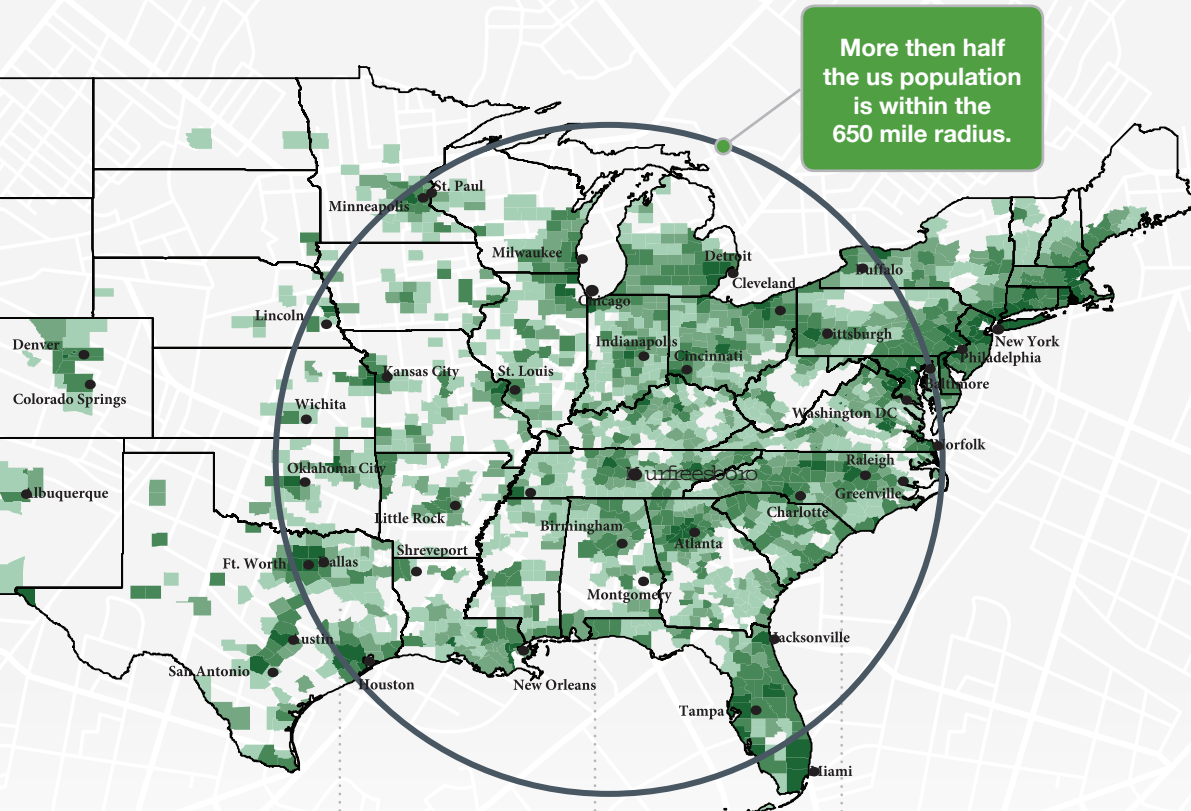
600ft

-86.324 35.724 Degrees

Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



More than half
the us population
is within the
650 mile radius.

90.9

**Cost of living
index vs. National
Average of 100**

Source: 3rd Quarter 2018
ACCRA Cost of Living
Index

6th

**Best Real Estate
Market in the Nation**

Source: WalletHub 2018

8th

**Fastest Growing
Midsize City in the
United States with 23
new residents per day**

Source: WalletHub 2018

#1

**Largest suburb in
the Nashville MSA**

NISSAN

8,500
Employees

INGRAM

1,807
Employees

State Farm

1,650
Employees

amazon.com

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

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

Laborforce Data
 June 2019

Top Rated Schools

- 5th Best High School in the US (Central Magnet School)
- 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

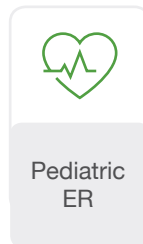
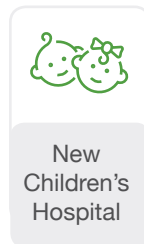
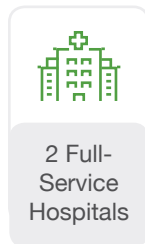


9.1% Lower Cost of Living than US Average

2018 Average Home Sale: \$276,000 (\$131/sq ft)



Healthcare Hub



Proximity to Nashville

- 3 Professional Sports Teams
- Live Music at the Ryman Auditorium, Grand Ole Opry, and Bluebird Cafe
- TN State Capitol



Recent Additions



207 New HQ Jobs
 \$10.3 Million Investment



95 New Jobs
 \$21.3 Million Investment



50 New Tech Jobs
 Relocation from Atlanta

Labor Force At-A-Glance

| | Tennessee | Nashville MSA | County |
|----------------------|-----------|---------------|---------|
| Labor Force | 3,391,624 | 1,044,120 | 185,555 |
| Unemployment Rate | 4.0% | 3.2% | 3.2% |
| Available Labor Pool | 136,545 | 32,940 | 5,936 |