



## Property Features

- **Lots 4 & 5 – 16.52 Ac: \$1,650,000**
- **Lot 1: SOLD** (Dental/Retail Center)
- **Lot 3: SOLD** (Vet Clinic)
- All Zoned Commercial
- Water & Sewer Available
- Access to traffic light @ Veterans Pkwy at newest Kroger
- Within ½ mile from 840 & Veterans Pkwy Interchange
- 1 block from Franklin Rd / Veterans Pkwy Interchange
- Traffic count: Approx. 32,532

**Veterans Pkwy & Franklin Road  
Murfreesboro, TN**

**16.52 Acres**  
**Zoned Commercial (Seller will divide)**



**16.52 Acres – Zoned Commercial  
Murfreesboro, TN**

Demographics	1 Mile	3 Mile	5 Mile
2017 Estimated Population	5,588	32,033	60,155
2022 Estimated Population	6,493	36,698	68,670
Households	1,856	11,838	21,879
Median Household Income	\$85,636	\$68,301	\$68,866

**John Harney**

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**Email: johnh@parks-group.com License #221569**

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

**www.parks-group.com**



To 840  
Interchange

SOLD

SOLD

16.52 Acres  
\$1,650,000  
Owner will possibly divide



Franklin Hwy - Hwy 99

Veterans Pkwy

Franklin Rd

96

Hickory Hills Dr

Veterans Pkwy

Elizabeth Dr

Greenside Dr

Meadow Ln

Gascoiter Dr

Birchley Rd

Governant Blvd

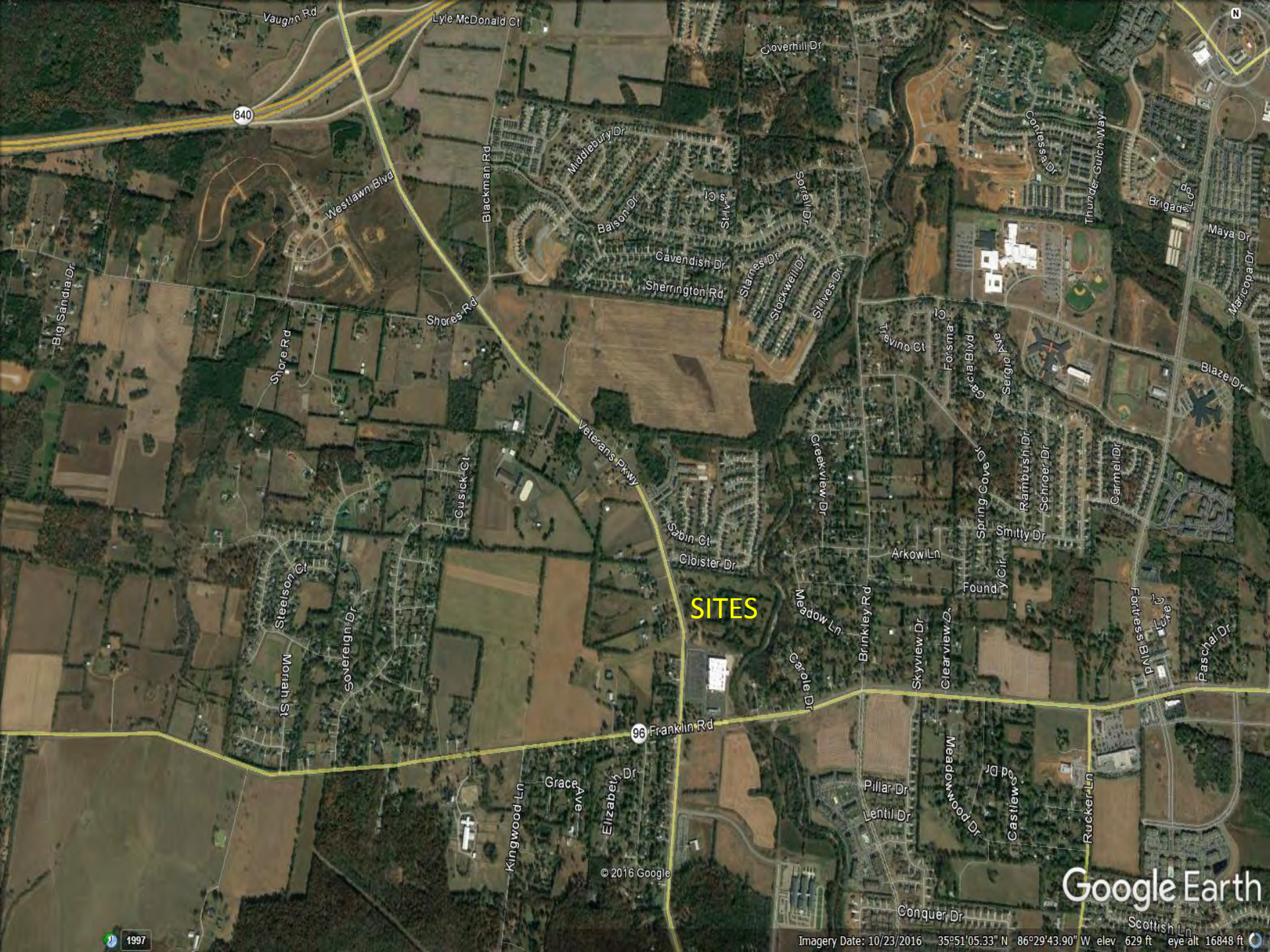
© 2016 Google

Google Earth

Imagery Date: 10/23/2016 35°50'41.86" N 86°29'31.27" W elev -615 ft eye alt 4587 ft

1997





SITES

Google Earth

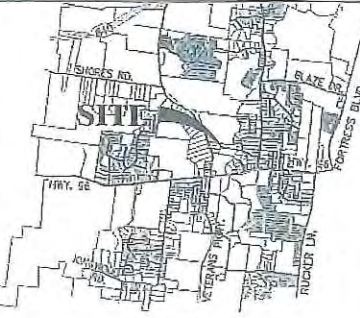
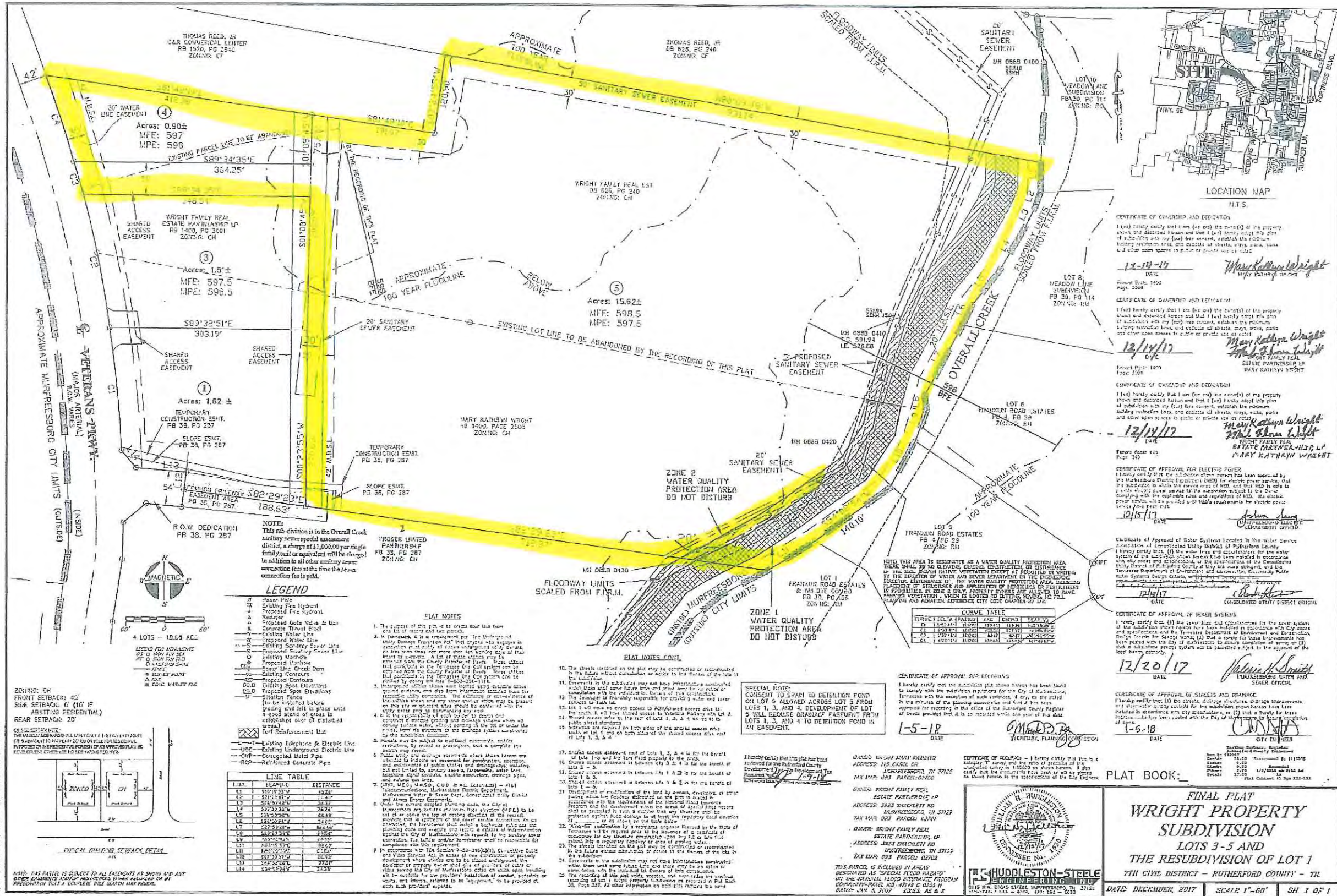
Scottish Ln

Imagery Date: 10/23/2016 35°51'05.33" N 86°29'43.90" W elev 629 ft eye alt 16848 ft

© 2016 Google

1997





CERTIFICATE OF OWNERSHIP AND RESIGNATION  
I hereby certify that I am the owner of the property shown and described herein and that I have duly executed this plat of subdivision with my (our) best consent, establish the positions, including subdivision lines, and describe all streets, ways, ponds and other open spaces to public or private use as shown.

12-14-17 DATE  
Wright Family Real Estate Partnership LP  
12/14/17 DATE  
Wright Family Real Estate Partnership LP

12/14/17 DATE  
Wright Family Real Estate Partnership LP  
12/14/17 DATE  
Wright Family Real Estate Partnership LP

12/15/17 DATE  
Wright Family Real Estate Partnership LP

12/17/17 DATE  
Wright Family Real Estate Partnership LP

12/20/17 DATE  
Wright Family Real Estate Partnership LP

1-5-18 DATE  
Wright Family Real Estate Partnership LP

THOMAS REED, JR  
CAR COMMERCIAL LENDER  
RS 1520, PG 2840  
ZONING: CH

WRIGHT FAMILY REAL ESTATE PARTNERSHIP LP  
RS 1400, PG 3091  
ZONING: CH

MARY KATHRYN WRIGHT  
RD 1400, PACE 2608  
ZONING: CH

FRANKLIN ROAD ESTATES  
FD 30, PG 29  
ZONING: RH

APPROXIMATE 100 YEAR FLOODLINE

APPROXIMATE 100 YEAR FLOODLINE

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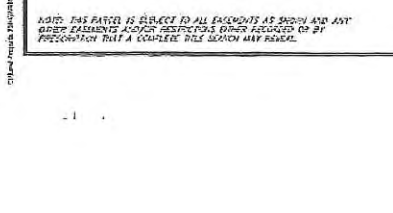
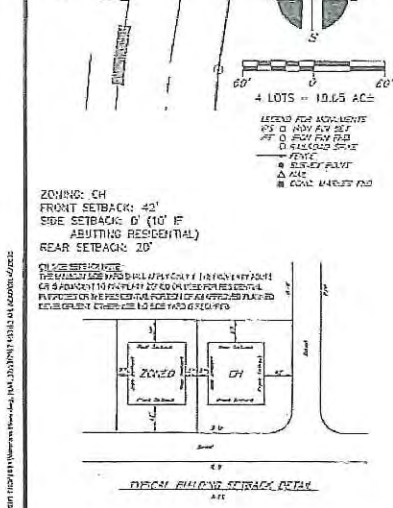
APPROXIMATE 100 YEAR FLOODLINE

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APPROXIMATE 100 YEAR FLOODLINE

APPROXIMATE 100 YEAR FLOODLINE

APPROXIMATE 100 YEAR FLOODLINE



PLAT NOTES  
1. The portion of this plat to be shown on the plat...

LINE TABLE  
LINE BEARING DISTANCE

CURVE TABLE  
CURVE DATA TABLE

SPECIAL NOTES  
I hereby certify that this plat has been prepared in accordance with the provisions of the Plat Act...

CERTIFICATE OF APPROVAL FOR RECORDING  
I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations for the City of Murfreesboro...

CERTIFICATE OF ACCEPTANCE  
I hereby certify that this is a plat of subdivision and that the plat is in accordance with the provisions of the Plat Act...

CERTIFICATE OF APPROVAL FOR SEWER SYSTEMS  
I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the subdivision shown herein have been installed in accordance with City code...

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE  
I hereby certify that (1) the streets, drainage structures, drainage improvements, and appurtenances for the subdivision shown herein have been installed in accordance with City code...

PLAT BOOK: FINAL PLAT WRIGHT PROPERTY SUBDIVISION LOTS 3-5 AND THE RESUBDIVISION OF LOT 1 7TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN DATE: DECEMBER, 2017 SCALE 1"=60' SH 1 OF 1



# Rutherford County, TN Community Profile

## Rutherford County in the News

90.9

Cost of Living Index vs.  
National Average of 100

Source: 3rd Quarter 2018 ACCRA

Cost of  
Living Index

6th

Murfreesboro Ranked 6th  
Best Real Estate Market  
in the Nation

Source: WalletHub 2018

8th

Murfreesboro Ranked  
Fastest Growing Midsize  
City in the United States

Source: WalletHub 2018

1,187

New Jobs were created  
in 2018 and \$544 Million  
in Capital Investments were  
made from 14 relocations  
and 17 existing company  
expansions.

## Destination Rutherford

Destination Rutherford is an economic development organization intended to serve all investors as a mechanism that pulls together the collective leadership of the Rutherford County public and private sectors in order to stimulate strategic economic growth.

## Top 10 Private Sector Employers

Company	Employees
Nissan North America, Inc.	8,500
Ingram Content Group	1,807
State Farm Insurance Co.	1,650
Amazon Fulfillment Center	1,621
St. Thomas Rutherford Hospital	1,285
Asurion	1,250
Verizon Wireless	1,068
General Mills	1,028
Adient	1,000
Bridgestone Americas, Inc.	975

Rutherford County Chamber of Commerce  
3050 Medical Center Pkwy  
Murfreesboro, Tennessee 37129

P: (615) 893-6565 | F: (615) 278-2013

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 Projections: 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

Patrick Cammack  
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Erin Hutchens  
Director, Economic Development  
ehutchens@rutherfordchamber.org

Updated March 28, 2019

## Recent Announcements

### The ICEE Company



Nationwide beverage company, The Icee Company announced plans to relocate its headquarters from California to La Vergne, TN creating 207 jobs and \$10.3 million in capital investment.

### Cardinal Health, Inc.



Global healthcare and logistics company, Cardinal Health, Inc. plans to expand its presence in La Vergne by constructing a new facility, representing a \$21.3 million capital investment and the creation of 95 new jobs for Rutherford County.

### i3 Verticals



i3 Verticals, a company that provides technology-enabled payment processing and software solutions, will open an operations center in a new class A office district in Murfreesboro. The move will create approximately 50 high-paying jobs for the community.

## Education

Middle Tennessee State University  
Murfreesboro  
Fall 2018 Enrollment: 21,630

Motlow Community College  
Smyrna Campus  
Spring 2018 Enrollment: 2,469

TN College of Applied Technology  
Murfreesboro and Smyrna  
2018 Enrollment: 714

Rutherford County Schools  
2017-2018 Enrollment: 46,000

Murfreesboro City Schools  
2017-2018 Enrollment: 8,900

Rutherford County Private Schools  
Enrollment: 2,546

2017 Total County Retail Sales  
**\$8 Billion**  
Source: TN Dept. of Revenue

2017 Travel Related Expenditures  
**\$351 Million**  
Source: U.S. Travel Association

### Rutherford Ranked

#3

MSA in the United States for  
Job Growth  
Source: May, 2018 Forbes

#4

In the State of Tennessee  
for Retail Sales  
Source: TN Dept. of  
Revenue

#9

In the State of Tennessee for Tourism  
Related Expenditures  
Source: U.S. Travel Association

## Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,266,700	1,055,990	178,770
Unemployment Rate	3.7%	2.7%	2.7%
Available Labor Pool	120,000	28,820	4,760

TN Dept. of Labor January 2019 Report