

FOR SALE | 9.1 Acres

PRICE: \$1,350,000



FRANKLIN ROAD & VETERANS PKWY - MURFREESBORO, TN

- Frontage on Franklin Rd & Frontage/Access to Traffic Light on Veterans Pkwy
- Sanitary Sewer Available
- Great Commercial/Retail or Higher Density Residential Potential
- Good Gentle Contours
- Traffic Count on Franklin Rd: Approx. 16,933/ Traffic Count on Veterans: Approx. 13,459

THE PARKS GROUP
COMMERCIAL REAL ESTATE



John Harney

615.542.0715 | johnh@parks-group.com

TN LIC #221569

1535 W Northfield Blvd, Suite 7 | Murfreesboro, TN 37129 | 615.896.4045

Information believed to be accurate but not guaranteed. Buyer and Buyer's agent should independently verify all information prior to submitting any offer to purchase.



To 840

★ SITE



Veterans Pkwy

Franklin Rd

96

96

Franklin Rd

Overall Creek

Overall Creek

Overall Creek

804'

290'

372'

838'

222'

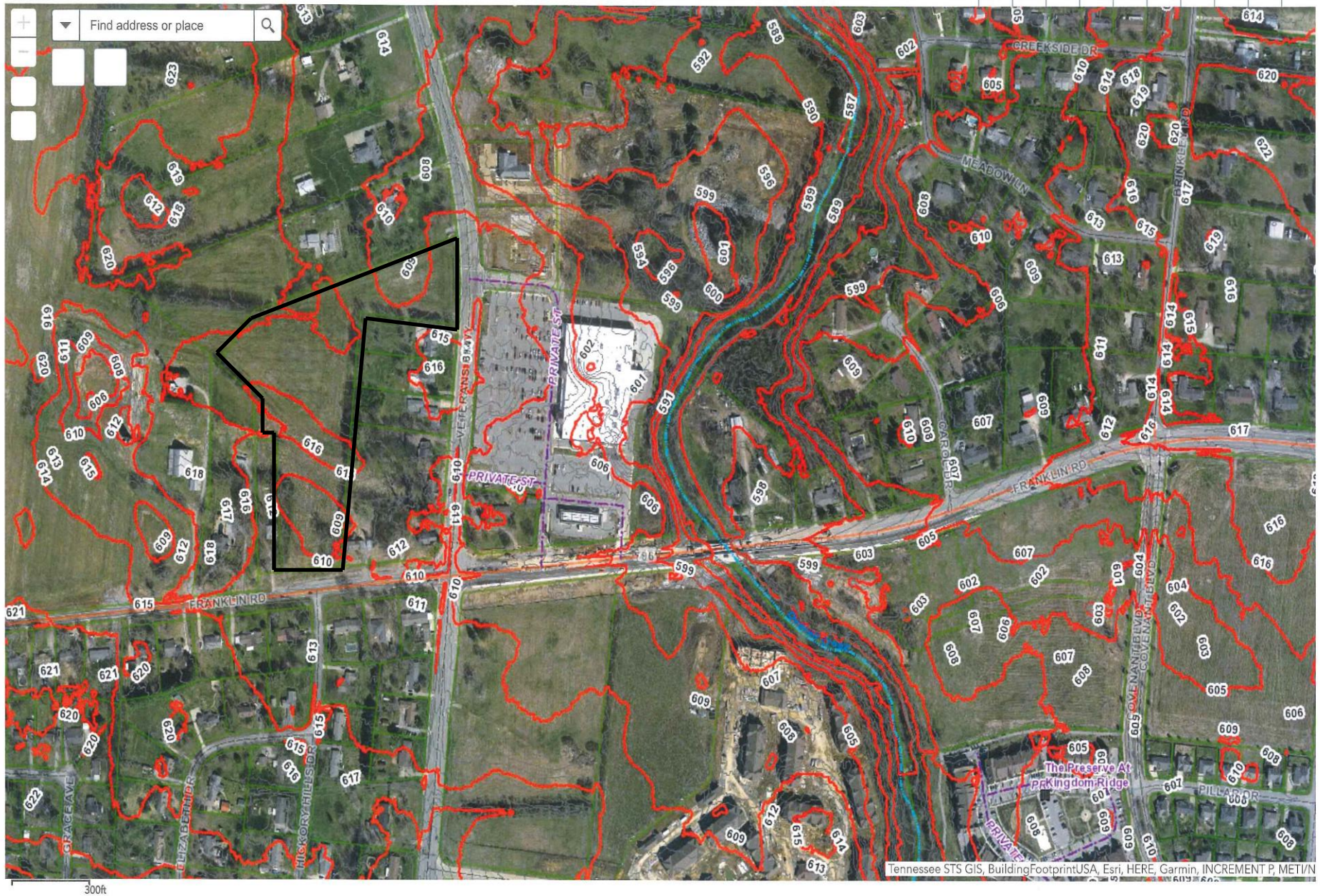
218'

166'

145'

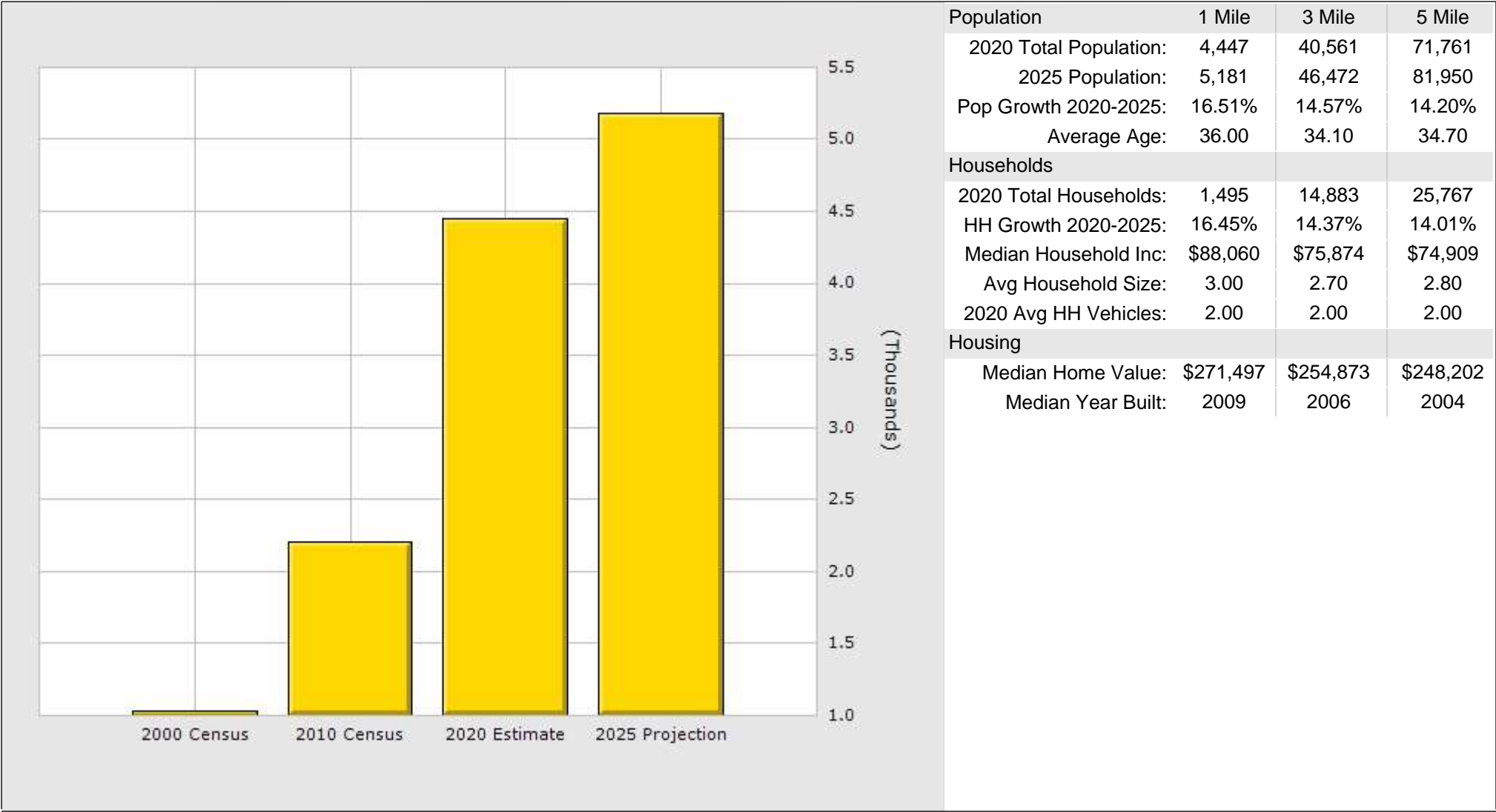
85'

426'



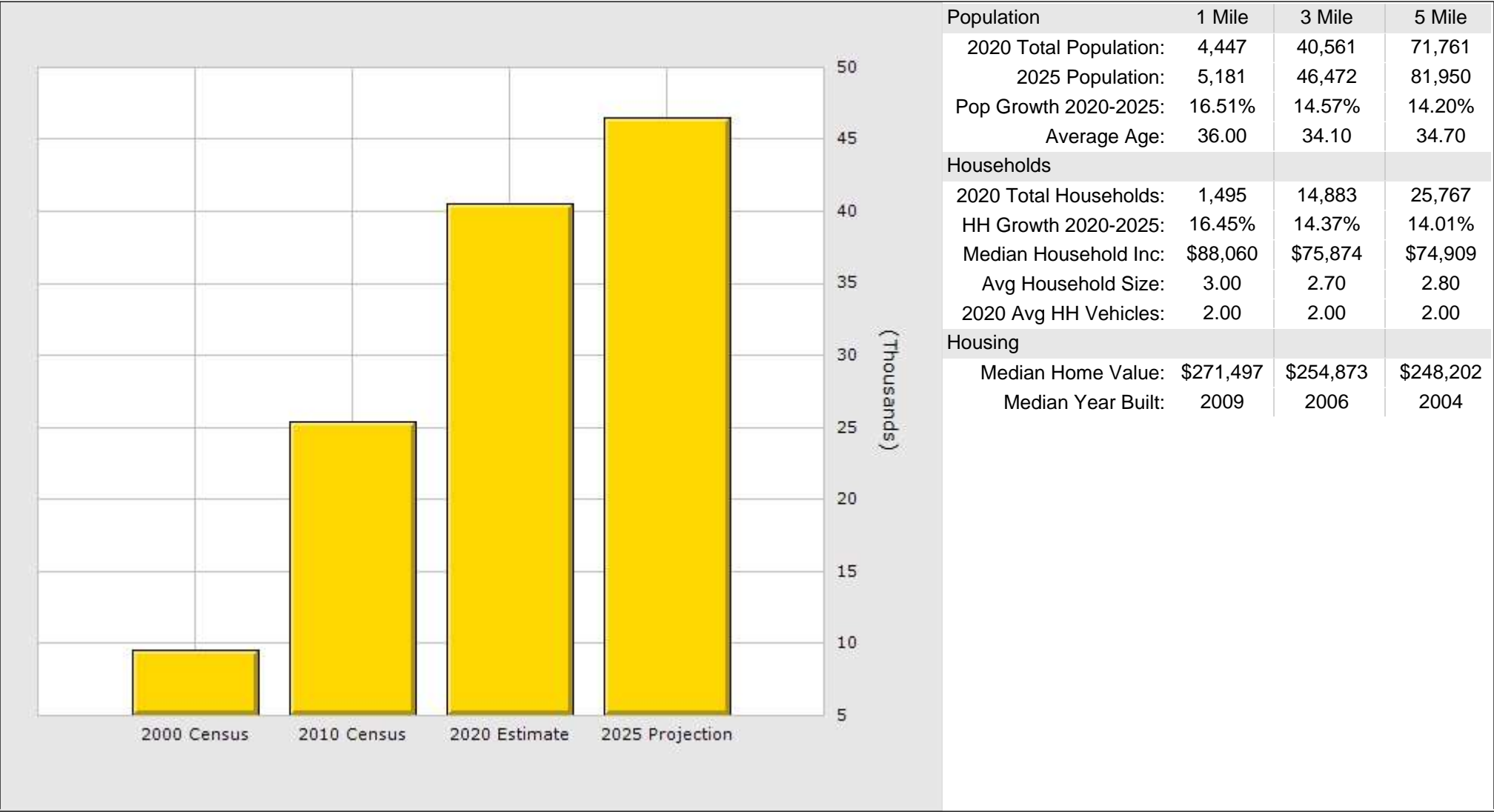
Population for 1 Mile Radius

4411 Veteran's Pky, Murfreesboro, TN 37128



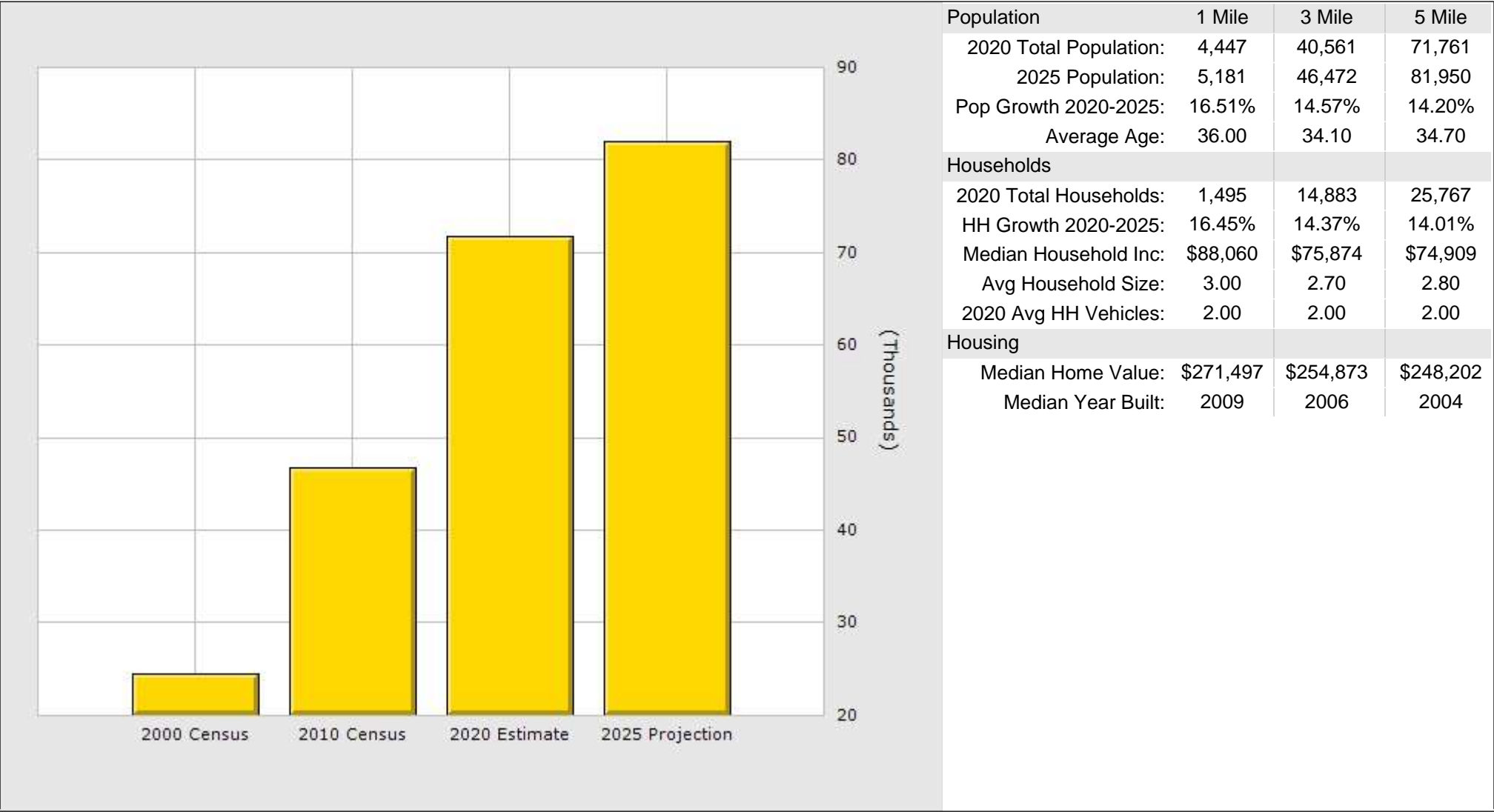
Population for 3 Mile Radius

4411 Veteran's Pky, Murfreesboro, TN 37128



Population for 5 Mile Radius

4411 Veteran's Pky, Murfreesboro, TN 37128

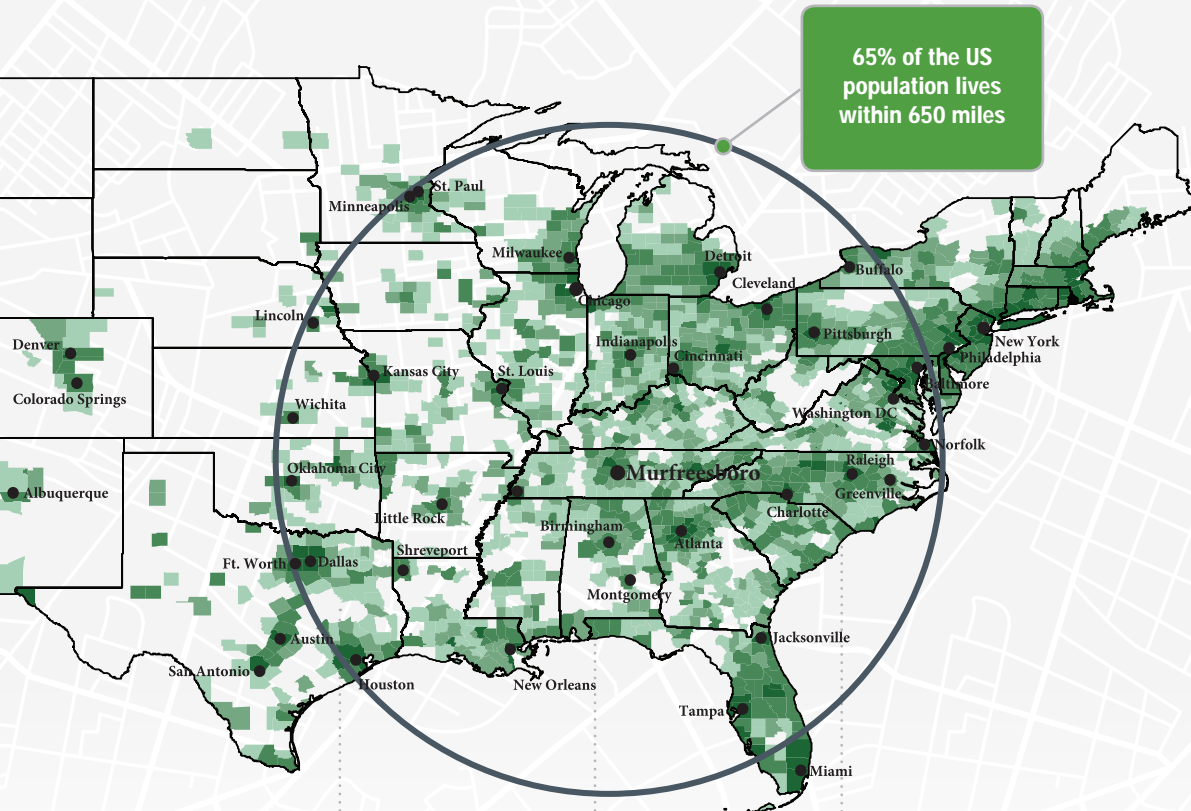


Rutherford County, TN Community Snapshot

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

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
TN.Gov (LAUS)

Quality of Life

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

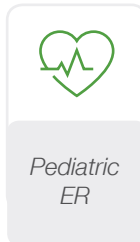
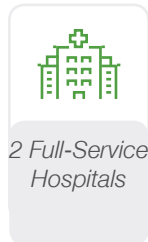


9.1% Lower Cost of Living than US Average

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



Healthcare Hub



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



i3 Verticals
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