



FOR SALE – 1.04 Acre Commercial Lot

Fortress Blvd – Murfreesboro, TN

DETAILS:

- Price: \$23 PSF / \$1,050,000
- Zoned Commercial Hwy
- All Utilities
- Cross Easement access to John Rice Blvd
- Near I-24 Medical Center Pkwy Exit 76 & The Avenue



John Harney
AFFILIATE 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



Wal-Mart
Neighborhood
Fuel Station

NELSON MAZDA
MURFREESBORO



FORTRESS
SQUARE



★ 1.04 Ac Lot



 **TOYOTA** of
Murfreesboro

Walmart
Neighborhood Market

I-24 Exit 76

Fortress Blvd

Medical Center Pkwy

NELSON MAZDA
MURFREESBORO

 **CHEVROLET**

FORTRESS
SQUARE

John Rice Blvd

★
SITE

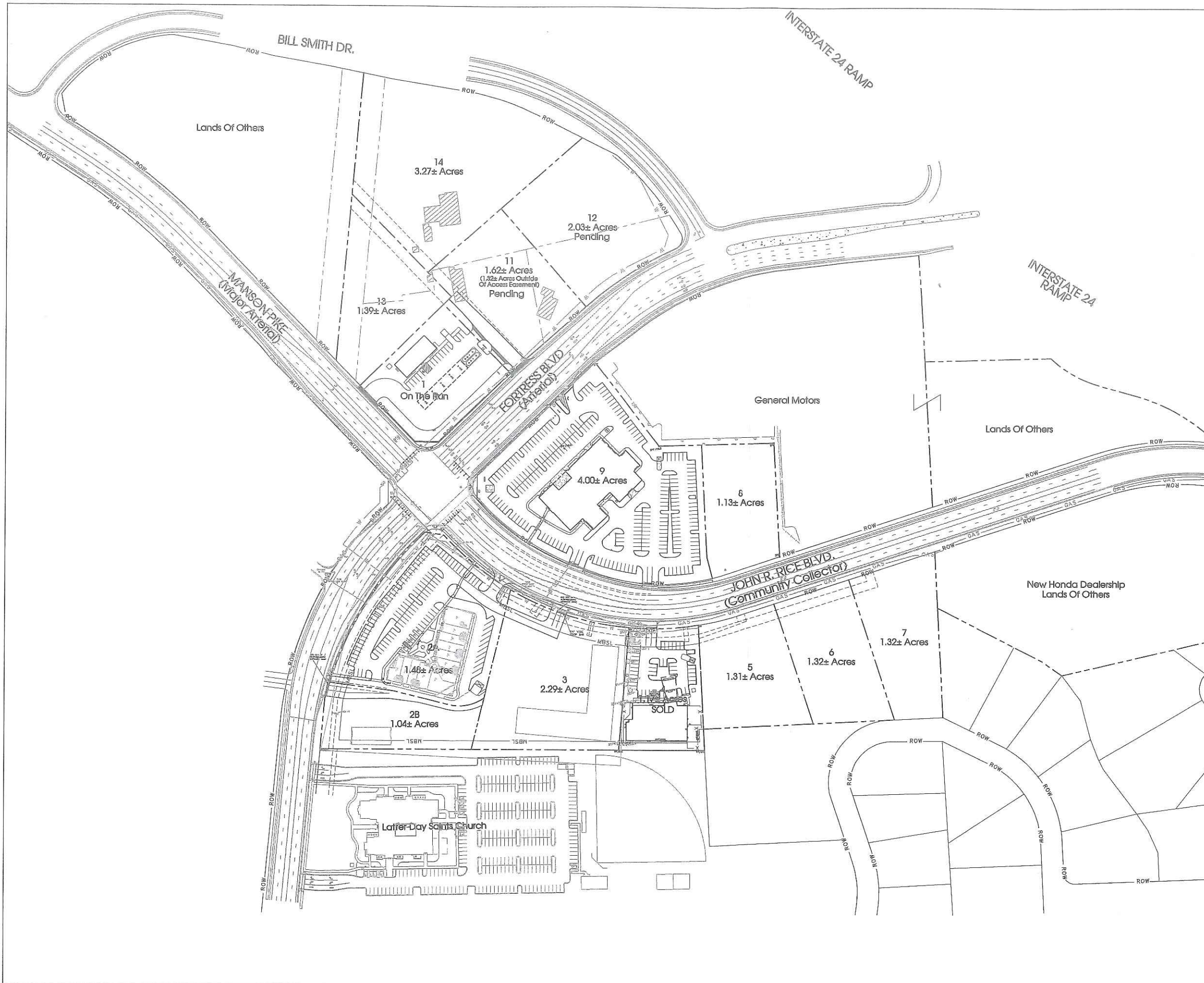
 **Honda**
MURFREESBORO

 **EMBASSY SUITES
HOTELS***

 **THE AVENUE®**
MURFREESBORO

I-24

Rutherford County Agri Center



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
⊙	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
—	EXIST. SIGN POST	⊕	HC SIGN
○	EXIST. SEWER CLEANDOUT	—	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
⊕	EXIST. CATCH BASIN (STORM SEWER)	—	WHEEL STOP
⊕	EXIST. WATER/GAS VALVE	—	CONCRETE SIDEWALK
⊕	EXIST. TELEPHONE RISER	—	EXTRUDED CURB
⊕	EXIST. GAS RISER	—	CURB & GUTTER
⊕	ELECTRICAL ENCLOSURE	→	TRAFFIC ARROW
⊕	EXIST. WATER METER	↩	TURN LANE ARROWS
○	EXIST. UTILITY POLE	⚠	REVISION NUMBER
⊕	EXIST. FIRE HYDRANT	—	DRAINAGE STRUCTURE DESIGNATION
⊕	POST INDICATOR VALVE	—	DRAINAGE PIPE DESIGNATION
⊕	BLOW OFF VALVE	⊕	RP RAP
⊕	REDUCER	→	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	□	INLET FILTER PROTECTION
⊕	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	(63.25)	EXIST. SPOT ELEVATION
⊕	FIRE DEPT. CONNECTION	→	SEWER/STORM FLOW DIRECTION
⊕	FIRE HYDRANT	⊕	CATCH BASIN
⊕	GATE VALVE & BOX	⊕	CURB INLET
⊕	WATER METER	⊕	AREA DRAIN
⊕	GAS METER	—	HEADWALL
⊕	GREASE TRAP	—	WINGED HEADWALL
⊕	EXTERIOR CLEANOUT ECO	—	CONCRETE SWALE
⊕	MANHOLE	⊕	TYPE-X HEADWALL

EXISTING PHONE	—	FH
EXISTING ELECTRIC	—	OH
PROPERTY LINE	—	
EASEMENTS	—	
RIGHT OF WAY	—	ROW
EROSION CONTROL SILT FENCE	—	SF SF
EROSION EEL	—	E E E
EXISTING TREELINE	—	
EXISTING FENCELINE	—	X X X X
MINIMUM BUILDING SETBACK LINE	—	
PHASE BOUNDARY	—	
EXISTING GAS LINE	—	GAS
PROPOSED GAS LINE	—	GAS
EXISTING STORM	—	STM
PROPOSED STORM	—	STM
EXISTING CONTOUR LINES	—	601
PROPOSED CONTOUR LINES	—	601
EXISTING SANITARY SEWER	—	SS
PROPOSED SANITARY SEWER	—	SS
EXISTING WATER	—	W
PROPOSED WATER	—	W

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS: 6-19-17: DR. COMMENTS

DRAWN: SJA/CFB3
 DATE: 5-25-17
 CHECKED:
 MAT
 FILE NAME:
 03123w12.dwg
 SCALE:
 1" = 100'
 JOB NO.
 03123
 SHEET:
 3 of 9

811
 Know what's below.
 Call before you dig.

SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 MURFREESBORO, TENNESSEE 37129
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 890-2607
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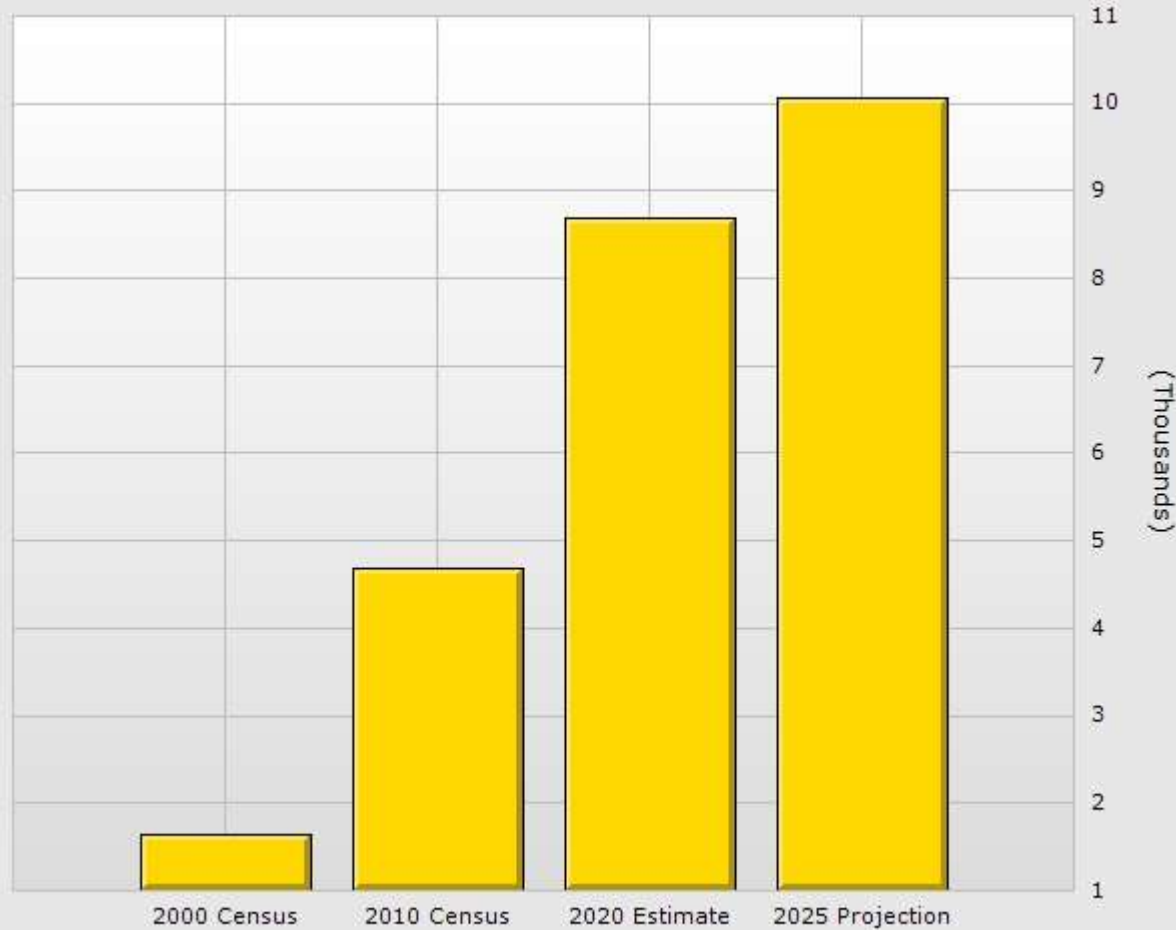
REVISIONS
 (Not intended for publication)

Fortress Square
 Murfreesboro, Tennessee

Master Plan

Population for 1 Mile Radius

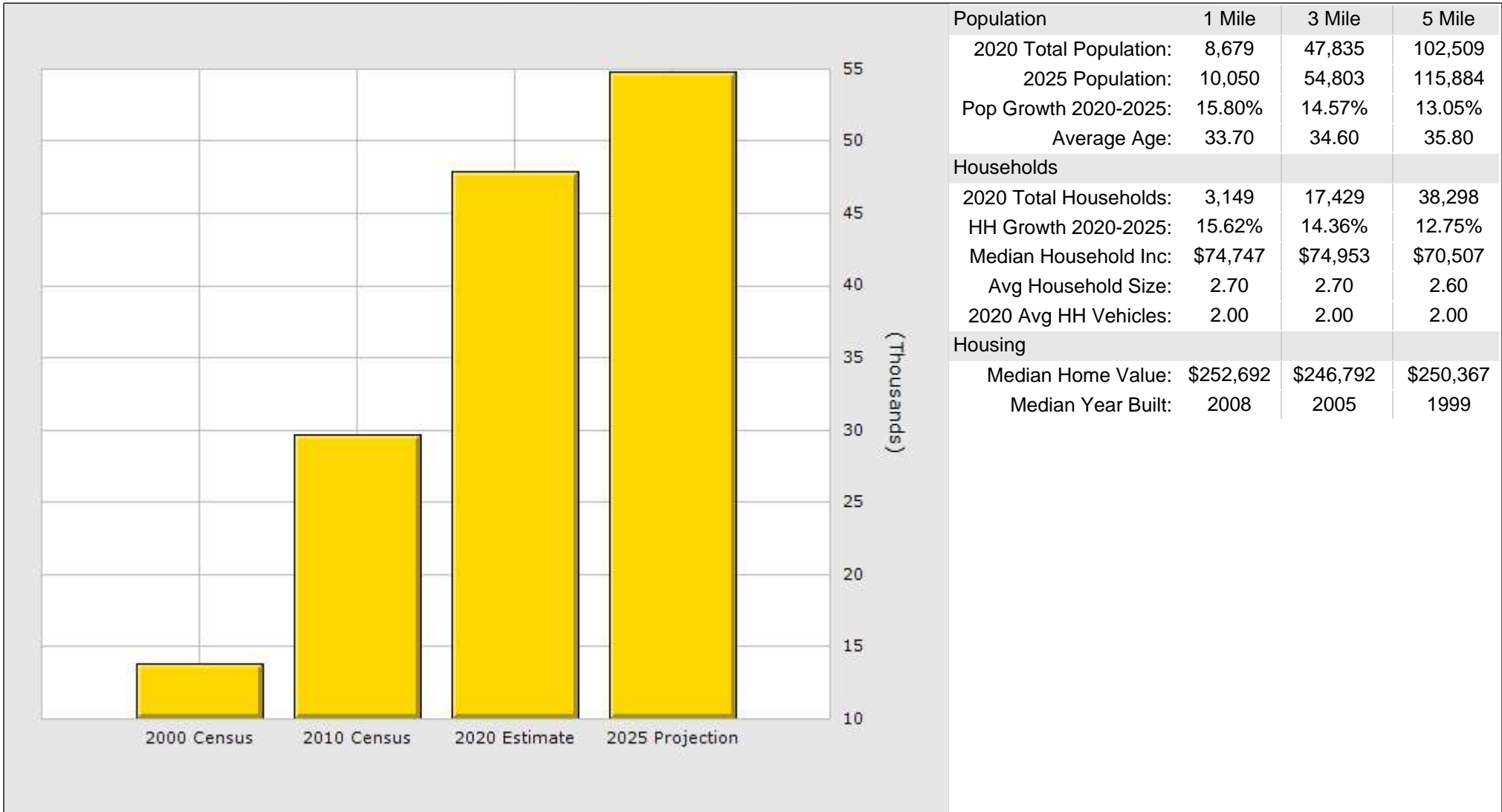
1144 Fortress Blvd, Murfreesboro, TN 37128



Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	8,679	47,835	102,509
2025 Population:	10,050	54,803	115,884
Pop Growth 2020-2025:	15.80%	14.57%	13.05%
Average Age:	33.70	34.60	35.80
Households			
2020 Total Households:	3,149	17,429	38,298
HH Growth 2020-2025:	15.62%	14.36%	12.75%
Median Household Inc:	\$74,747	\$74,953	\$70,507
Avg Household Size:	2.70	2.70	2.60
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$252,692	\$246,792	\$250,367
Median Year Built:	2008	2005	1999

Population for 3 Mile Radius

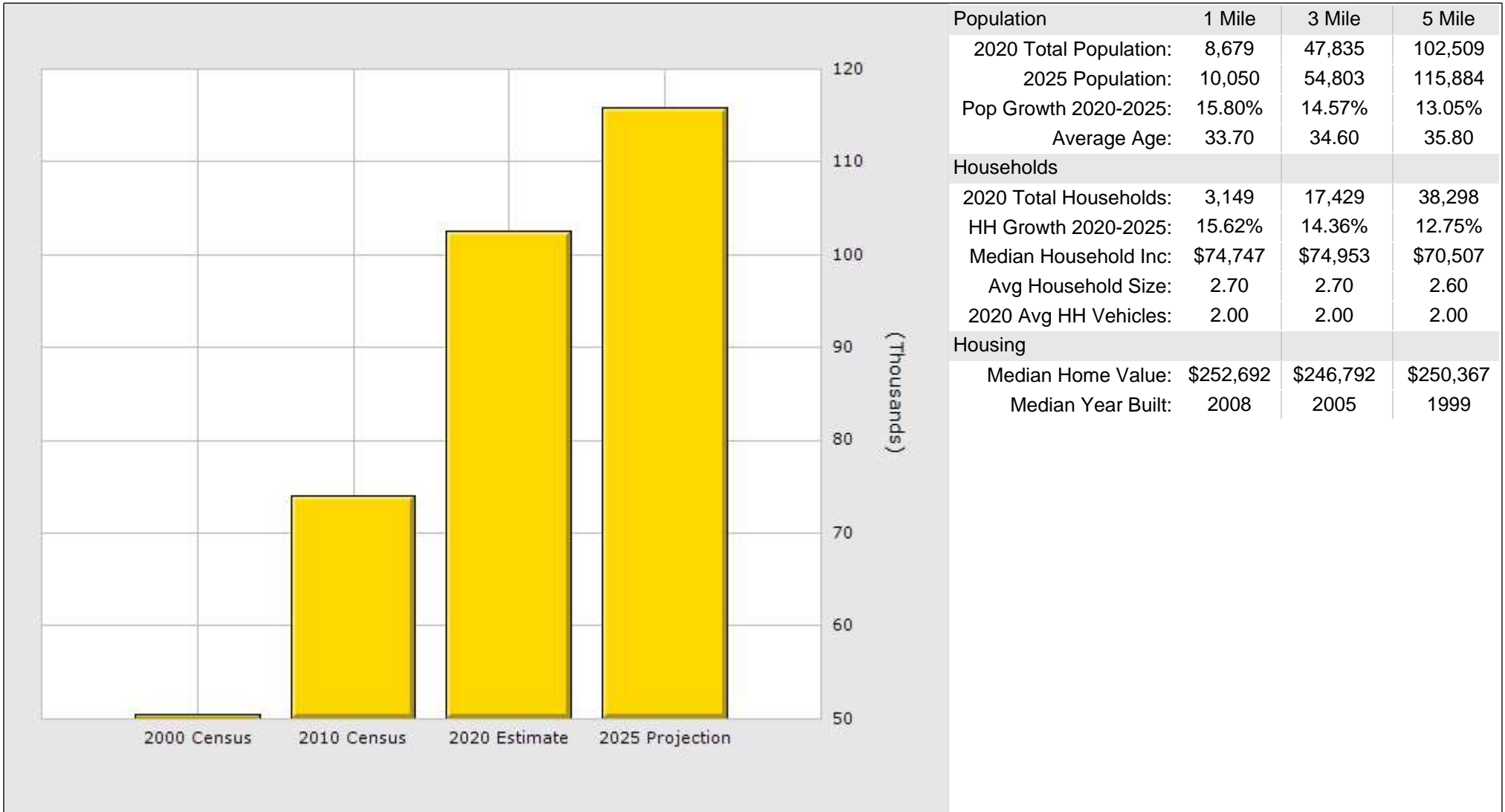
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Population for 5 Mile Radius

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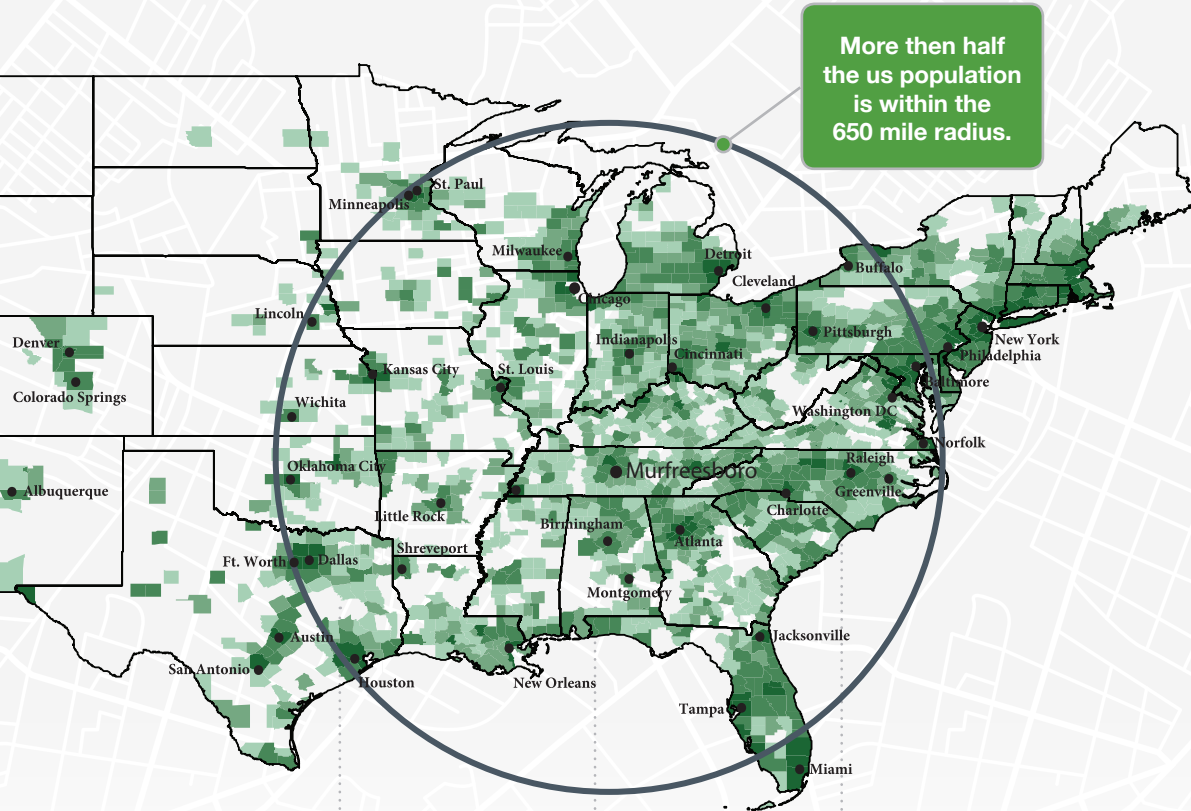


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Rutherford County, TN Community Snapshot

rutherford
works

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



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
1,028 Employees

ADIENT
1,000 Employees

BRIDGESTONE
975 Employees

rutherford
works

Quality of Life

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

2 Full-Service Hospitals

New Children's Hospital

Pediatric ER

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