



FOR SALE or BUILD TO SUIT— 2.29 Acre Lot

John R Blvd & Fortress Blvd – Murfreesboro, TN

DETAILS:

- Price: \$22.50 PSF / \$2,245,000
- Zoned Commercial Hwy
- All Utilities
- Cross Easement Access to Fortress Blvd
- Near I-24 Medical Center Pkwy Exit 76 & The Avenue



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THE PARKS GROUP
COMMERCIAL REAL ESTATE



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Wal-Mart
Neighborhood
Fuel Station

NELSON MAZDA
MURFREESBORO



FORTRESS
SQUARE

★
2.29 Ac Lot





I-24 Exit 76

Fortress Blvd

Medical Center Pkwy



John Rice Blvd

FORTRESS SQUARE

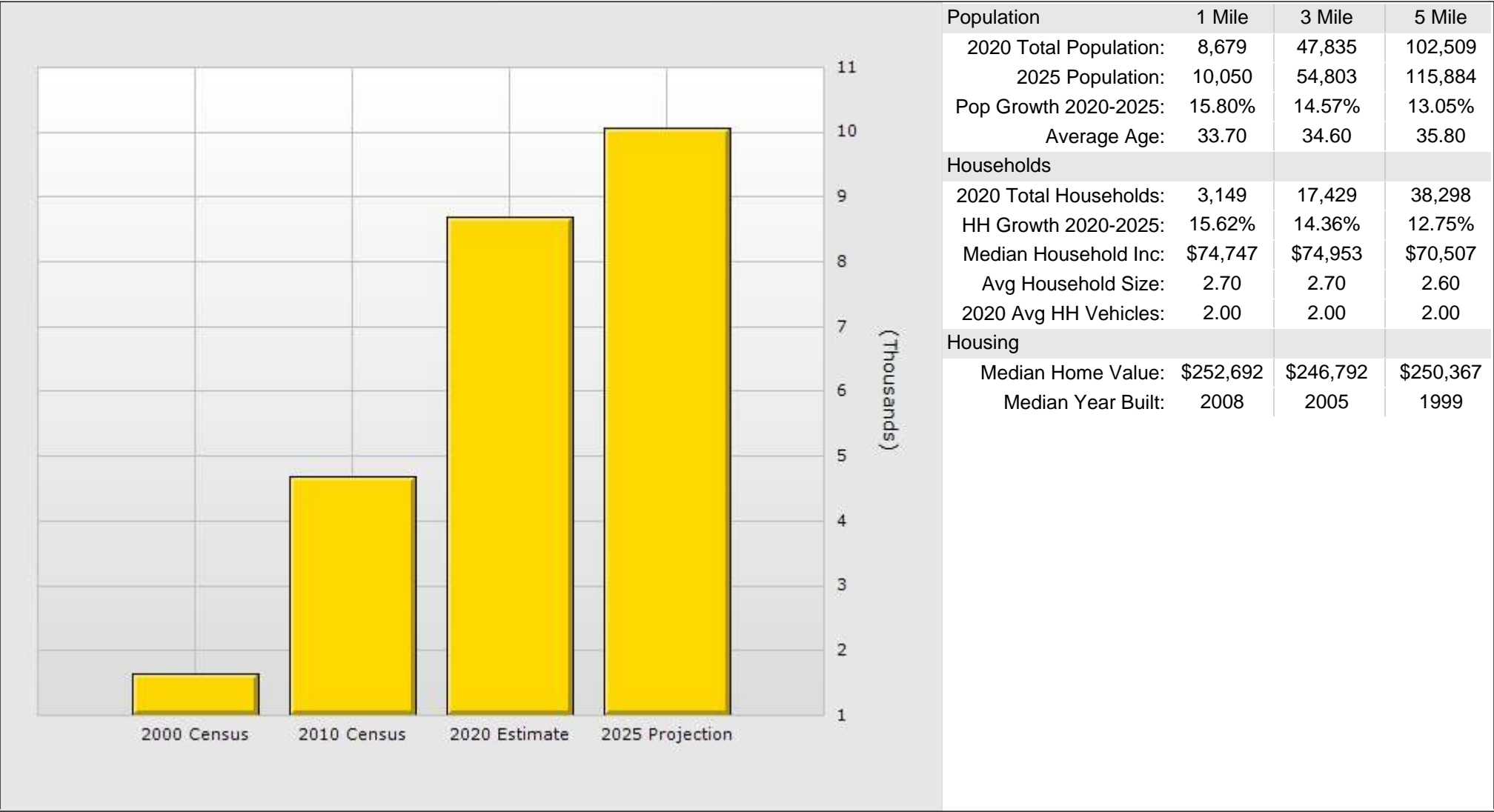


I-24

Rutherford County Agri Center

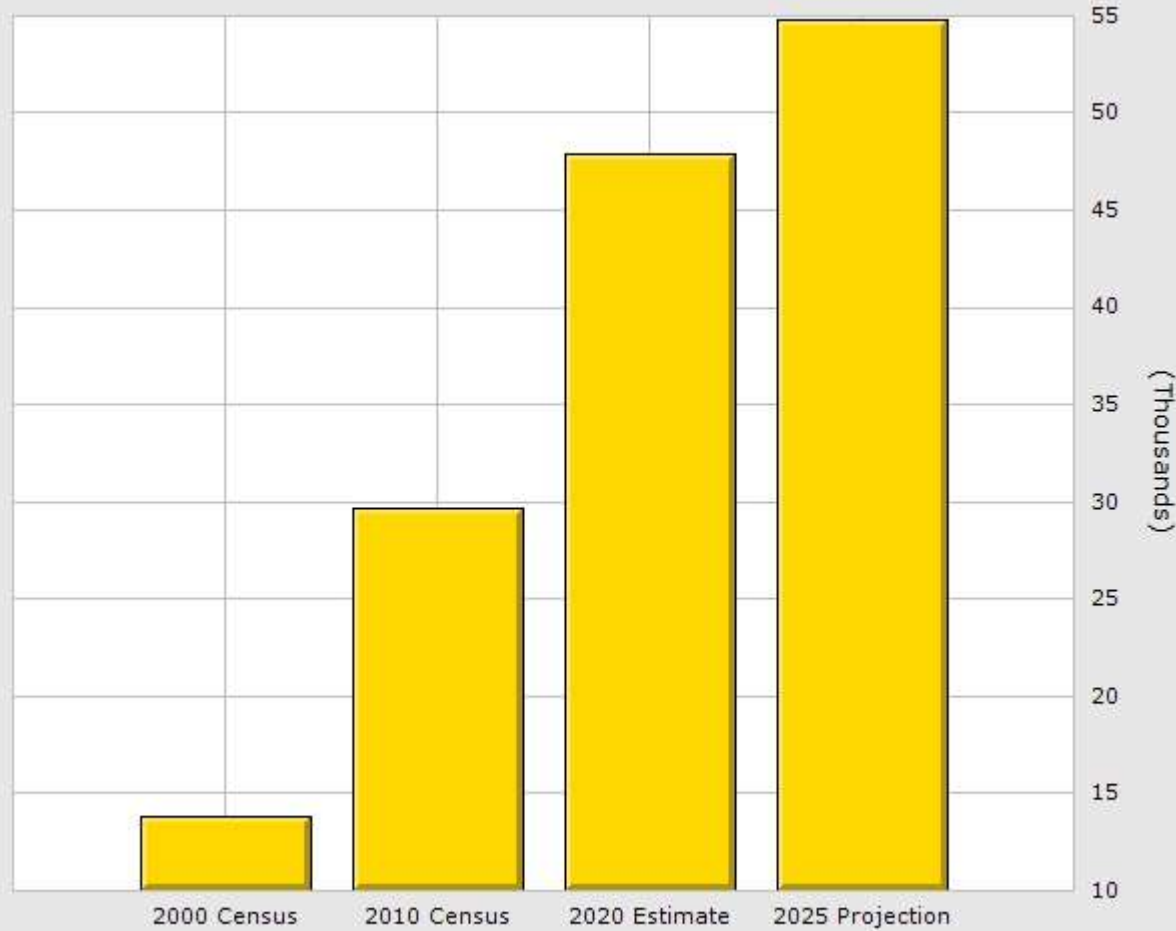
Population for 1 Mile Radius

1144 Fortress Blvd, Murfreesboro, TN 37128



Population for 3 Mile Radius

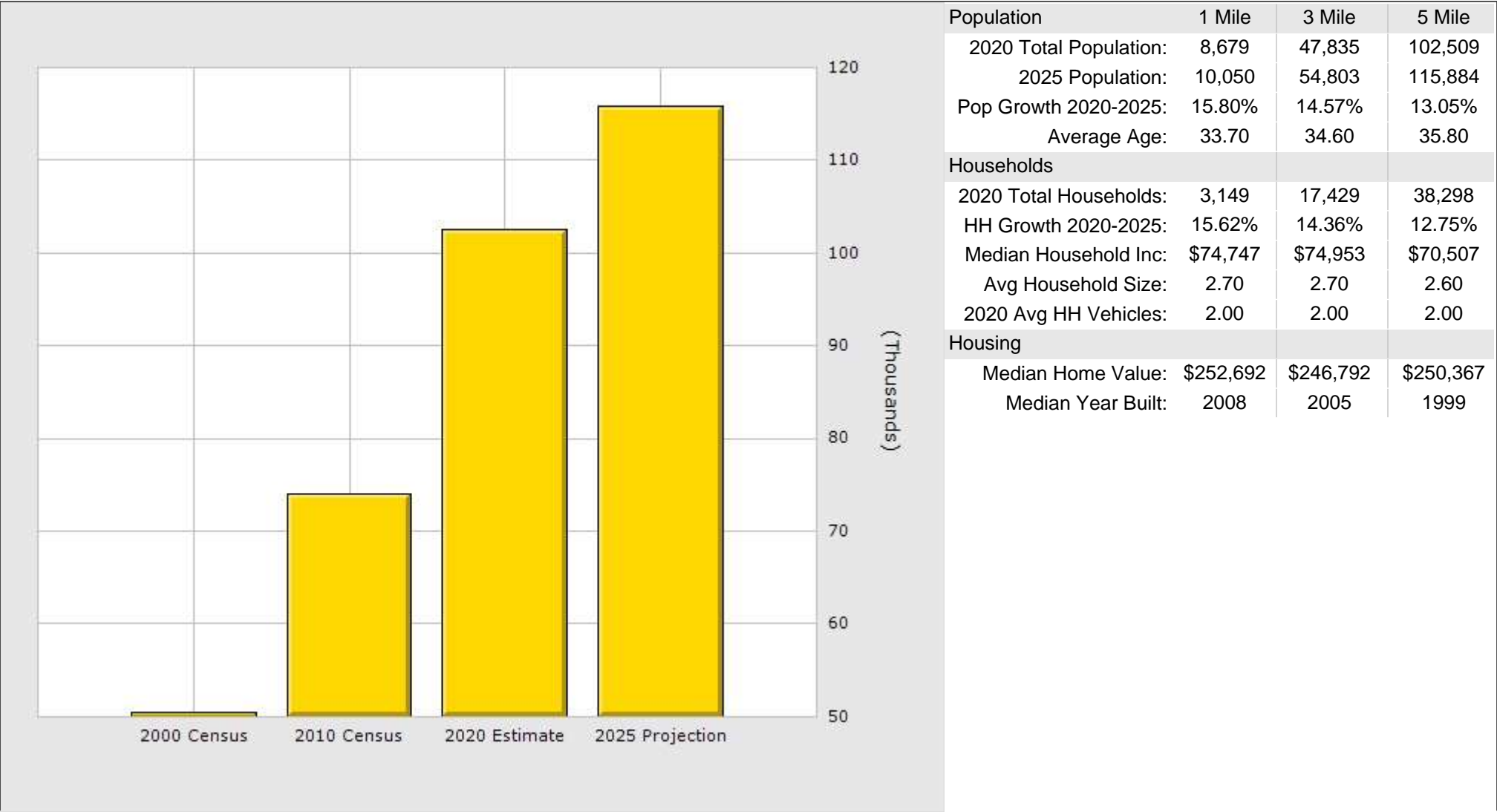
1144 Fortress Blvd, Murfreesboro, TN 37128



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 5 Mile Radius

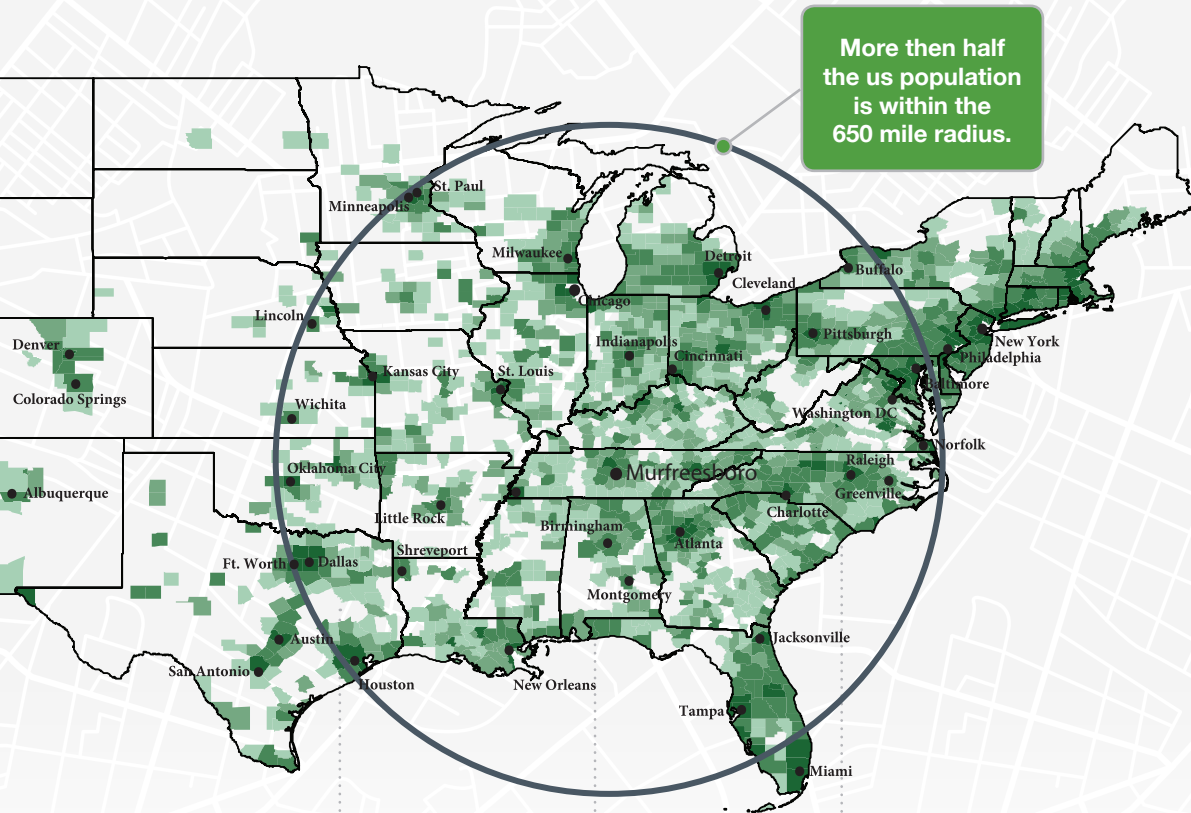
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Rutherford County, TN Community Snapshot

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
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

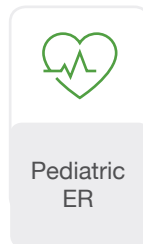
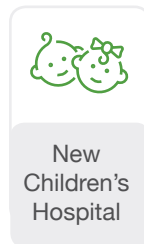
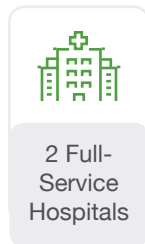


9.1% Lower Cost of Living than US Average

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