



# FOR SALE – 19.92 Ac & 10.6 Ac Commercial Sites

## Agripark Drive – Murfreesboro, TN



### DETAILS:

- **Price: \$350,000 per acre**
- **Owner Will Divide**
- **Zoned Commercial Hwy & RS-15**
- **All Utilities Available**
- **Frontage on both Agri-Park Drive & Gresham Lane**

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



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19.92 Acres

Zoned RS-15

Zoned CH

12.6 Acres

Clairmont Dr

Gresham Ln

Agripark Dr

Makayla Ct

Old Fort Pkwy

417'

141'

486'

124'

966'

231°

1005'

246°

230°





Elderberry Way

Milkweed Dr

Almar Knot Dr

Edna May Dr

Sharondale Dr

Clairmont Dr

Olympus Hillwood

Sam's Club

**SITE**

Auto Zone Auto Parts

Little Caesars Pizza

Texas Roadhouse

Clarion Inn

**WATSON**

Kroger

Social Security Administration

Middle Tennessee Electric Membership...

AMC CLASSIC Murfreesboro 16

Old Time Pottery Murfreesboro

Pennsauken Ct

Franklin Heights Dr

Quaker Ct

Agripark Dr

John R Rice Blvd

Cason Ln

River Rock Blvd

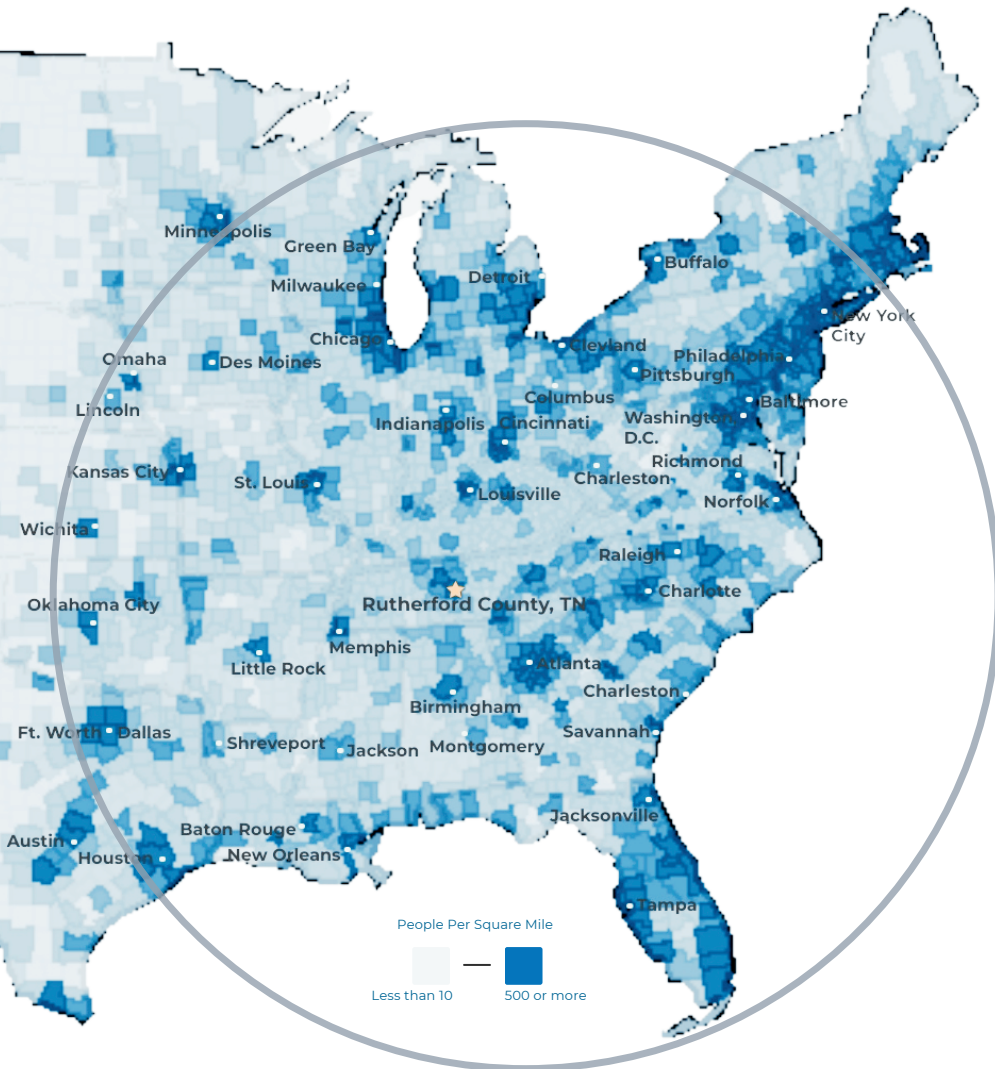
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Map data ©2020

# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #3** Boomtown in America  
- SmartAsset 2022
- #1** largest suburb  
of Nashville, TN
- #1** largest university in  
Middle Tennessee  
- Nashville Business Journal
- #4** metro for economic  
strength  
- Policom 2022
- 4<sup>th</sup>** best small city to buy  
a home in the U.S.  
- WalletHub 2021
- 8<sup>th</sup>** fastest growing  
midsize city in the U.S.  
- Census 2020
- 50%** Of U.S. Population lives  
with 650 mile radius

## RUTHERFORD COUNTY INSIGHTS

**3** major  
interstates

**1.6** million residents  
within a 45 min  
drive

**12** million people  
within a 2.5 hour  
drive

**#1** elementary, middle  
and high schools in  
Tennessee

**30** minutes to Nashville  
attractions

**5** hospital expansions  
since 2018 serving  
infants to seniors

## LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

## 2022 RUTHERFORD COUNTY QUICK FACTS

### Population

357,835

### Median Home Price

\$402,162

### 3 Colleges

25,000 students

### Median Age

33

### Median HH Income

\$71,549

### College Degrees

42% hold Associate or above

## LABORFORCE DATA

	County	Tennessee	United States
Labor Force	195,178	3,337,977	164,462,618
Unemployment Rate	2.6%	3.2%	3.7%
Labor Force Participation Rate	71.5%	58.8%	61.9%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of January 2023

## RECENT ANNOUNCEMENTS



Oshkosh Corporation subsidiary McNeilus creating 230 jobs to manufacture commercial vehicles within Murfreesboro in 845K sf building.



North American HQ & Manufacturing Facility UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.



Divisional HQ, R&D & Manufacturing Operation Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

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