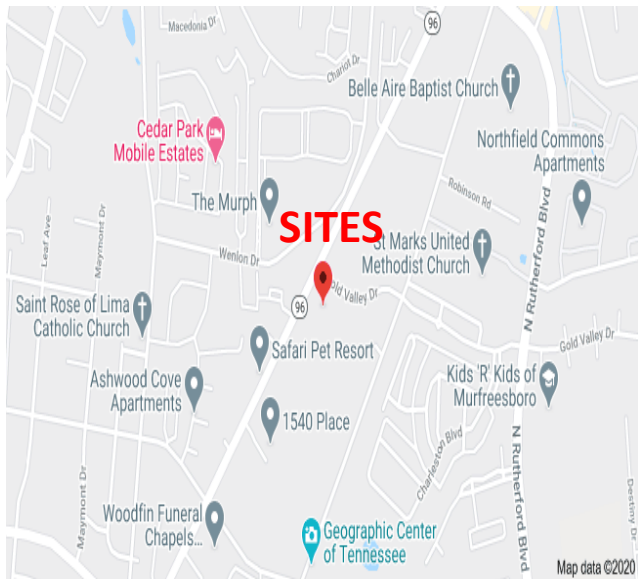




FOR SALE – Commercial Lots

Lascassas Pike & Gold Valley Dr – Murfreesboro, TN



DETAILS:

- **1 +/- Ac Corner Lot \$575,000**
 - Zoned Commercial Local
 - All utilities
 - 91 ft frontage on Lascassas Pike & 293 ft frontage on Gold Valley Drive
-
- **1 +/- Ac Lot \$400,000**
 - Zoned Residential/Potential Commercial

Co-Listing Agent:

Bill Carey

AFFILIATE BROKER

615.849.5597

careyb@realtracs.com

TN LIC# 7338

THE PARKS GROUP
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7

Murfreesboro, TN 37129

615.896.4045

www.parks-group.com

Co-Listing Agent:

John Harney

AFFILIATE BROKER

615.542.0715

johnh@parks-group.com

TN LIC# 221569



Lascassas Pike

1 Acre Site

217'

1.01 Acre Site

238'

The Rutherford
Memory Care

96

20'

293'

91'

Gold Valley Dr

Gold Valley Dr

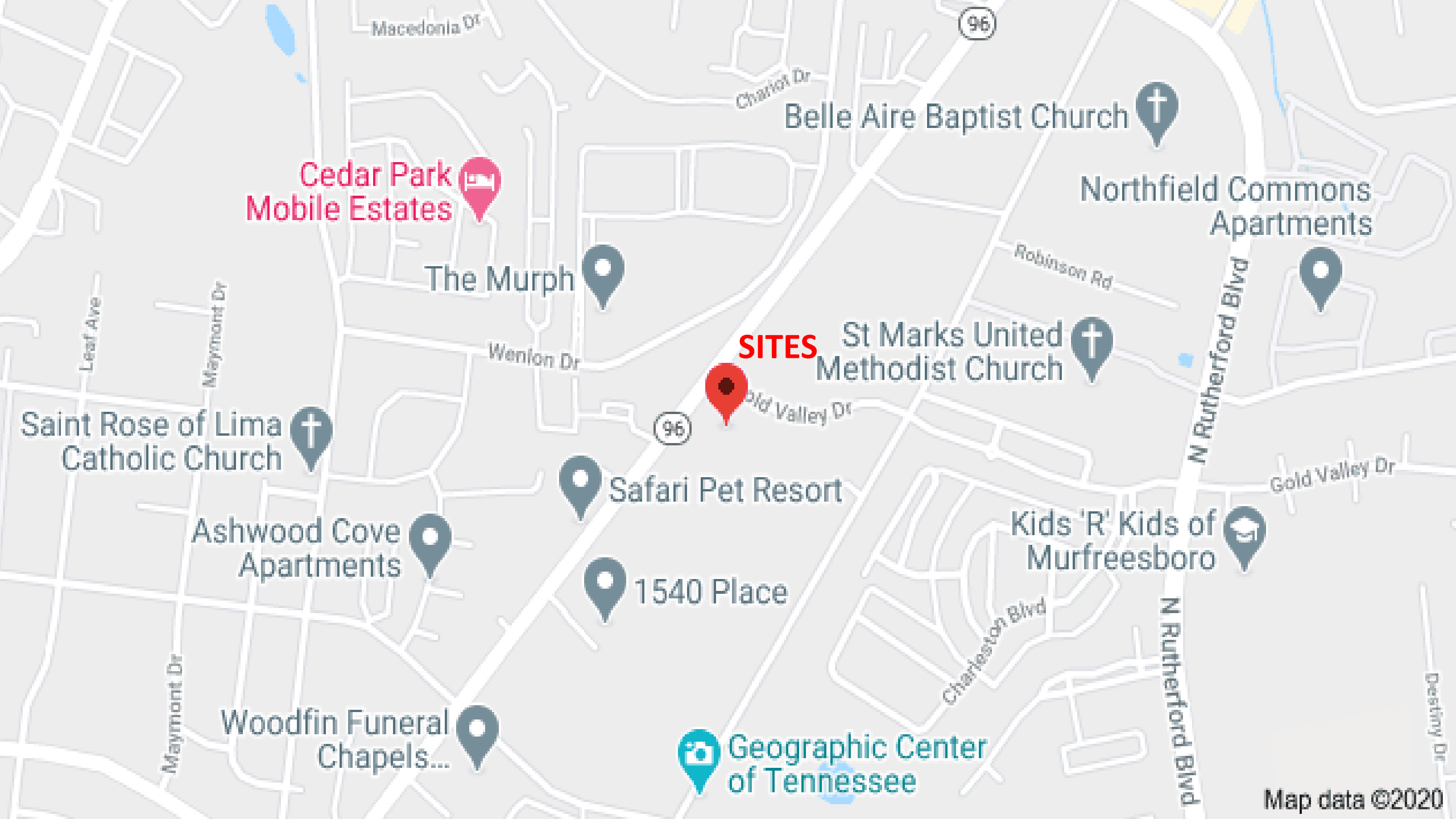
Gold Valley Dr

Gold V

Middle
Tennessee
State
University

The Rutherford Assisted Living





Cedar Park
Mobile Estates

The Murph

Belle Aire Baptist Church

Northfield Commons
Apartments

SITES

St Marks United
Methodist Church

Saint Rose of Lima
Catholic Church

Safari Pet Resort

Ashwood Cove
Apartments

1540 Place

Kids 'R' Kids of
Murfreesboro

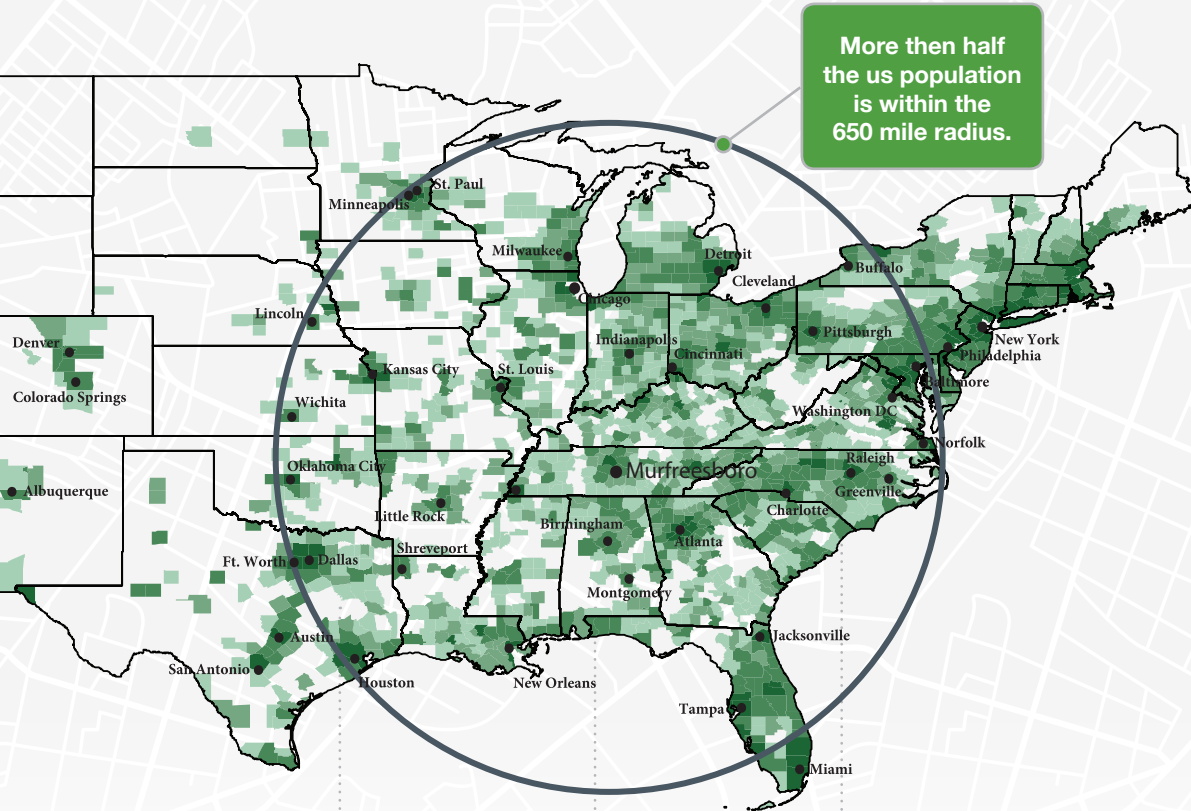
Woodfin Funeral
Chapels...

Geographic Center
of Tennessee

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