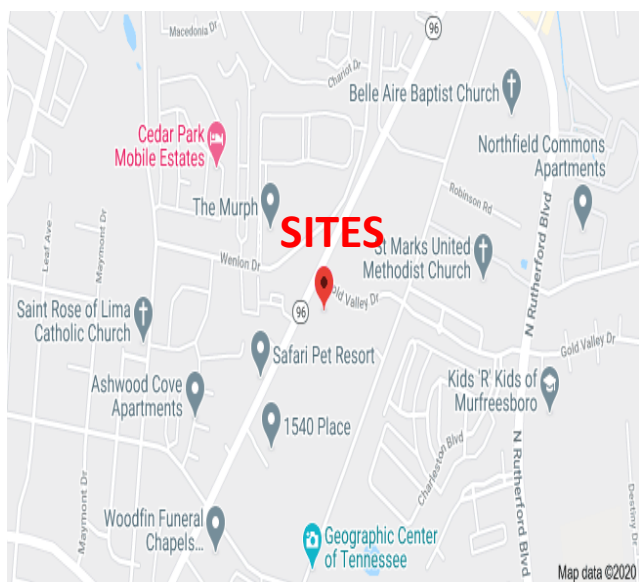




FOR SALE – Commercial Lots

Lascassas Pike & Gold Valley Dr – Murfreesboro, TN



DETAILS:

- **Price: \$325,000 per acre** (subject to sellers approval of both parcel sizes & buildings included)
- 1.01 Corner Lot - Zoned Commercial Local
- All utilities
- 91 ft frontage on Lascassas Pike & 293 ft frontage on Gold Valley Drive
- 1 Acre Lot – Zoned Residential

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

96

91'

20'

Gold Valley Dr

293'

Gold Valley Dr

238'

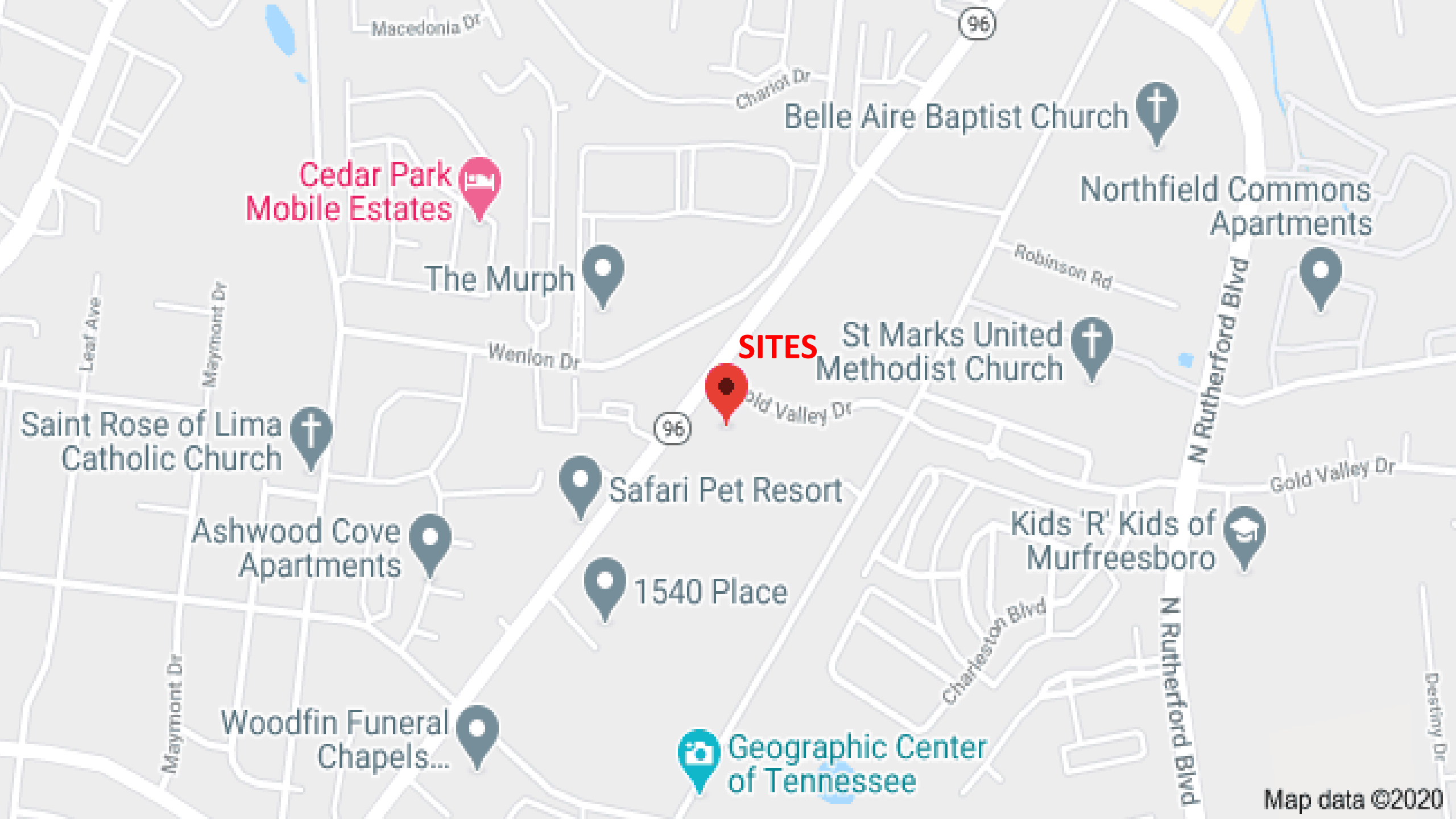
Gold Valley Dr

The Rutherford
Memory Care

Middle
Tennessee
State
University

The Rutherford Assisted Living

Gold V



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

Ashwood Cove
Apartments

Safari Pet Resort

1540 Place

Kids 'R' Kids of
Murfreesboro

Woodfin Funeral
Chapels...

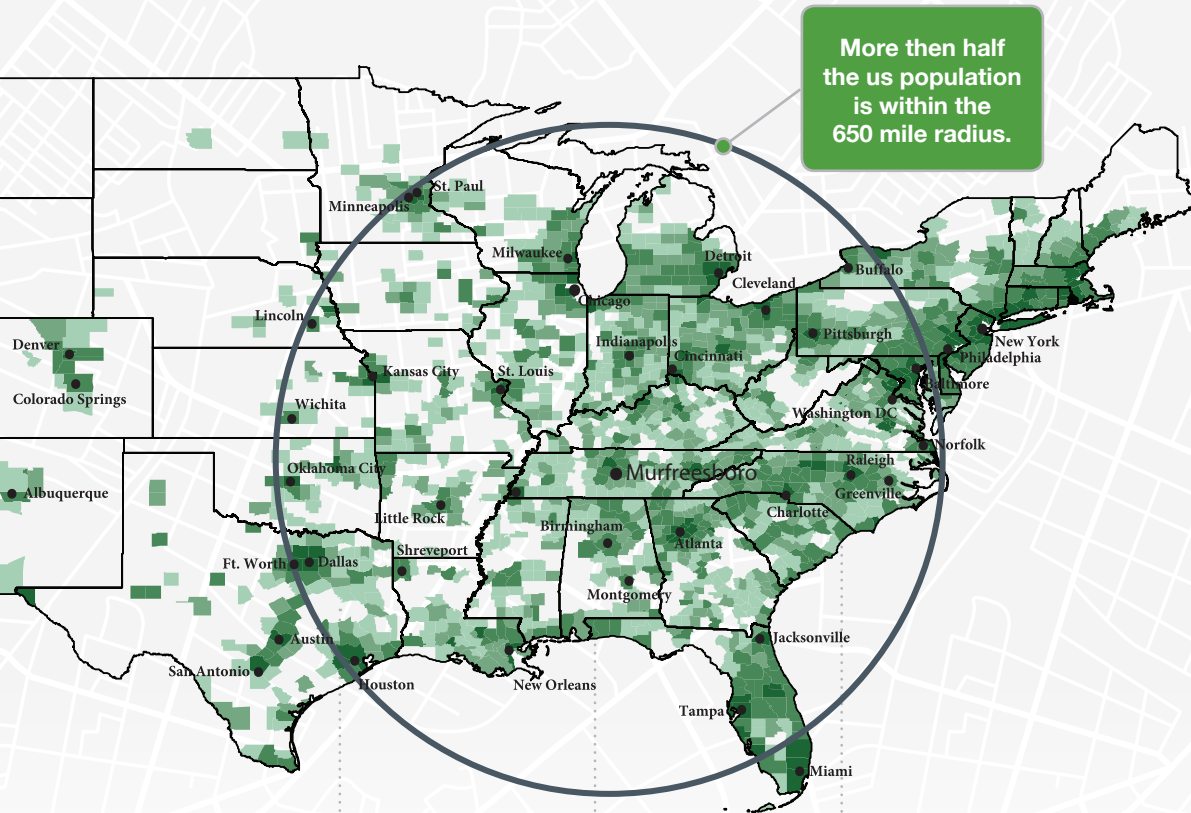
Geographic Center
of Tennessee

Map data ©2020

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

StateFarm

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

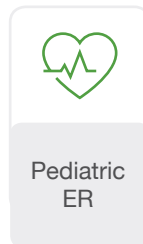
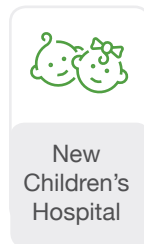
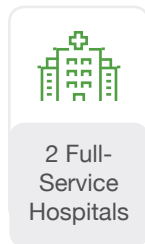


9.1% Lower Cost of Living than US Average

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