



FOR SALE – Commercial Lots

Agripark Drive & Makayla Ct – Murfreesboro, TN



DETAILS:

- Price: \$10 - \$15 PSF
- Lot sizes from .71 Ac to 1.03 Ac
- Zoned Commercial Hwy
- All Utilities
- Just off Old Fort Pkwy/Franklin Rd
- Good level topo

Co-Listing Agent:

Bill Carey

AFFILIATE BROKER

615.849.5597

careyb@realtracs.com

TNLIC# 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

TNLIC# 221569



Lot 8
0.74 AC
\$10 PSF

Lot 9
0.71 AC
\$12 PSF

Lot 10
0.91 AC
\$14 PSF

Lot 7
1.01 AC
\$10 PSF

Lot 6
0.84 AC
\$12 PSF

Lot 5
1.03 AC
\$15 PSF

OLD FORT PKWY/HWY 96

Agripark Drive

Makayla Ct

Old Fort Pkwy

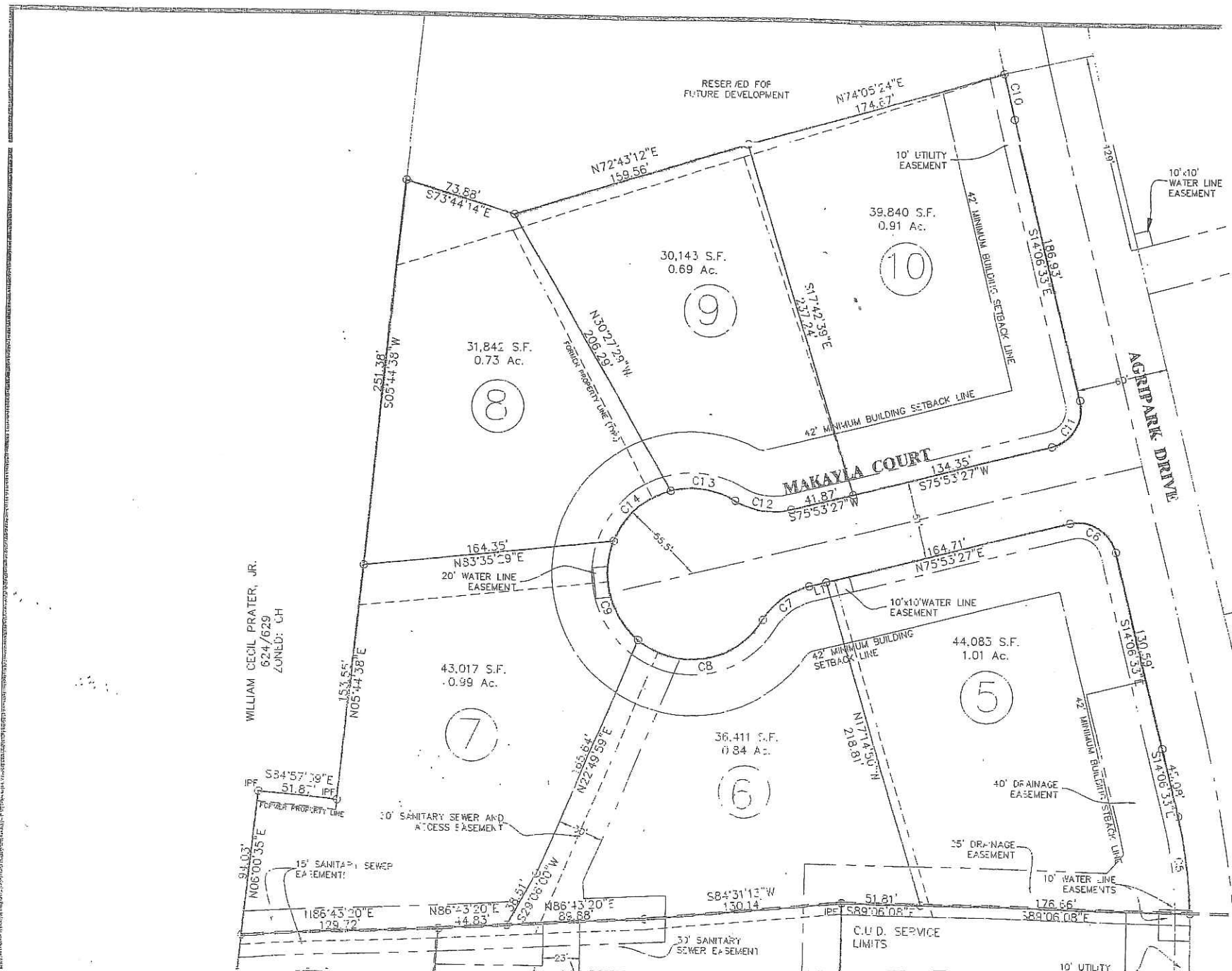
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96

Old Fort Pkwy

9



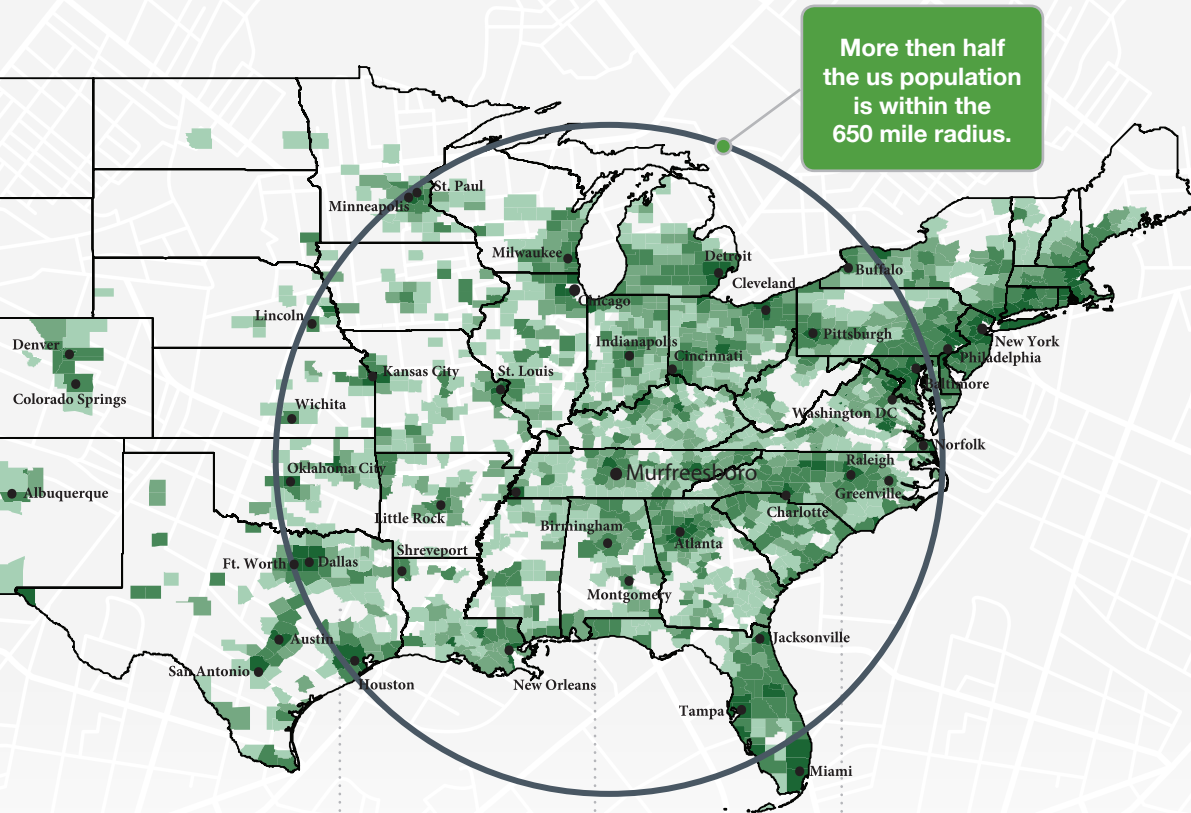




Rutherford County, TN Community Snapshot

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

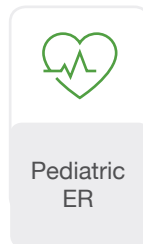
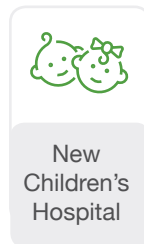
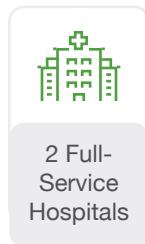


9.1% Lower Cost of Living than US Average

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