



FOR SALE – Commercial Lots

Agripark Drive & Makayla Ct – Murfreesboro, TN



DETAILS:

- Price: \$12 - \$16 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

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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AFFILIATE BROKER

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TNLIC# 221569

Lot 8
0.74 AC
\$12 PSF

Lot 9
0.71 AC
\$14 PSF

Lot 10
0.91 AC
\$15 PSF

Lot 7
1.01 AC
\$12 PSF

Lot 6
0.84 AC
\$14 PSF

Lot 5
1.03 AC
\$16 PSF

OLD FORT PKWY/HWY 96

Old Fort Pkwy

96

96



Old Fort Pkwy

96



Elderberry Way

Milkweed Dr

Edna May Dr

Sharondale Dr

Clairmont Dr

Olympus Hillwood

Sam's Club

GO USA Fun Park

Little Caesars Pizza

SITE

Auto Zone Auto Parts

Texas Roadhouse

Clarion Inn

WATSON

Kroger

AMC CLASSIC
Murfreesboro 16

Social Security
Administration

Middle Tennessee
Electric Membership...

Old Time Pottery
Murfreesboro

Pennsauken Ct

Franklin Heights Dr

Quaker Ct

Cason Ln

River Rock Blvd

John R Rice Blvd

Map data ©2020

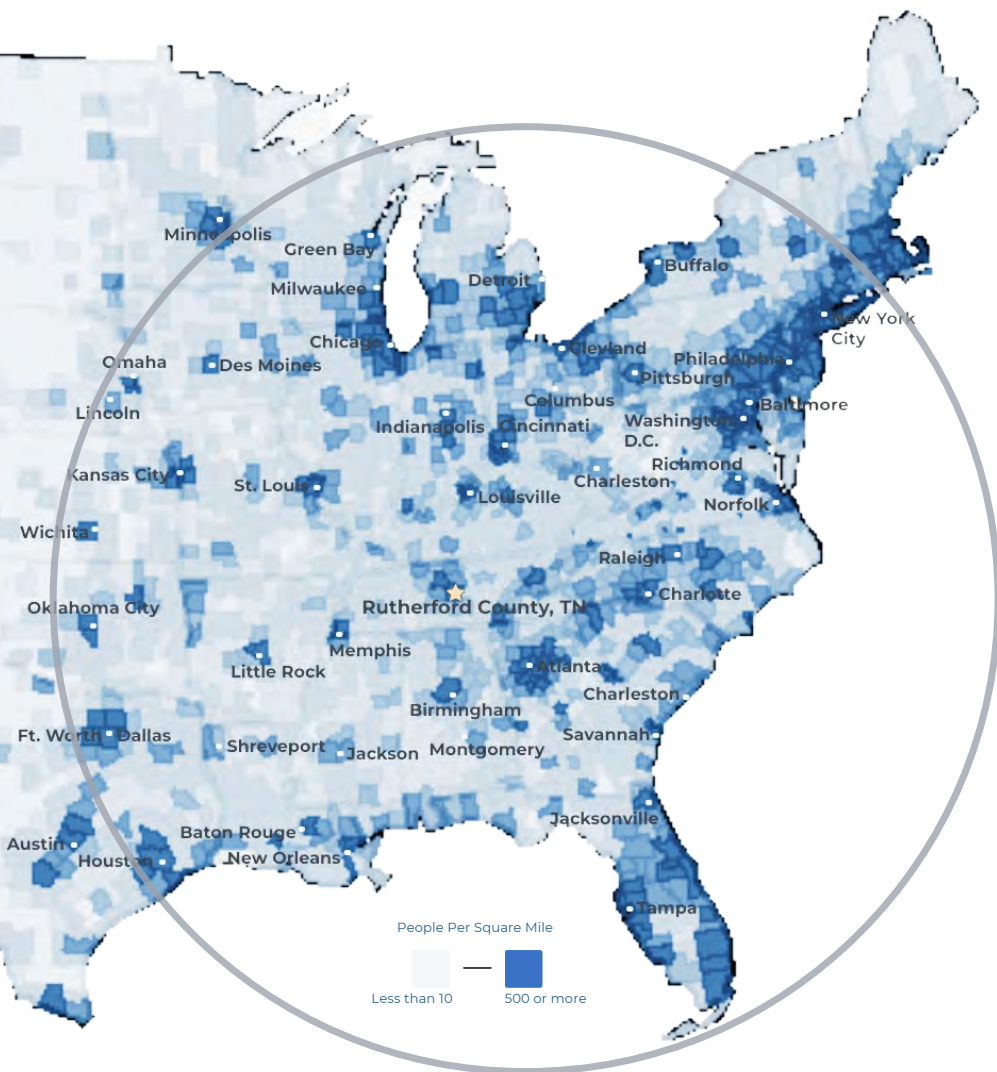
COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

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

4th best small city to buy
a home in the U.S.
- WalletHub 2021

8th 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	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

2023 RUTHERFORD COUNTY QUICK FACTS

Population

369,868

Median Home Price

\$415,000

3 Colleges

25,000 students

Median Age

34

Median HH Income

\$81,505

College Degrees

43% hold Associate or above

LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.4%	3.5%	3.7%
Labor Force Participation Rate	68.0%	59.2%	62.2%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of January 2024

RECENT ANNOUNCEMENTS

McNeilus

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



BJ's Wholesale Club, a leading operator of membership warehouse clubs, opened a 100,000-square-foot building in LaVergne, TN in June of 2023.



SEWART'S LANDING

Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos

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