



FOR SALE: 131 Industrial Blvd – LaVergne, TN 13,400 OFFICE BUILDING on 1.3 ACRES



DETAILS:

- **Price: \$2,900,000**
- 13,400 SF Office Building
- Former Truck Line Corporate Headquarters with Multiple Offices, Conference Rooms & Operations Center
- Immediate access to Exit 64 & I-24
- Visibility from on I-24
- Traffic Count on I-24: Approx. 158,302

John Harney
BROKER

615.542.0715
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TNLIC# 221569

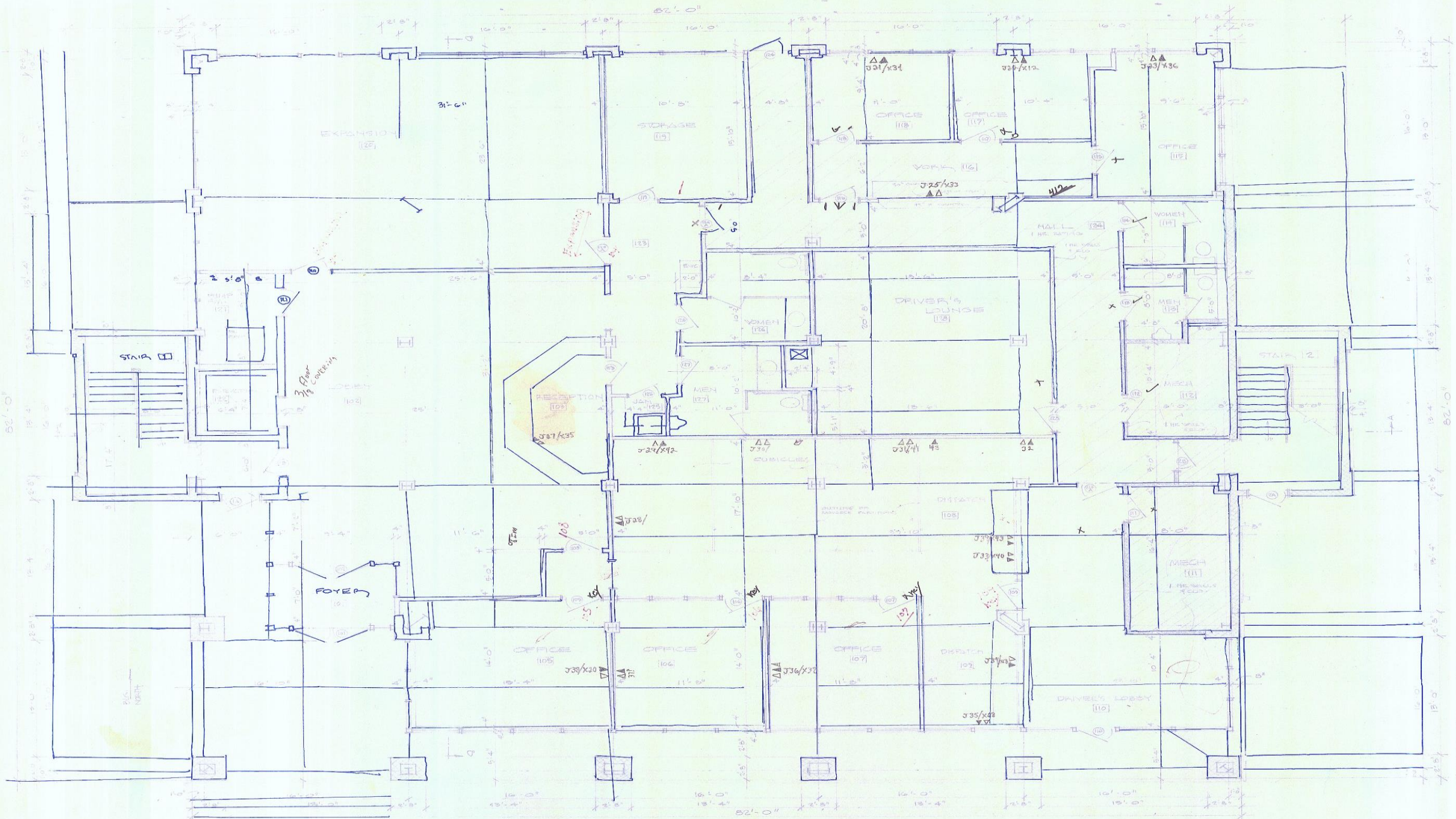
THE PARKS GROUP
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129

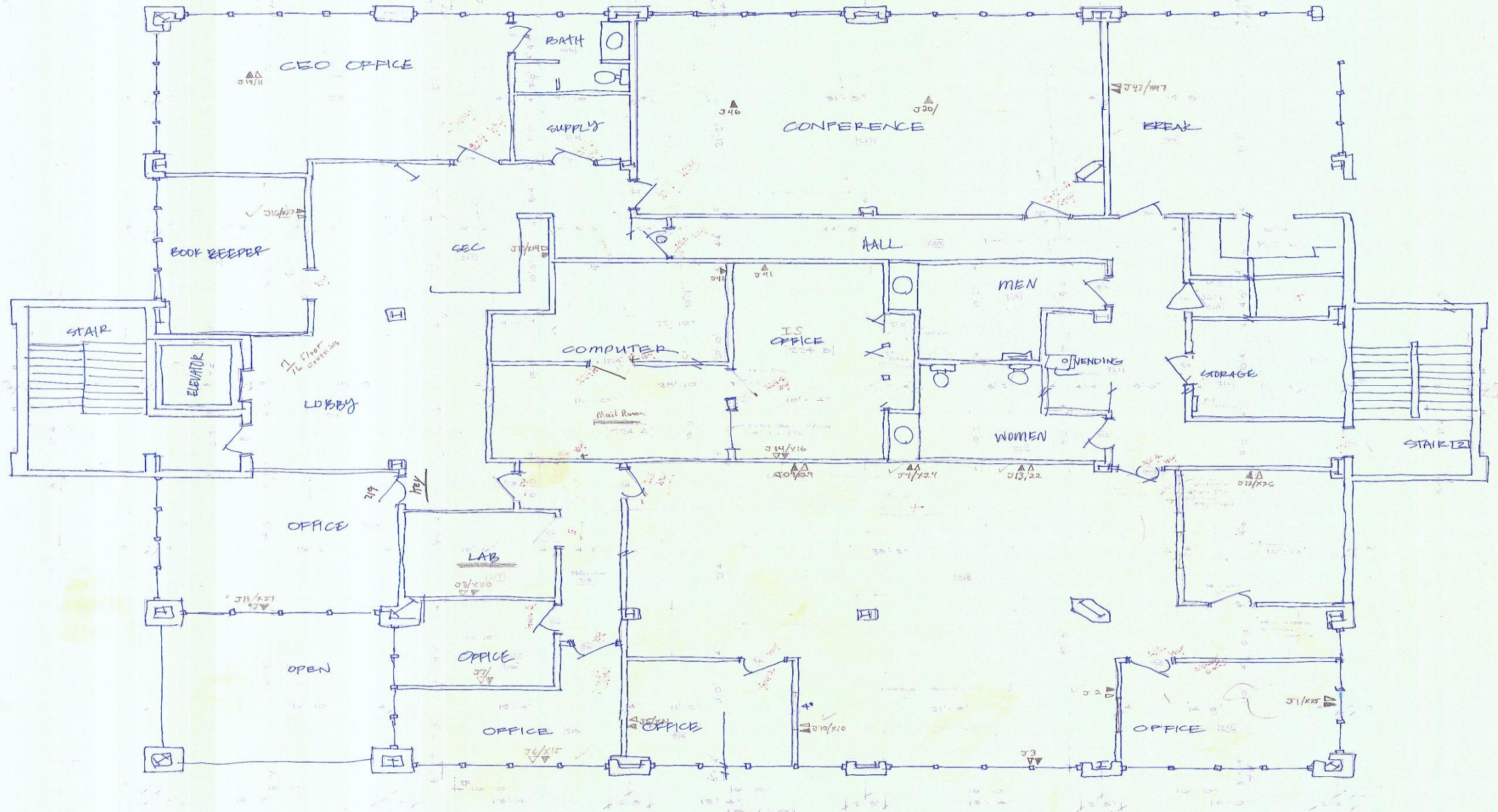
615.896.4045

www.parks-group.com

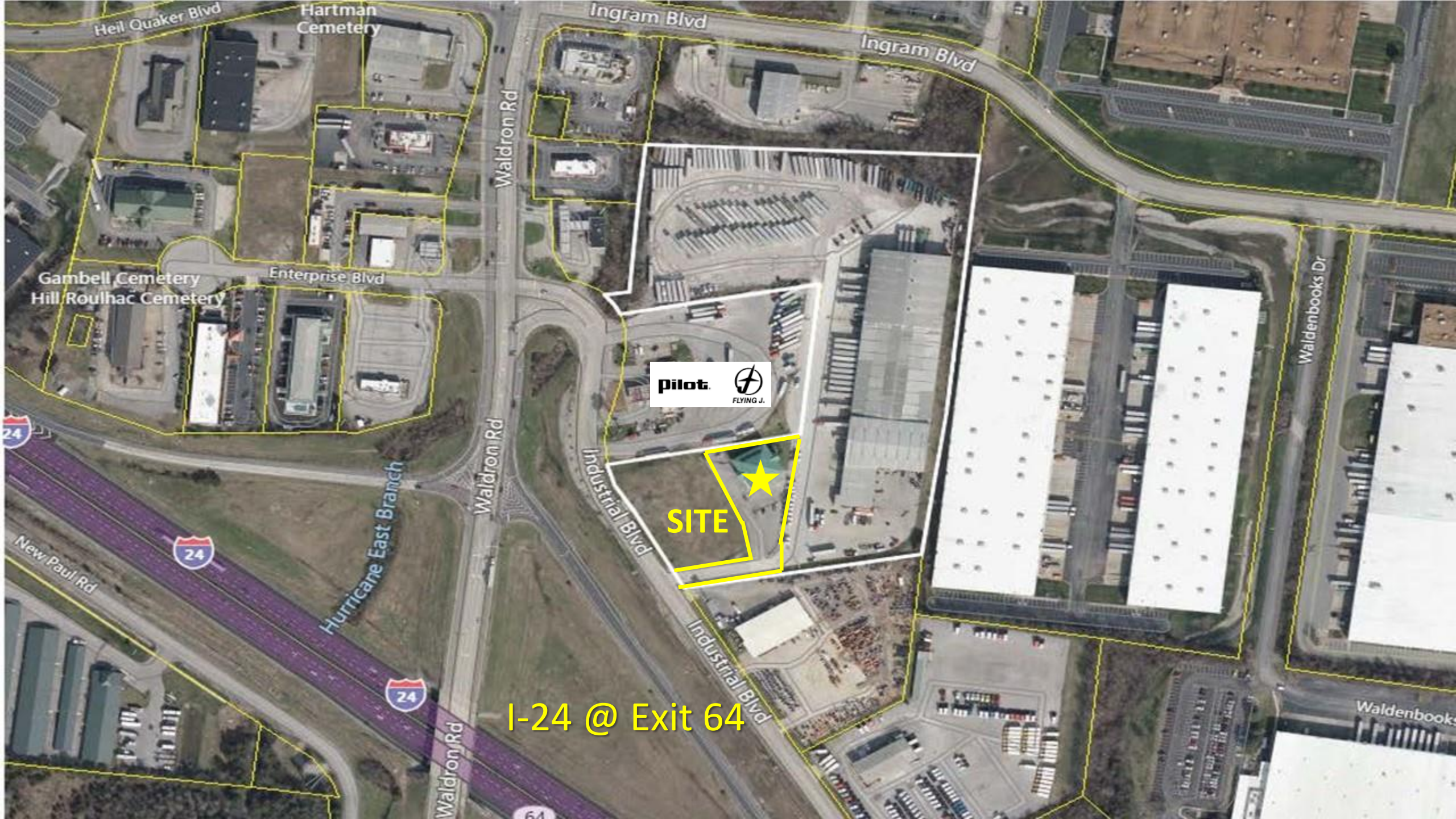


FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN



Heil Quaker Blvd

Hartman Cemetery

Ingram Blvd

Ingram Blvd

Waldron Rd

Gambell Cemetery
Hill Roulhac Cemetery

Enterprise Blvd



SITE

Waldenbooks Dr

24

24

24

64

New Paul Rd

Hurricane East Branch

Waldron Rd

Industrial Blvd

Industrial Blvd

Waldenbooks

I-24 @ Exit 64

Demographic Summary Report

131 Industrial Blvd, La Vergne, TN 37086

Building Type: **Class B Office**
 Class: **B**
 RBA: **13,200 SF**
 Typical Floor: **6,374 SF**

Total Available: **13,200 SF**
 % Leased: **0%**
 Rent/SF/Yr: **\$22.00**

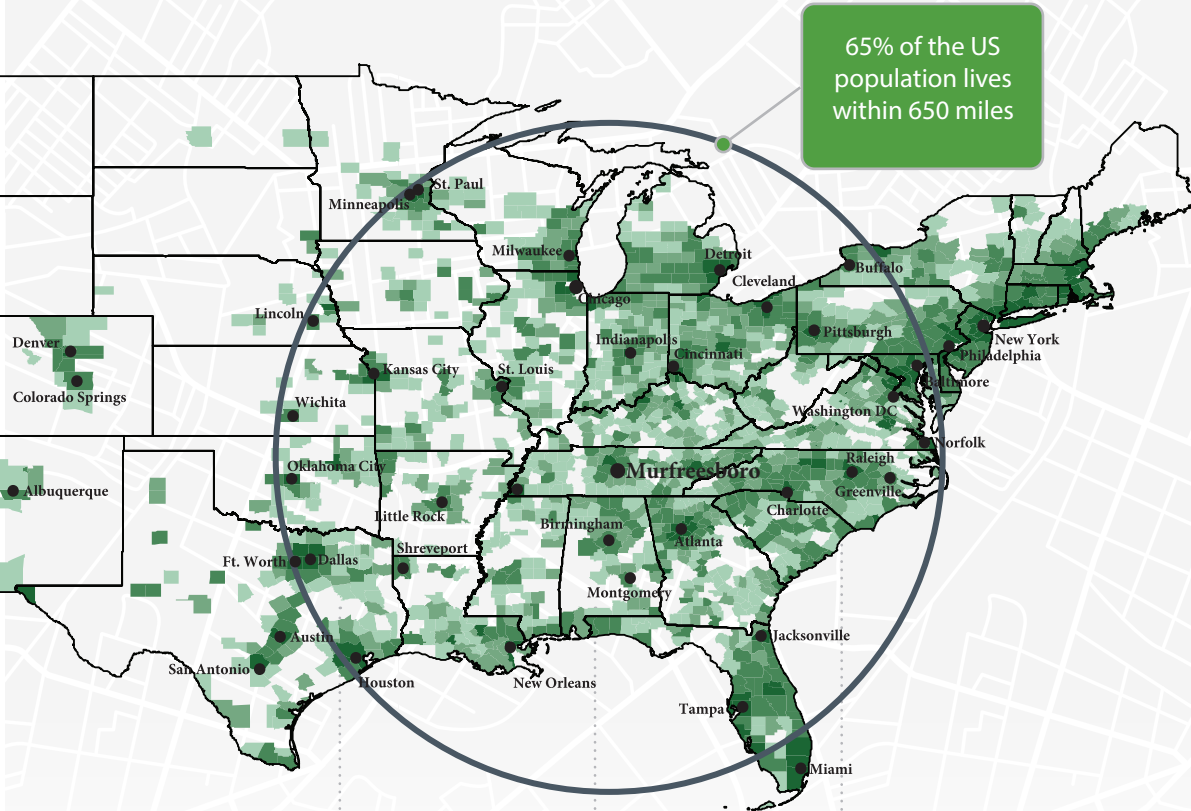


Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	4,086	37,735	118,207
2020 Estimate	3,682	34,328	108,029
2010 Census	3,180	28,602	85,845
Growth 2020 - 2025	10.97%	9.92%	9.42%
Growth 2010 - 2020	15.79%	20.02%	25.84%
2020 Population by Hispanic Origin	433	3,950	13,622
2020 Population	3,682	34,328	108,029
White	2,504 68.01%	22,822 66.48%	70,379 65.15%
Black	853 23.17%	8,573 24.97%	28,690 26.56%
Am. Indian & Alaskan	22 0.60%	149 0.43%	562 0.52%
Asian	181 4.92%	1,689 4.92%	4,893 4.53%
Hawaiian & Pacific Island	4 0.11%	53 0.15%	141 0.13%
Other	117 3.18%	1,043 3.04%	3,366 3.12%
U.S. Armed Forces	13	39	92
Households			
2025 Projection	1,378	13,713	43,352
2020 Estimate	1,241	12,472	39,720
2010 Census	1,059	10,336	31,729
Growth 2020 - 2025	11.04%	9.95%	9.14%
Growth 2010 - 2020	17.19%	20.67%	25.19%
Owner Occupied	950 76.55%	9,100 72.96%	27,905 70.25%
Renter Occupied	291 23.45%	3,372 27.04%	11,815 29.75%
2020 Households by HH Income	1,241	12,472	39,719
Income: <\$25,000	158 12.73%	1,061 8.51%	4,141 10.43%
Income: \$25,000 - \$50,000	326 26.27%	3,123 25.04%	9,593 24.15%
Income: \$50,000 - \$75,000	330 26.59%	3,102 24.87%	9,549 24.04%
Income: \$75,000 - \$100,000	178 14.34%	2,515 20.17%	6,980 17.57%
Income: \$100,000 - \$125,000	136 10.96%	1,097 8.80%	4,029 10.14%
Income: \$125,000 - \$150,000	71 5.72%	632 5.07%	2,091 5.26%
Income: \$150,000 - \$200,000	25 2.01%	645 5.17%	2,212 5.57%
Income: \$200,000+	17 1.37%	297 2.38%	1,124 2.83%
2020 Avg Household Income	\$68,938	\$77,308	\$78,361
2020 Med Household Income	\$57,183	\$65,563	\$65,168

Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



95.4

Nashville MSA Cost of Living Index vs. National Average of 100

Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day

Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)

Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

NISSAN

8,000
Employees

amazon.com

2,700
Employees

INGRAM

1,918
Employees

+ Saint Thomas Health

1,741
Employees

asurion

1,250
Employees

verizon

1,068
Employees

General Mills
Making Food People Love

1,000
Employees

ADIENT

1,000
Employees

BRIDGESTONE

987
Employees

CardinalHealth

816
Employees

Quick Facts



Rutherford County

2021 Population: 344,329
 2026 Projection: 369,889
 Households: 125,957
 Avg. HH Income: \$83,720
 Med. HH Income: \$67,859

City of Murfreesboro

2021 Population: 149,258
 2026 Projection: 159,756
 Households: 56,774
 Avg. HH Income: \$82,310
 Med. HH Income: \$64,403

Town of Smyrna

2021 Population: 53,268
 2026 Projection: 57,303
 Households: 20,008
 Avg. HH Income: \$74,705
 Med. HH Income: \$63,008

City of La Vergne

2021 Population: 41,444
 2026 Projection: 44,765
 Households: 13,608
 Avg. HH Income: \$78,525
 Med. HH Income: \$64,687

City of Eagleville

2021 Population: 796
 2026 Projection: 860
 Households: 310
 Avg. HH Income: \$88,456
 Med. HH Income: \$64,733

Sources:

2021 Claritas Estimate
 November 2020
 TN Department of Labor

Top Ranked Schools

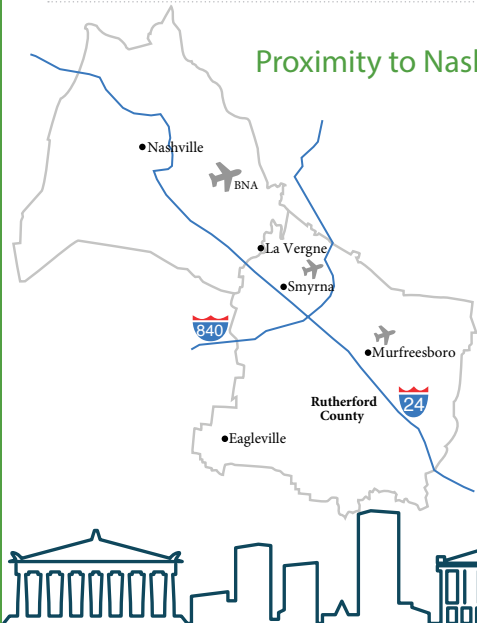
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

Proximity to Nashville



Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates



2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

TN ranked #1 for Business Climate in 2019
 -Business Facilities



30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



Recent Additions

Gutterglove

Manufacturing & Distribution Facility
 Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

Woods AIR MOVEMENT

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

Hunter

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.

Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000