

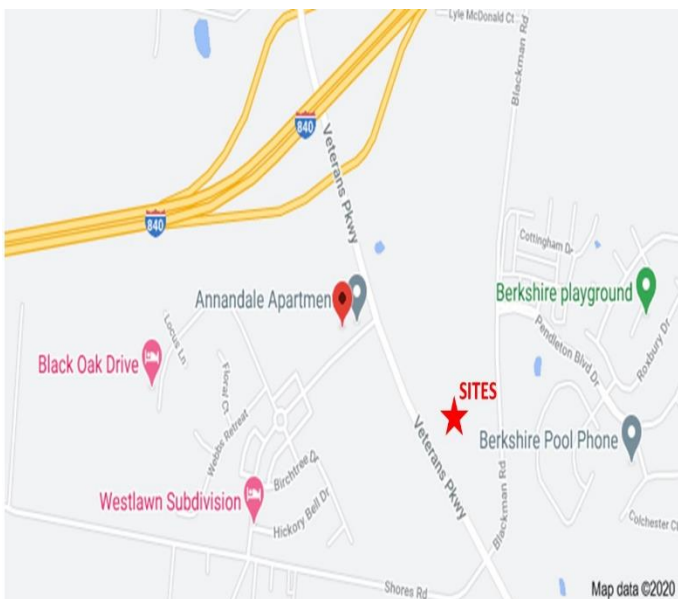


FOR SALE – Commercial/Retail Lots

Veterans Pkwy @ I-840 – Murfreesboro, TN

DETAILS:

- Zoned for Commercial, Retail, Medical & Office Use
- Next to Future Vanderbilt Hospital
- Across from St Thomas Neighborhood Hospital, TOA & Murfreesboro Medical Clinic
- Easy Access to I-840
- All utilities available



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I-840

VETERANS PKWY

Future Vanderbilt
Hospital

PENDLETON BLVD

Berkshire
Subdivision

PENDLETON BLVD
ROXBURY DR
DUBLIN
BILLINGHAM D

FUTURE
Publix.

New Day
School

2.28 Ac
\$27 PSF

6.26 Ac
\$22 PSF

1.29 Ac
\$27 PSF

1.91 Ac
\$30 PSF
PENDING

1.93 Ac
Pending

1.4 Ac
Pending

3.1 Ac
Pending

3.5 Ac
Pending

SHORES RD

VETERANS PKWY

BLACKMAN RD

ENCLAVE DR

AVERY DR

ENCLAVE DR

Saint Thomas Neighborhood Hospital
TOA
Murfreesboro Medical Clinic

STLAWN BLVD

BIRCHTREE DR

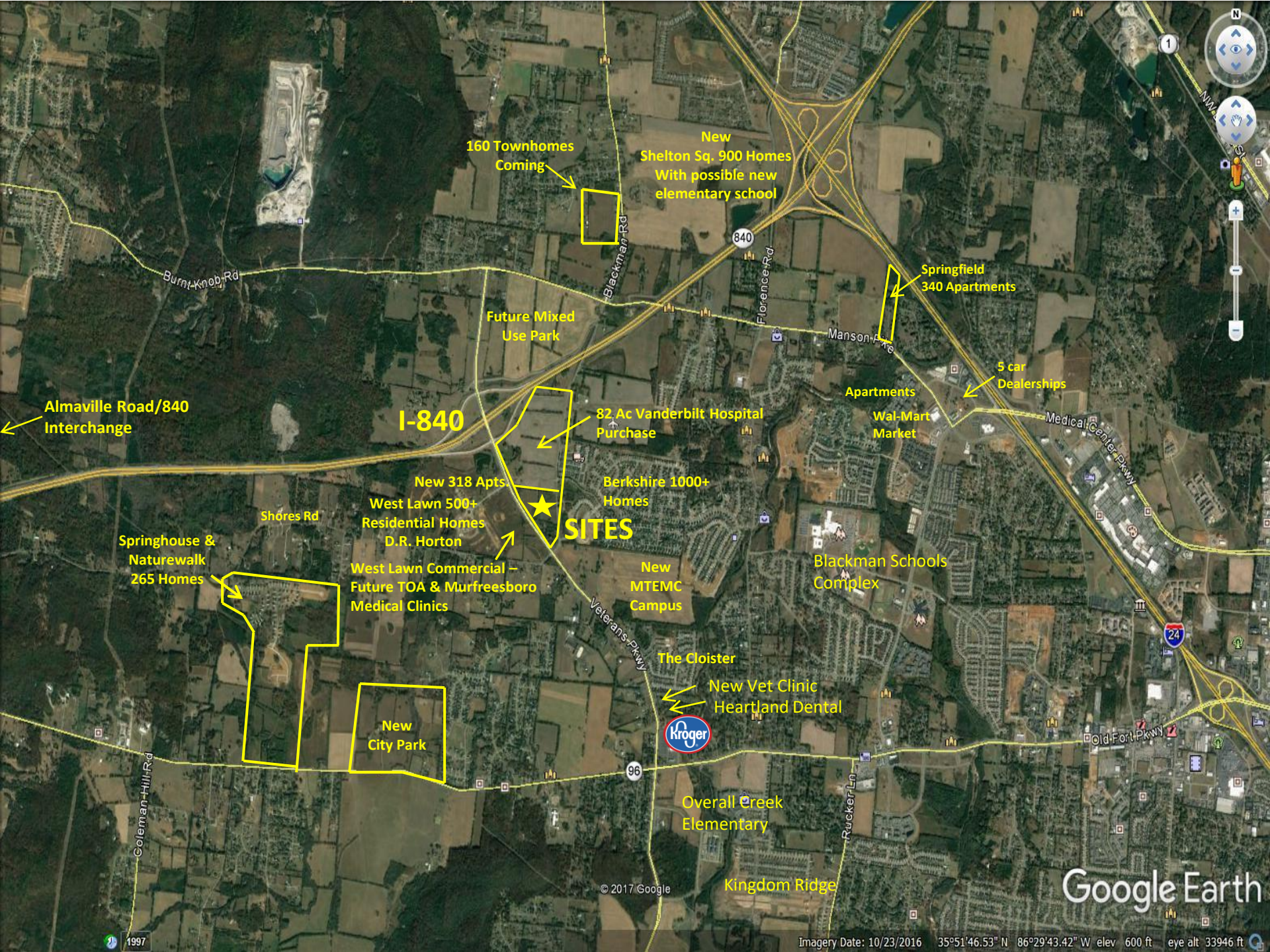
RY BELL DR

PAPER BARK CT

SHORES RD

BIRCHTREE DR

VETERANS PKWY



Almaville Road/840 Interchange

160 Townhomes Coming

New Shelton Sq. 900 Homes
With possible new elementary school

Springfield 340 Apartments

Future Mixed Use Park

I-840

82 Ac Vanderbilt Hospital Purchase

Berkshire 1000+ Homes

New 318 Apts
West Lawn 500+ Residential Homes
D.R. Horton

SITES

Springhouse & Naturewalk
265 Homes

West Lawn Commercial –
Future TOA & Murfreesboro
Medical Clinics

New City Park

New MTEMC Campus

Blackman Schools Complex

The Cloister

New Vet Clinic
Heartland Dental



Overall Creek Elementary

Kingdom Ridge

5 car Dealerships

Apartments

Wal-Mart Market

Medical Center Pkwy

I-24

Old Fort Pkwy

Rucker Ln

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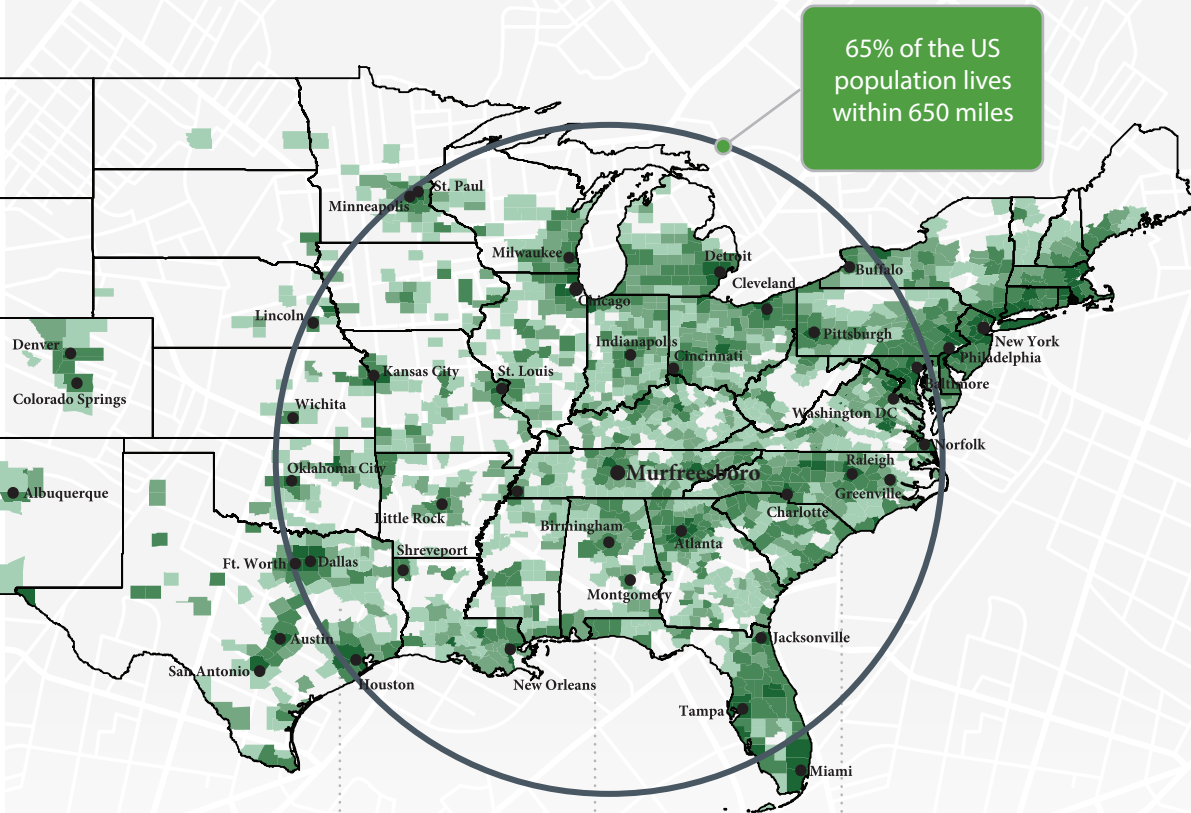
Google Earth

Imagery Date: 10/23/2016 35°51'46.53" N 86°29'43.42" W elev 600 ft eye alt 33946 ft

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



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

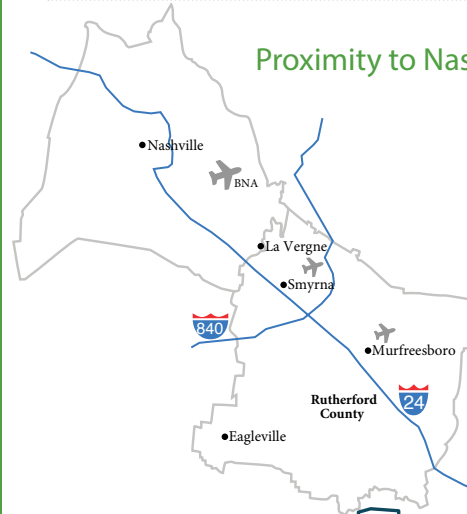
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
MTSU: 22,000
Motlow: 3,000
TCAT: 540



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

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