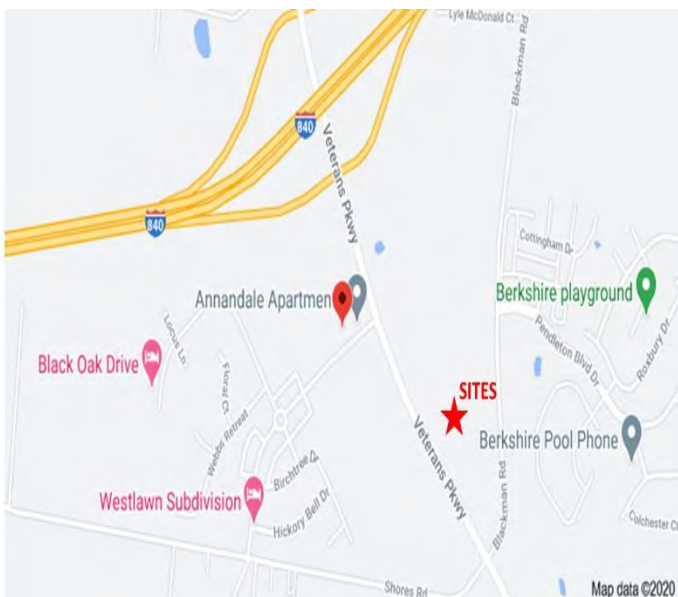


FOR SALE – Commercial/Retail Lots

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, Publix Murfreesboro Medical Clinic
- Easy Access to I-840
- All utilities available



John Harney
AFFILIATE BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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

615.896.4045

www.parks-group.com



I-840

Future Vanderbilt
Hospital

Berkshire Subdivision

2.28 Ac
PENDING

6.26 Ac
\$22 PSF

1.29 Ac
\$30 PSF

1.91 Ac
See Broker
For Price

1.93 Ac
Pending

1.4 Ac
\$30 PSF

3.5 Ac
SOLD

3.1 Ac
SOLD

New Day
School

Saint Thomas Neighborhood Hospital
TOA
Murfreesboro Medical Clinic

Pendleton Blvd

Pendleton Blvd

Pendleton Blvd

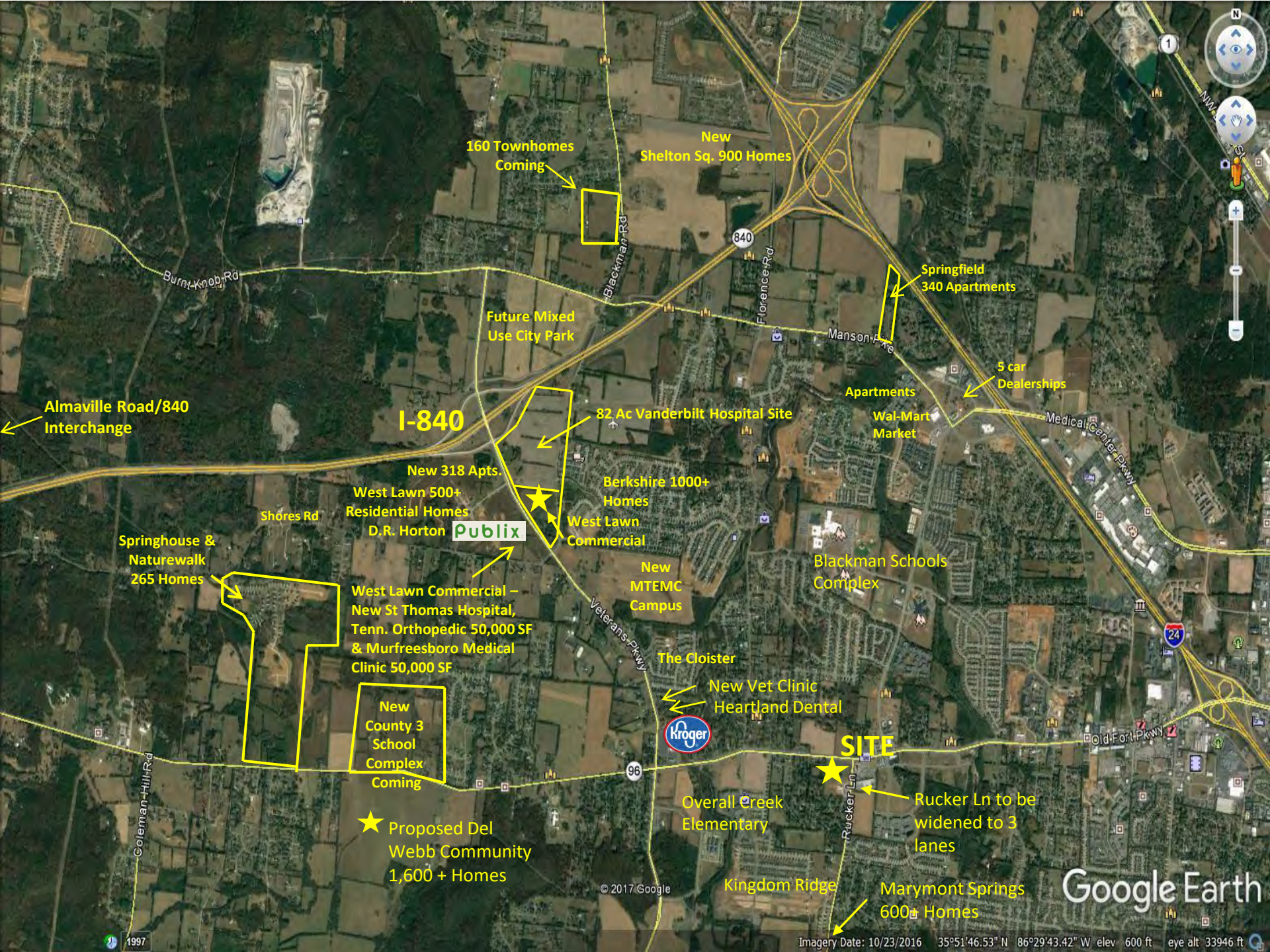
Blackman Rd

Enclave Dr

Veterans Pkwy

Veterans Pkwy

Veterans Pkwy



160 Townhomes Coming

New Shelton Sq. 900 Homes

Springfield 340 Apartments

5 car Dealerships

Apartments

Wal-Mart Market

Medical Center Pkwy

I-840

82 Ac Vanderbilt Hospital Site

Berkshire 1000+ Homes

West Lawn Commercial

New MTEMC Campus

Blackman Schools Complex

New 318 Apts.

West Lawn 500+ Residential Homes

D.R. Horton

Publix

West Lawn Commercial –
New St Thomas Hospital,
Tenn. Orthopedic 50,000 SF
& Murfreesboro Medical
Clinic 50,000 SF

New County 3
School
Complex
Coming

★ Proposed Del Webb Community
1,600 + Homes

The Cloister

New Vet Clinic
Heartland Dental

Kroger

Overall Creek
Elementary

Kingdom Ridge

Marymont Springs
600+ Homes

Rucker Ln to be
widened to 3
lanes

SITE

Almaville Road/840
Interchange

Springhouse &
Naturewalk
265 Homes

Google Earth

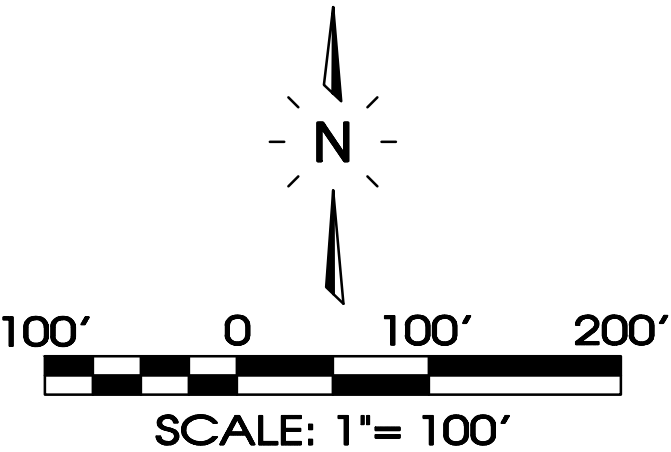
Imagery Date: 10/23/2016 35°51'46.53" N 86°29'43.42" W elev 600 ft eye alt 33946 ft



NOTE:
Proposed 50' Access Easements To Serve Lots 1-4 & 5-7.

Note:
Access points onto Veterans Parkway shall be determined with site plans.

- 1.) Private Access Drive To Be Built by Site Plan
- 2.) Private Access Drive To Be Lit By Public Street Standards & To Be Installed With Site Plans
- 3.) Private Access Drive To Be Maintained By Owners Association
- 4.) Sidewalks & Street Trees To Be Constructed By Site Plan



Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25)	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	X	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
EXISTING PHONE		_____ PH _____	
EXISTING ELECTRIC		_____ OH _____	
PROPERTY LINE		_____	
EASEMENTS		_____	
RIGHT OF WAY		_____ ROW _____	
EROSION CONTROL SILT FENCE		_____ SF _____ SF _____	
EROSION EEL		_____ E _____ E _____ E _____	
EXISTING TREELINE		~~~~~	
EXISTING FENCELINE		_____ X _____ X _____ X _____ X _____	
MINIMUM BUILDING SETBACK LINE		_____	
PHASE BOUNDARY		■■	

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD

MURFREESBORO, TENNESSEE 37129

PHONE: (615) 880-7901

E-MAIL: MTAYLOR@SEC-CIVIL.COM

FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

REVISIONS

REVISED: 1-5-2022: PC Comments

DRAWN: SJA/CFB3

DATE: 12-9-2021

CHECKED: MAT, DGW

FILE NAME: 19164prelim

SCALE: 1"=100'

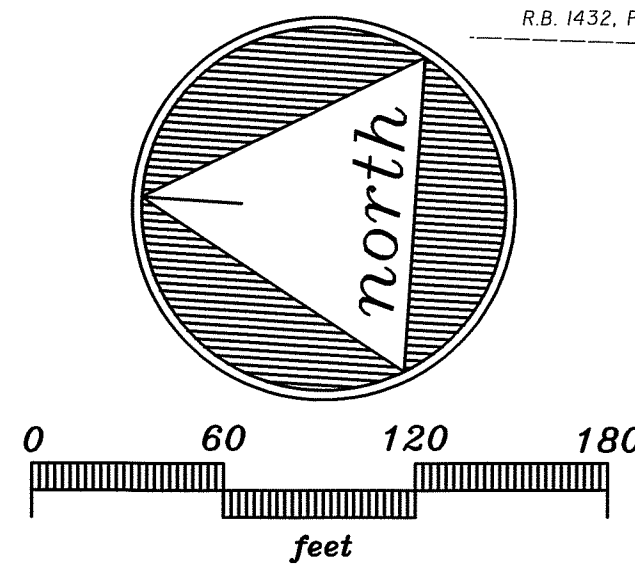
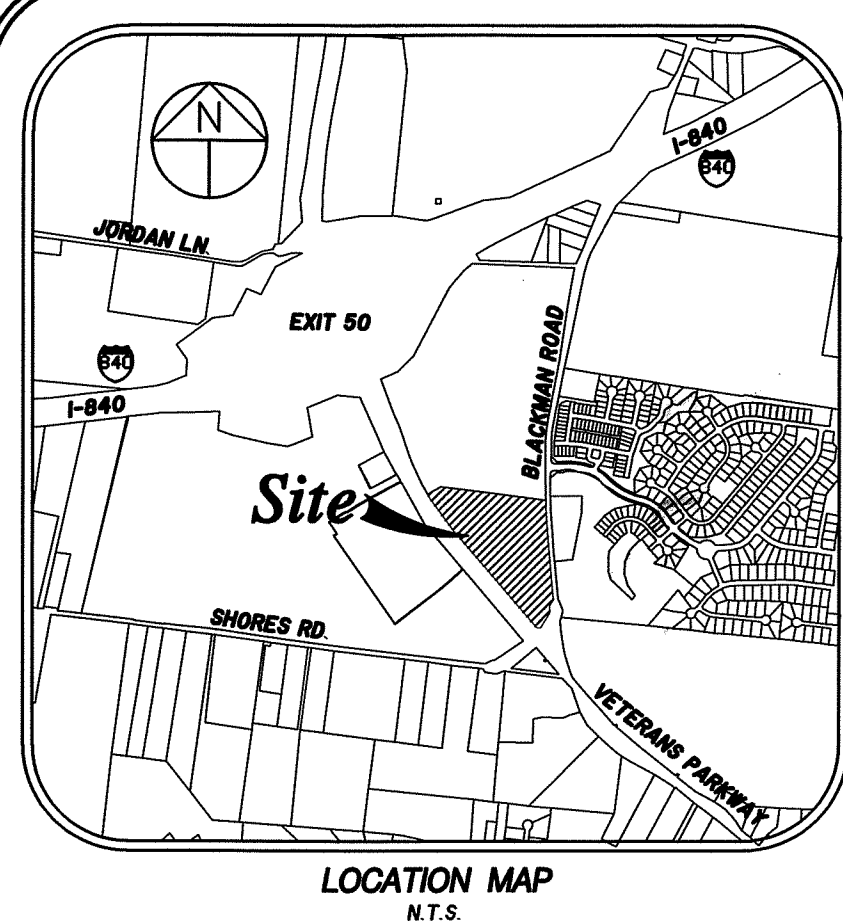
JOB NO. 19164

SHEET: C0.2

Westlawn Commercial East

Murfreesboro, Tennessee

Master Plan



- GENERAL NOTES**
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 7 COMMERCIAL LOTS FROM A PARCEL OF LAND, AND DEDICATE EASEMENTS AND ROAD RIGHT-OF-WAY AS SHOWN.
 - BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO USING TDOT GPS NETWORK SYSTEM (RAD 83-93).
 - THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0235 H, EFFECTIVE DATE JANUARY 5, 2007.
 - ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. FFE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
 - THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
 - NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
 - SUBJECT PROPERTY IS ZONED PUD, SETBACKS FOR THIS SITE ARE:
FRONT = 30' / SIDE = 10' / REAR = 20'
 - THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT, THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
 - IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT FLOODING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
 - PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
 - UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION. AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
 - ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
 - THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
 - EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
 - PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL POST A BUILDING PERMIT SURETY IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS. SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - THE ACCESS EASEMENTS SHOWN ARE FOR THE BENEFIT OF THE LOTS SHOWN ON THIS PLAT AND ADJACENT LAND WHICH WILL BE MAINTAINED UNDER MAINTENANCE AGREEMENT BETWEEN BENEFICIARIES. ADDITIONALLY, THE ALL 50' ACCESS DRIVES SHOWN HEREON SHALL BE LIT TO PUBLIC STREET STANDARDS.
 - A PORTION OF THIS SUBDIVISION IS IDENTIFIED AS AREA C-2 IN THE APPROVED ZONING PLAN AND A PORTION IS IDENTIFIED AS AREA C-3 AND OUT PARCEL "F". THIS LOT SHALL CONFORM WITH THE STANDARDS PUT IN PLACE BY THE GATEWAY DISTRICT OVERLAY.
 - PROPERTY IS WITHIN OVERALL CREEK SEWER ASSESSMENT DISTRICT.
 - WATER SERVICE FOR LOT ONE IS DEPENDENT ON THE COMPLETION OF THE NEW ROAD CONSTRUCTION AND UTILITIES TO BE INSTALLED. CUD CANNOT PROVIDE WATER SERVICE UNTIL NEW WATER MAIN IS INSTALLED ALONG THE PROPOSED RE-ROUTED BLACKMAN ROAD.
 - CONSOLIDATED UTILITY DISTRICT MAY REQUIRE AN AMENDMENT PLAT OR SURVEY METES AND BOUNDS DESCRIPTION WITH EXHIBIT TO DEDICATE ANY NECESSARY EASEMENTS WITH THE DEVELOPMENT ONCE CONSTRUCTION IS COMPLETE.
 - THE TEMPORARY DETENTION EASEMENT WILL BE DISSOLVED WHEN A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A BUILDING ON LOT 4.

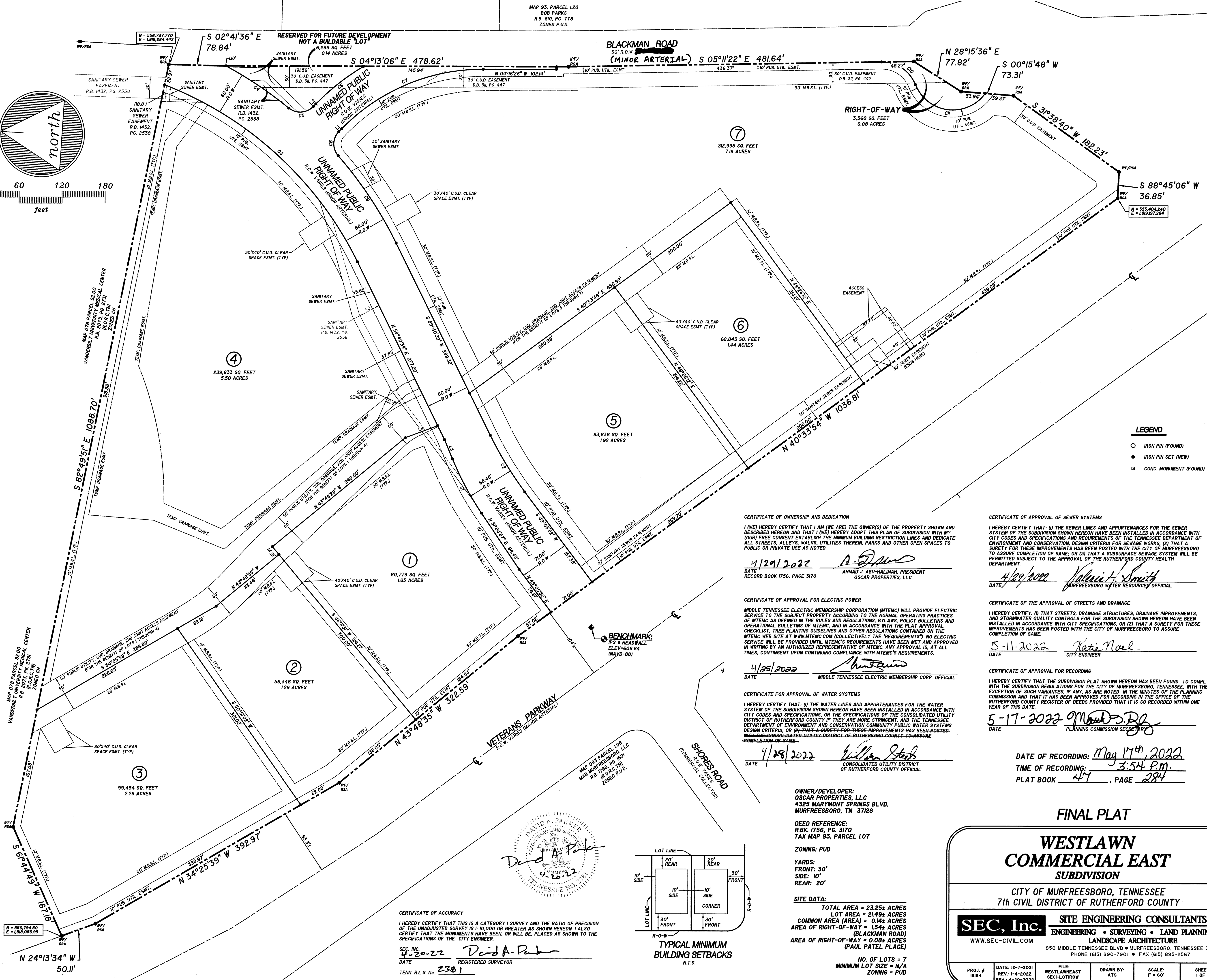
LINE DATA

LINE	BEARING	DISTANCE
L1	S 50°09'41" E	15.45'
L2	N 50°31'04" W	6.29'
L3	N 63°28'10" E	28.90'
L4	N 24°27'01" W	146.13'

Heather Dawharm, Registrar
Rutherford County Tennessee
Rec #: 1376203
Rec'd: 15.00 Instrument #: 2442480
State: 0.00
Clerk: 0.00
Other: 5/17/2022 at 3:54 PM
Total: 17.00
Plat Cabinet: 47 Pgs 284-294

CURVE DATA

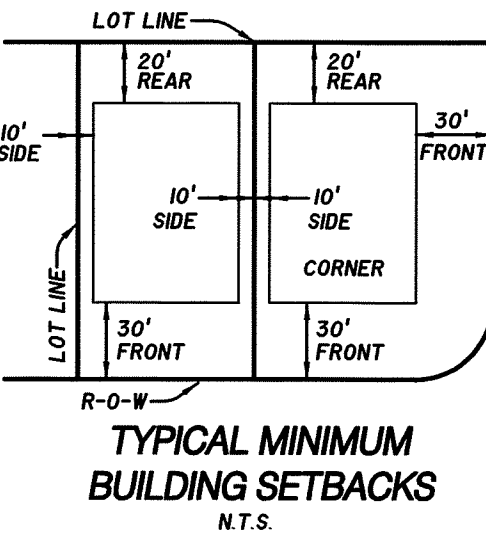
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	10°54'47"	430.00'	86.25'	43.27'	N 57°40'22" E	86.1'
C2	10°54'47"	503.00'	92.88'	46.57'	S 54°23'15" W	92.75'
C3	4°53'09"	603.00'	120.37'	60.37'	N 54°02'02" W	365.75'
C4	10°44'53"	263.00'	105.61'	52.96'	S 29°32'54" W	102.46'
C5	85°29'59"	25.00'	37.30'	23.11'	S 07°45'59" E	33.94'
C6	14°59'58"	325.00'	65.00'	42.78'	S 42°29'53" E	84.84'
C7	4°53'09"	272.00'	220.24'	110.12'	N 77°10'59" W	214.40'
C8	85°07'19"	25.00'	37.14'	22.96'	S 07°16'40" W	33.62'
C9	14°57'39"	563.00'	147.01'	73.50'	S 52°11'45" W	146.59'
C10	6°51'04"	60.43'	14.57'	14.57'	S 29°18'02" W	56.67'
C11	22°23'14"	56.00'	19.72'	102.05'	S 02°52'48" W	96.19'



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN, OR WILL BE, PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

SEC, INC.
4-20-22 David A. Parker
DATE REGISTERED SURVEYOR
TENN. R.L.S. No. 2381



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 4/29/2022
RECORD BOOK 1756, PAGE 3170
AHMAD J. ABU-HALIMAH, PRESIDENT
OSCAR PROPERTIES, LLC

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: 4/25/2022
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS, OR THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY IF THEY ARE MORE STRINGENT, AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITHIN THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY TO ASSURE COMPLETION OF SAME.

DATE: 4/28/2022
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DESIGN CRITERIA FOR SEWAGE WORKS; (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME; OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

DATE: 4/29/2022
MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROL FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE: 5-11-2022
CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

DATE: 5-17-2022
PLANNING COMMISSION SECRETARY

DATE OF RECORDING: May 17th, 2022
TIME OF RECORDING: 3:54 P.M.
PLAT BOOK: 47, PAGE 284

OWNER/DEVELOPER:
OSCAR PROPERTIES, LLC
4325 MARYMONT SPRINGS BLVD.
MURFREESBORO, TN 37128

DEED REFERENCE:
R.B. 1756, PG. 3170
TAX MAP 35, PARCEL 107

ZONING: PUD

YARDS:
FRONT: 30'
SIDE: 10'
REAR: 20'

SITE DATA:
TOTAL AREA = 23.25± ACRES
LOT AREA = 21.49± ACRES
COMMON AREA (AREA) = 0.14± ACRES
AREA OF RIGHT-OF-WAY = 1.54± ACRES
(BLACKMAN ROAD)
AREA OF RIGHT-OF-WAY = 0.08± ACRES
(PAUL PATEL PLACE)

NO. OF LOTS = 7
MINIMUM LOT SIZE = N/A
ZONING = PUD

FINAL PLAT

WESTLAWN COMMERCIAL EAST SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
7th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
WWW.SEC-CIVIL.COM
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 19164
DATE 12-7-2021
REV. 1-4-2022
REV. 4-20-2022

FILE: WESTLAWN EAST SEC-LTRIOW
DRAWN BY: ATS
SCALE: 1" = 60'

SHEET 1 OF 1

2021-2128

Demographic Summary Report

Westlawn

Veterans Pkwy @ Westlawn Blvd., Murfreesboro, TN 37128

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **6,580 SF**

% Leased: **0%**

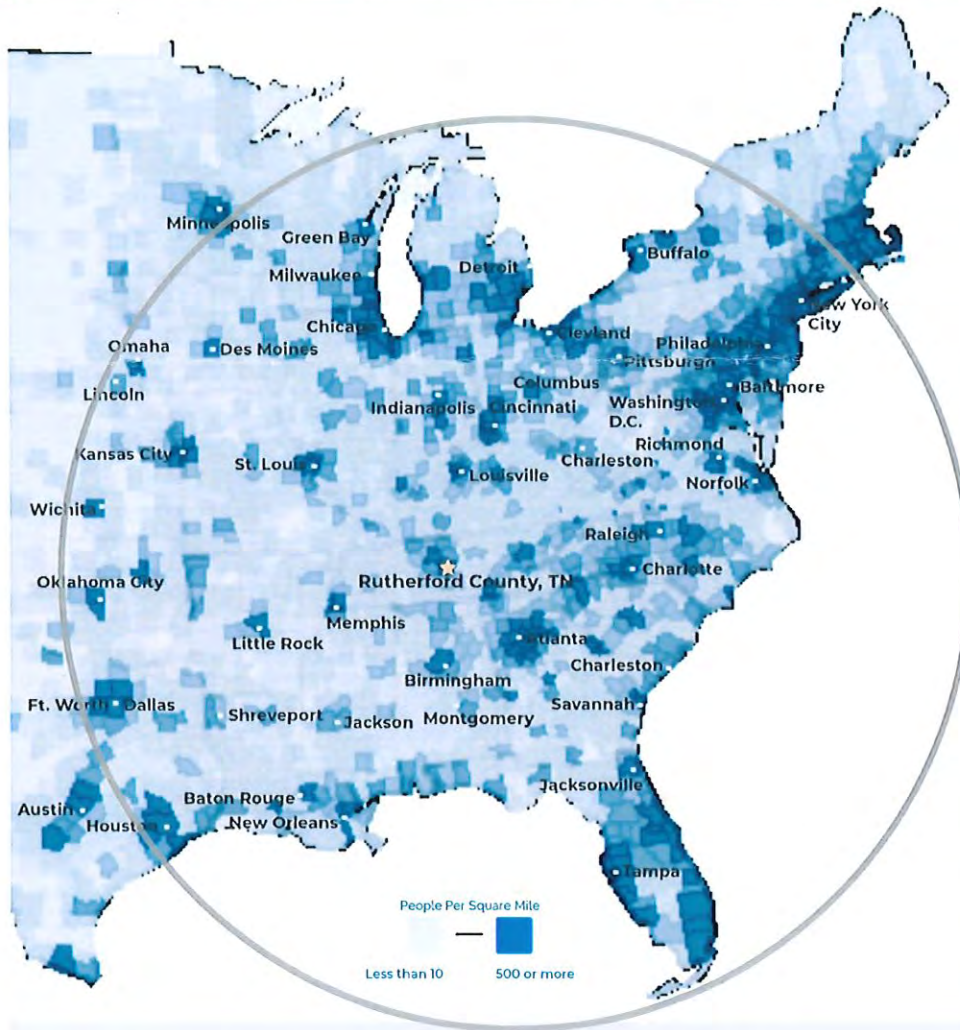
Rent/SF/Yr: **\$32.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	4,577		41,285		94,510	
2022 Estimate	3,822		34,846		80,505	
2010 Census	1,632		18,075		47,989	
Growth 2022 - 2027	19.75%		18.48%		17.40%	
Growth 2010 - 2022	134.19%		92.79%		67.76%	
2022 Population by Hispanic Origin	165		2,241		5,360	
2022 Population	3,822		34,846		80,505	
White	3,112	81.42%	28,273	81.14%	64,748	80.43%
Black	451	11.80%	3,971	11.40%	9,570	11.89%
Am. Indian & Alaskan	15	0.39%	195	0.56%	377	0.47%
Asian	141	3.69%	1,426	4.09%	3,546	4.40%
Hawaiian & Pacific Island	2	0.05%	37	0.11%	82	0.10%
Other	102	2.67%	944	2.71%	2,182	2.71%
U.S. Armed Forces	29		130		256	
Households						
2027 Projection	1,394		13,943		33,206	
2022 Estimate	1,169		11,813		28,414	
2010 Census	511		6,237		17,318	
Growth 2022 - 2027	19.25%		18.03%		16.86%	
Growth 2010 - 2022	128.77%		89.40%		64.07%	
Owner Occupied	1,070	91.53%	9,386	79.45%	21,604	76.03%
Renter Occupied	98	8.38%	2,427	20.55%	6,809	23.96%
2022 Households by HH Income	1,170		11,814		28,414	
Income: <\$25,000	54	4.62%	708	5.99%	1,934	6.81%
Income: \$25,000 - \$50,000	80	6.84%	1,630	13.80%	4,784	16.84%
Income: \$50,000 - \$75,000	124	10.60%	2,318	19.62%	5,938	20.90%
Income: \$75,000 - \$100,000	222	18.97%	2,002	16.95%	4,722	16.62%
Income: \$100,000 - \$125,000	142	12.14%	1,494	12.65%	3,946	13.89%
Income: \$125,000 - \$150,000	164	14.02%	1,540	13.04%	2,852	10.04%
Income: \$150,000 - \$200,000	270	23.08%	1,436	12.16%	2,916	10.26%
Income: \$200,000+	114	9.74%	686	5.81%	1,322	4.65%
2022 Avg Household Income	\$130,236		\$104,870		\$97,000	
2022 Med Household Income	\$118,485		\$90,621		\$83,211	

RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #1** Boomtown in America
- SmartAsset
- #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	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

2022 RUTHERFORD COUNTY QUICK FACTS

Population

344,000

Median Age

34

Median Home Price

\$400,000

Average HH Income

\$82,000

3 Colleges

25,000 students

College Degrees

42% hold Associate or above

*Sources: 2022 GIS Mapping, Feb. 2022 TN Department of Labor

LABORFORCE DATA

	County	Tennessee	United States
Labor Force	191,844	3,348,942	163,990,000
Unemployment Rate	2.7%	3.3%	3.8%
Available Labor Pool	7,937	109,741	6,270,000

RECENT ANNOUNCEMENTS

Gutterglove PRO™

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.

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org