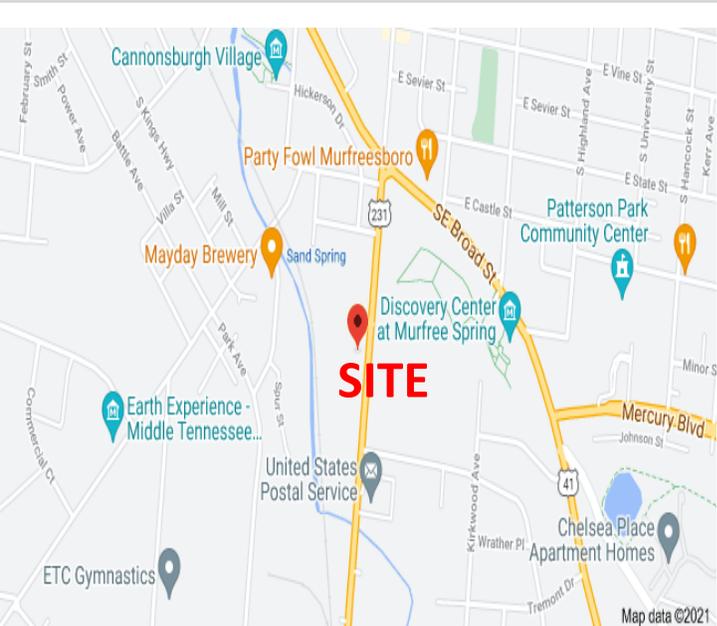




3 Commercial Buildings on 2.5+/- Ac For Sale

750 S Church Street – Murfreesboro, TN



DETAILS:

- **PRICE: \$2,749,000**
- Former Bank Building with 5,500+/- SF with 2 drive-thru lanes
- Former Bank Operations/Office Building with 5,550+/- SF
- Rear Metal Storage Building Approx. 4,200 SF
- 84 parking spaces
- 3 Mile Population: 72,316

John Harney
AFFILIATE BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



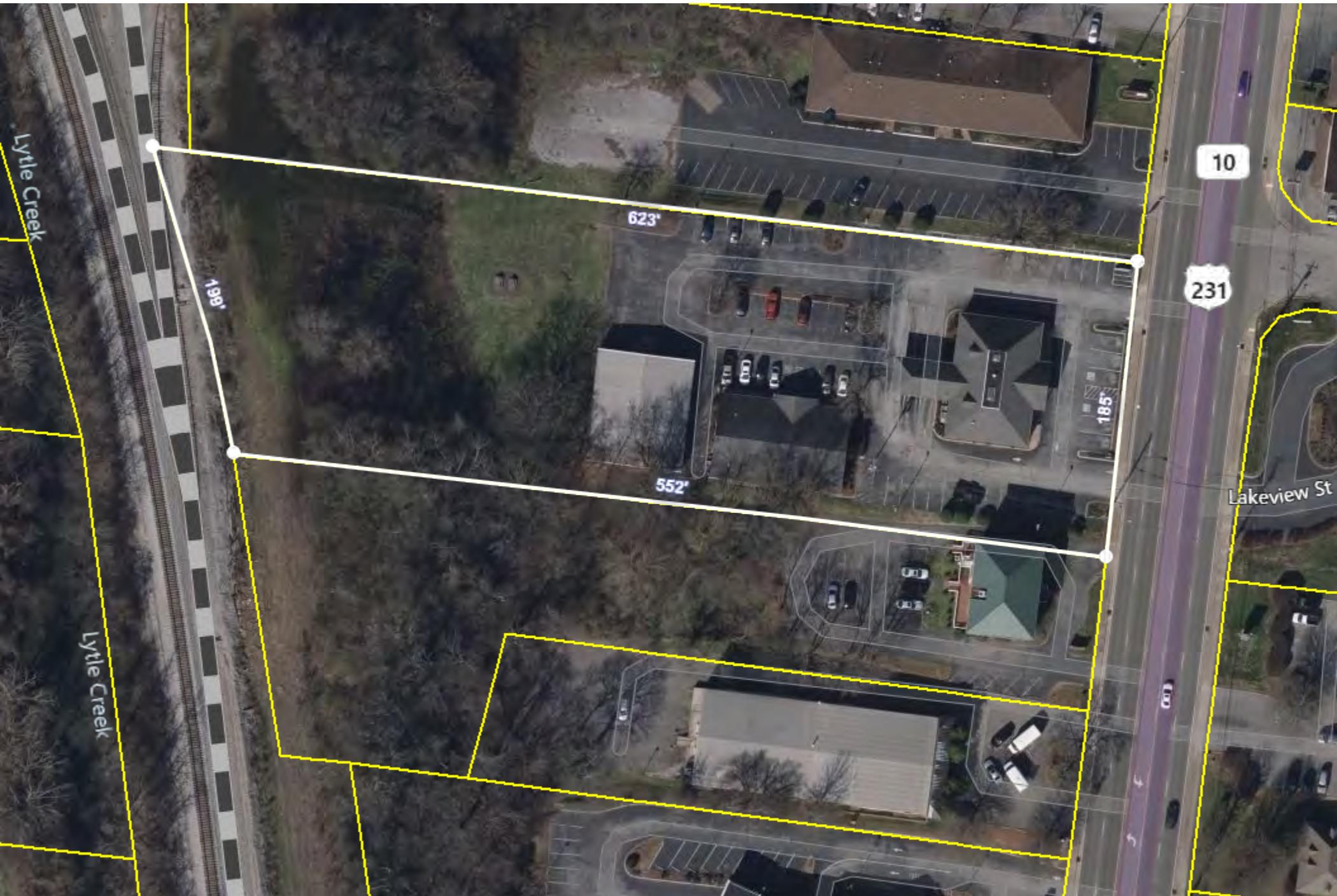
1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129
615.896.4045

www.parks-group.com







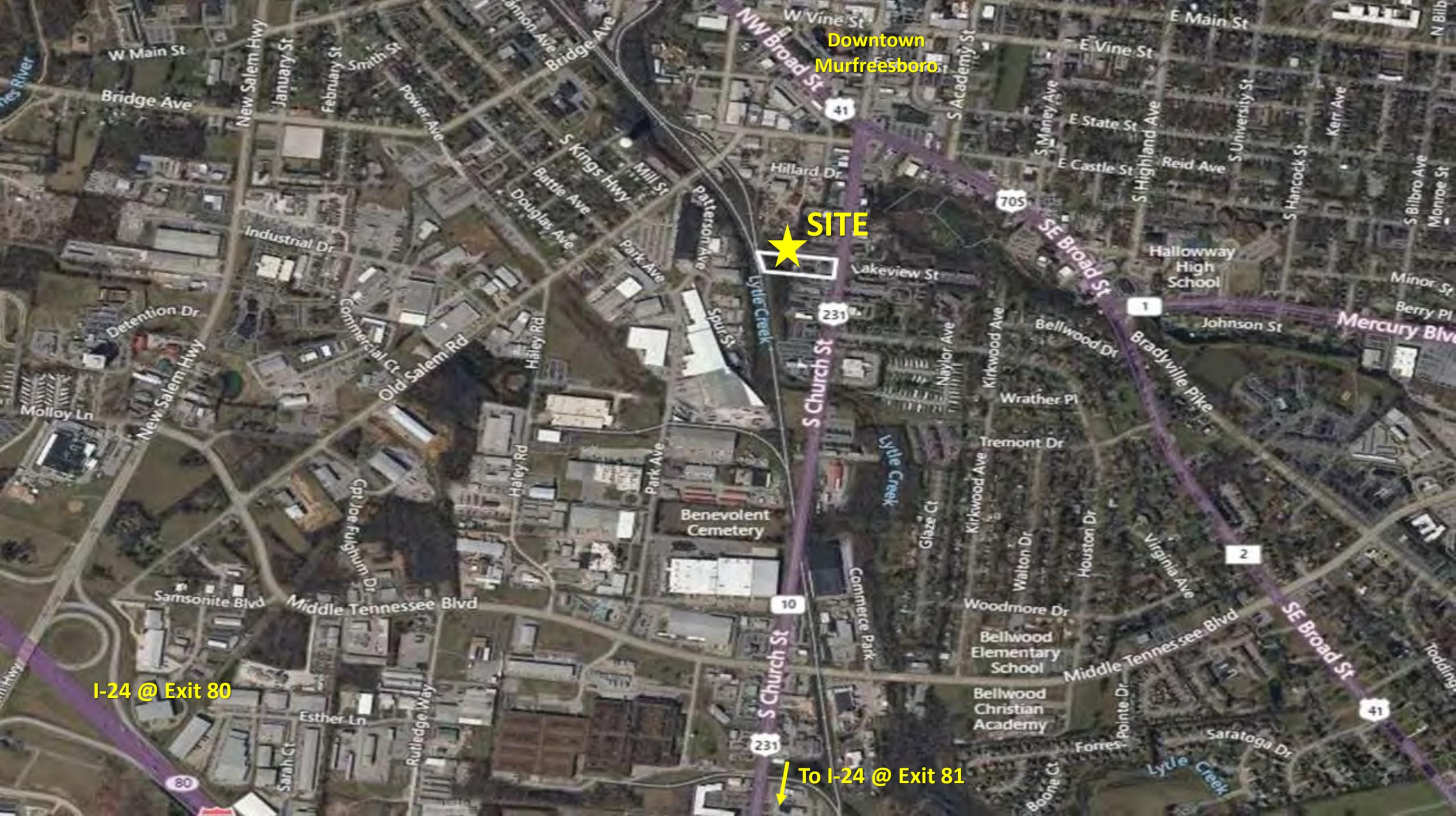


Downtown
Murfreesboro

★ SITE

I-24 @ Exit 80

To I-24 @ Exit 81

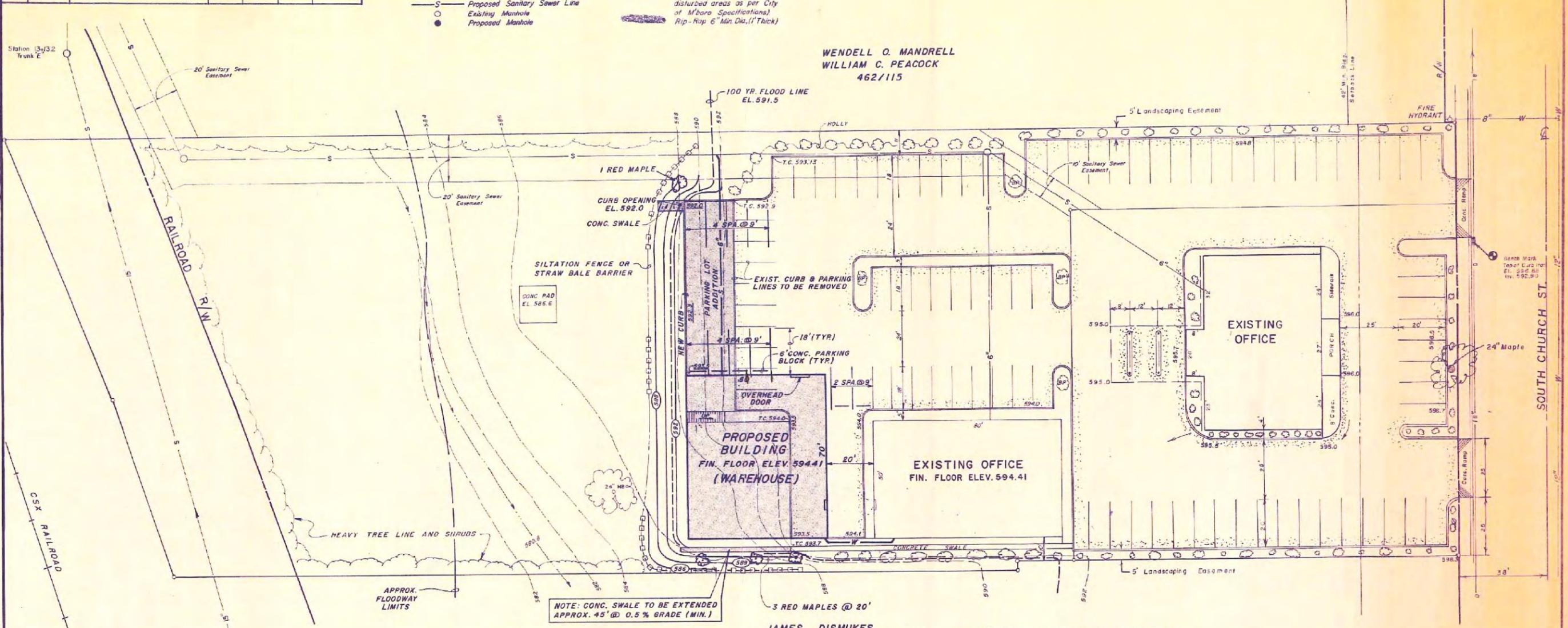


PLANT MATERIALS SCHEDULE - PROPOSED

KEY	QUANTITY	SCIENTIFIC NAME / COMMON NAME	TRUNK	HEIGHT	SPREAD	REMARKS
RM	4	ACER RUBRUM RED MAPLE	1 1/2"			

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas as per City of Murfreesboro Specifications)
- Rip-Rap 6" Min Dia. (1" Thick)

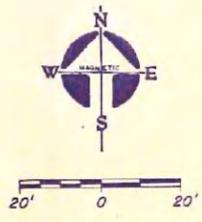
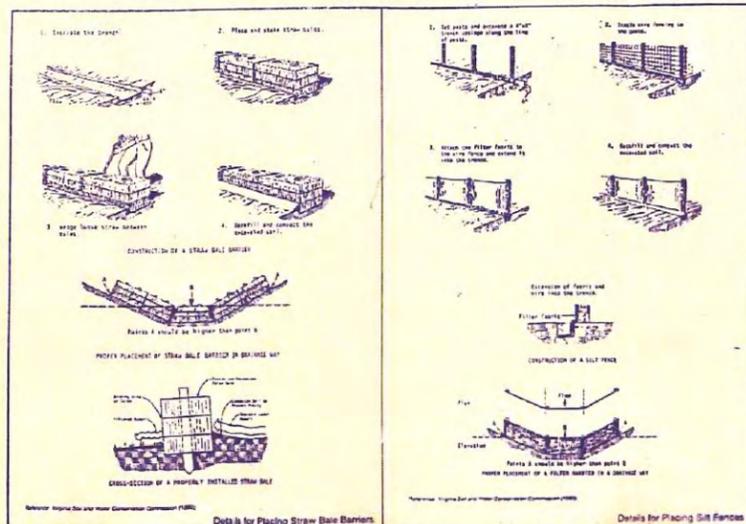
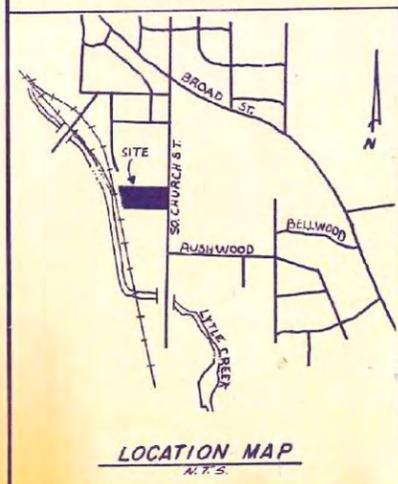


WENDELL O. MANDRELL
WILLIAM C. PEACOCK
462/115

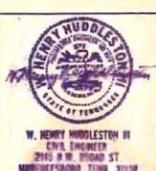
JAMES DISMUKES
310/937

*EXISTING UTILITIES DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION.

OWNER: FIRST CITY BANK
ADDRESS: 750 So. CHURCH STREET
MURFREESBORO, TN. 37133
TAX MAP 102-C "6" PARCEL(S) NO.: 8
DEED BOOK: 354 PAGE 697
FLOOD MAP PANEL: 470168 0010C ZONE(S): AE B X
ZONING: CH
FRONT SETBACK: 42'
SIDE SETBACK: 0
REAR SETBACK: 20'



• DENOTES STEEL PIN
100 YR. FLOOD EL. 591.5
PARKING REQUIRED - 30 SPACES
PARKING PROVIDED - 84 SPACES

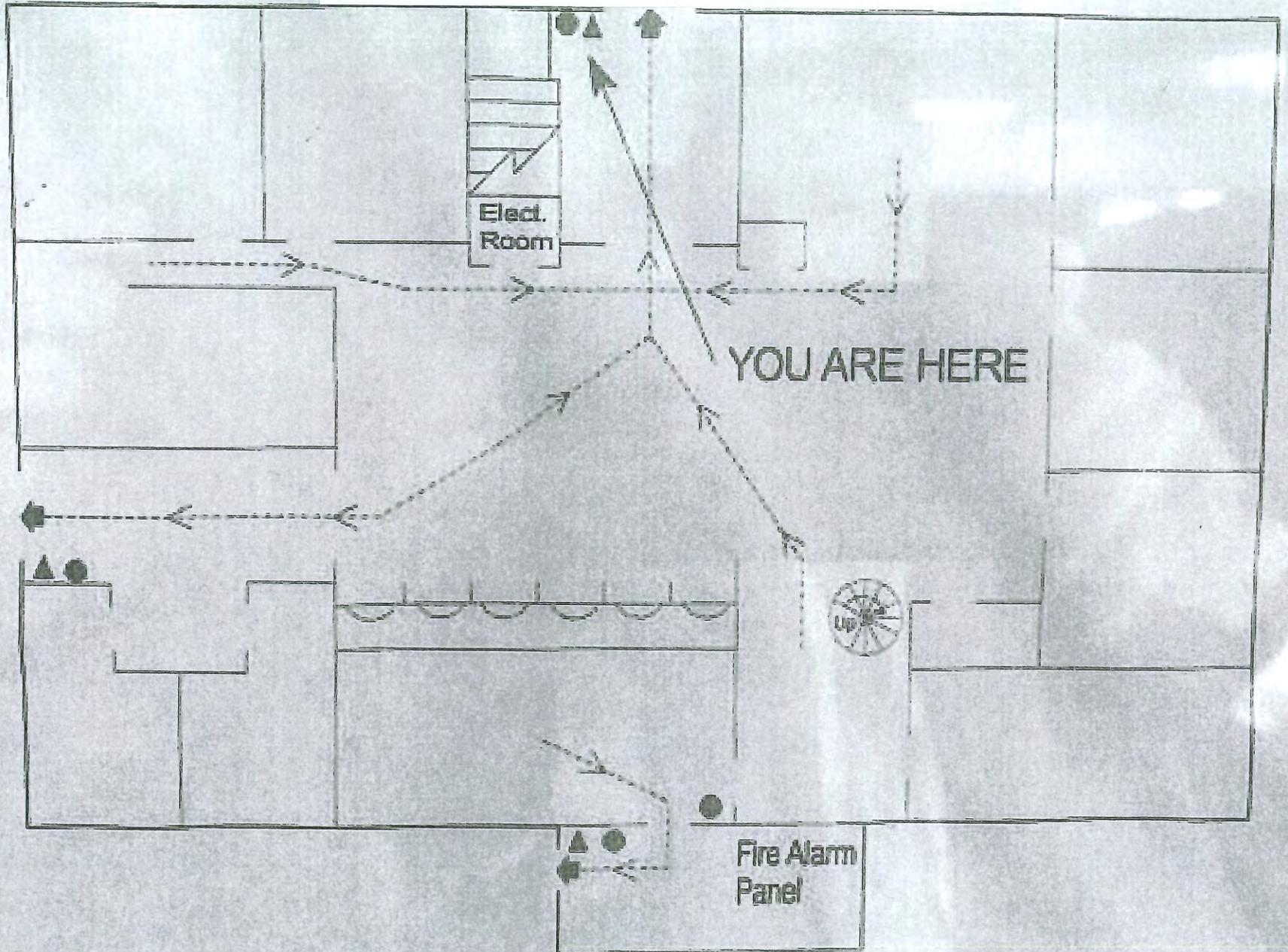


SITE PLAN
FIRST CITY BANK
SOUTH CHURCH STREET
Murfreesboro, Tennessee
DATE MAY, 1993 SCALE 1" = 20' SHEET 1 OF 1

received
4-22-93

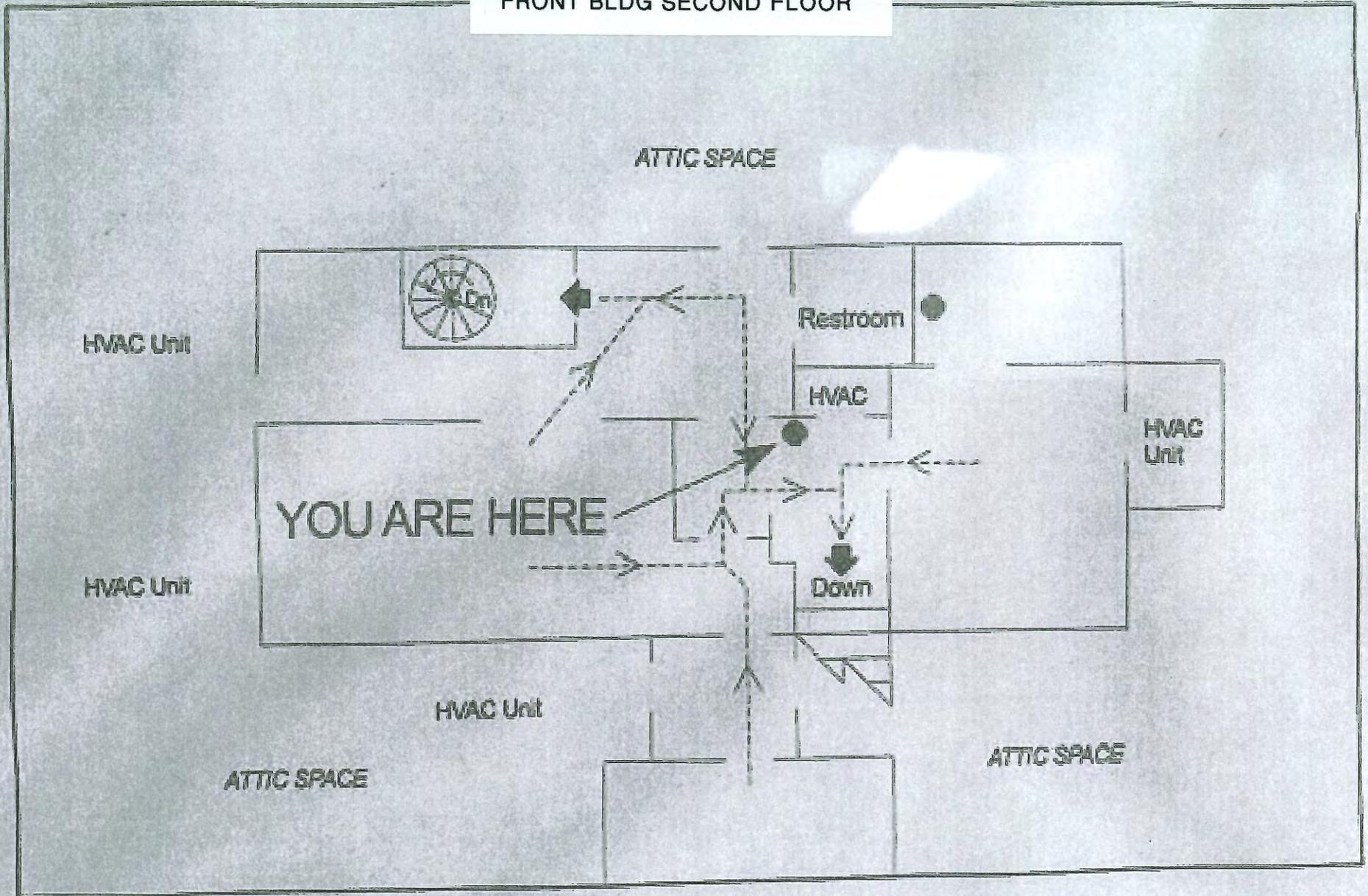
Ascend Federal Credit Union, 750 South Church Street, Murfreesboro, TN

FRONT BLDG FIRST FLOOR



750 S CHURCH STREET

FRONT BLDG SECOND FLOOR



Demographic Summary Report

750 S Church St, Murfreesboro, TN 37130

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **15,258 SF** Rent/SF/Yr: **-**
 Year Built: **1986**

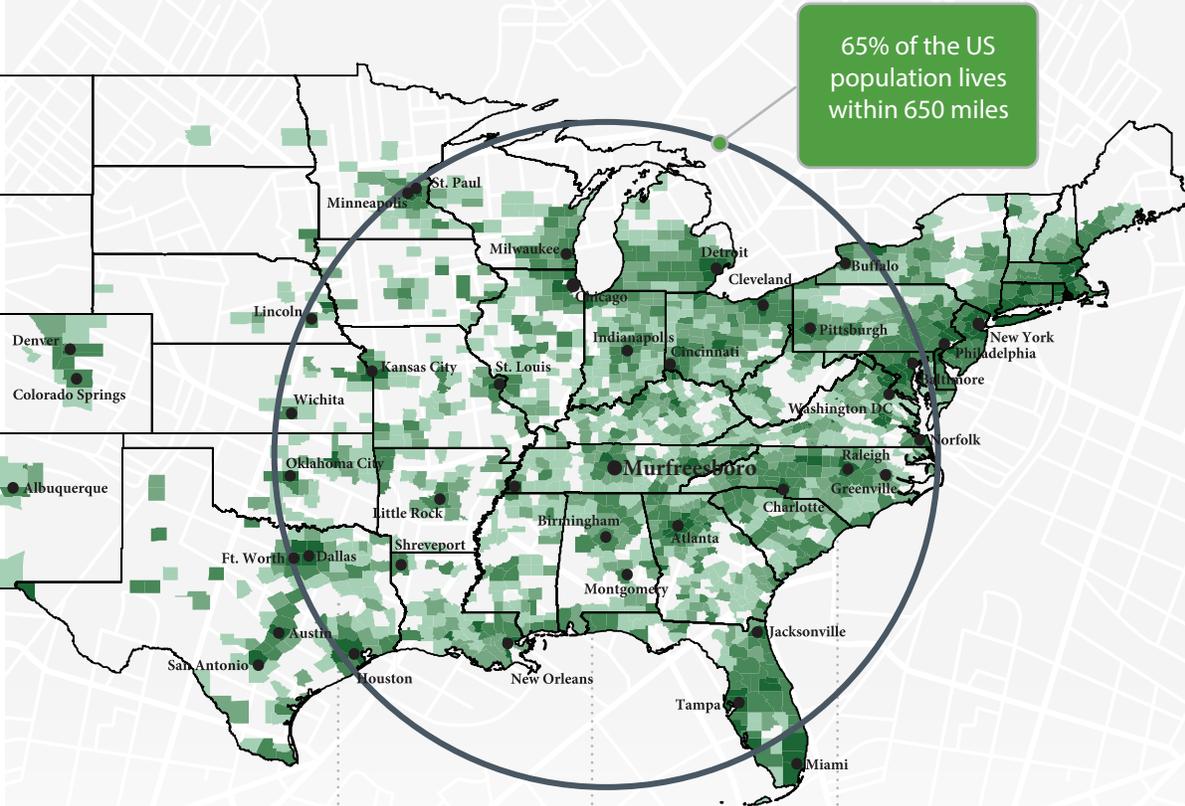


Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	8,630	79,333	169,060
2021 Estimate	7,933	72,316	152,401
2010 Census	7,171	60,461	115,171
Growth 2021 - 2026	8.79%	9.70%	10.93%
Growth 2010 - 2021	10.63%	19.61%	32.33%
2021 Population by Hispanic Origin	1,063	7,305	11,433
2021 Population	7,933	72,316	152,401
White	4,692 59.15%	49,091 67.88%	112,523 73.83%
Black	2,716 34.24%	17,597 24.33%	28,227 18.52%
Am. Indian & Alaskan	53 0.67%	412 0.57%	709 0.47%
Asian	176 2.22%	2,549 3.52%	6,191 4.06%
Hawaiian & Pacific Island	2 0.03%	90 0.12%	159 0.10%
Other	295 3.72%	2,578 3.56%	4,592 3.01%
U.S. Armed Forces	6	116	365
Households			
2026 Projection	3,736	31,270	64,538
2021 Estimate	3,433	28,492	58,223
2010 Census	3,091	23,800	44,311
Growth 2021 - 2026	8.83%	9.75%	10.85%
Growth 2010 - 2021	11.06%	19.71%	31.40%
Owner Occupied	957 27.88%	11,884 41.71%	33,965 58.34%
Renter Occupied	2,477 72.15%	16,608 58.29%	24,258 41.66%
2021 Households by HH Income	3,432	28,493	58,223
Income: <\$25,000	1,290 37.59%	6,720 23.58%	8,882 15.26%
Income: \$25,000 - \$50,000	977 28.47%	7,921 27.80%	13,305 22.85%
Income: \$50,000 - \$75,000	537 15.65%	5,744 20.16%	11,443 19.65%
Income: \$75,000 - \$100,000	243 7.08%	2,781 9.76%	7,356 12.63%
Income: \$100,000 - \$125,000	166 4.84%	2,065 7.25%	6,042 10.38%
Income: \$125,000 - \$150,000	73 2.13%	1,028 3.61%	4,082 7.01%
Income: \$150,000 - \$200,000	88 2.56%	1,337 4.69%	4,196 7.21%
Income: \$200,000+	58 1.69%	897 3.15%	2,917 5.01%
2021 Avg Household Income	\$50,499	\$66,017	\$83,530
2021 Med Household Income	\$37,794	\$48,858	\$64,535

Rutherford County, TN Community Snapshot

rutherford
works

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



65% of the US
population lives
within 650 miles

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
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

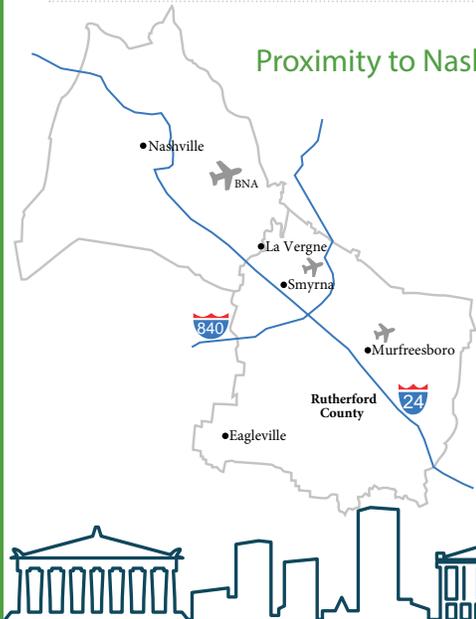
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



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



Manufacturing & Distribution Facility

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



North American HQ & Manufacturing Facility

UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.



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