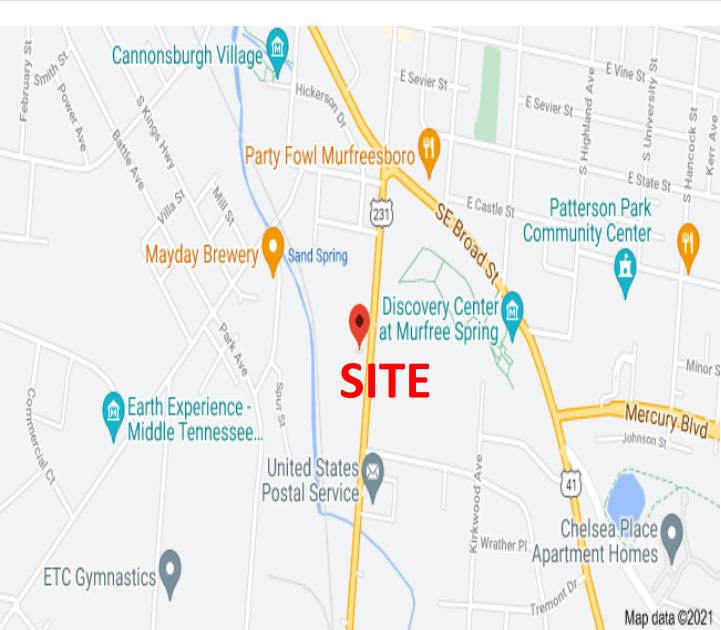


FOR SALE



3 Commercial Buildings on 2.5_{+/-} Ac

750 S Church Street – Murfreesboro, TN



DETAILS:

- **PRICE: \$2,995,000.00**
- Former Bank Building with drive-thru
Approx. 5,500 SF
- Former Bank Operations/Office Building
Approx. 5,500 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



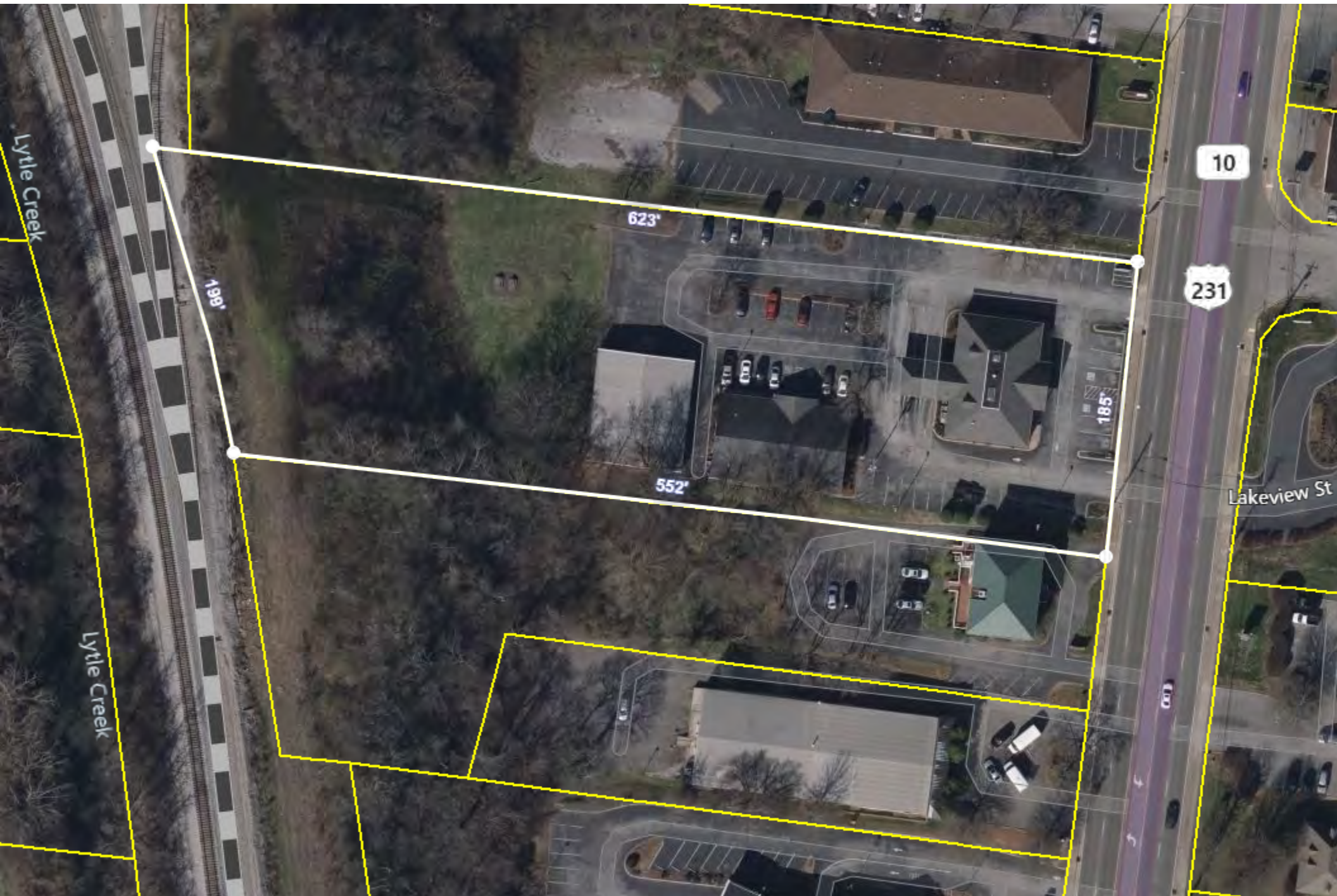
1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129
615.896.4045

www.parks-group.com







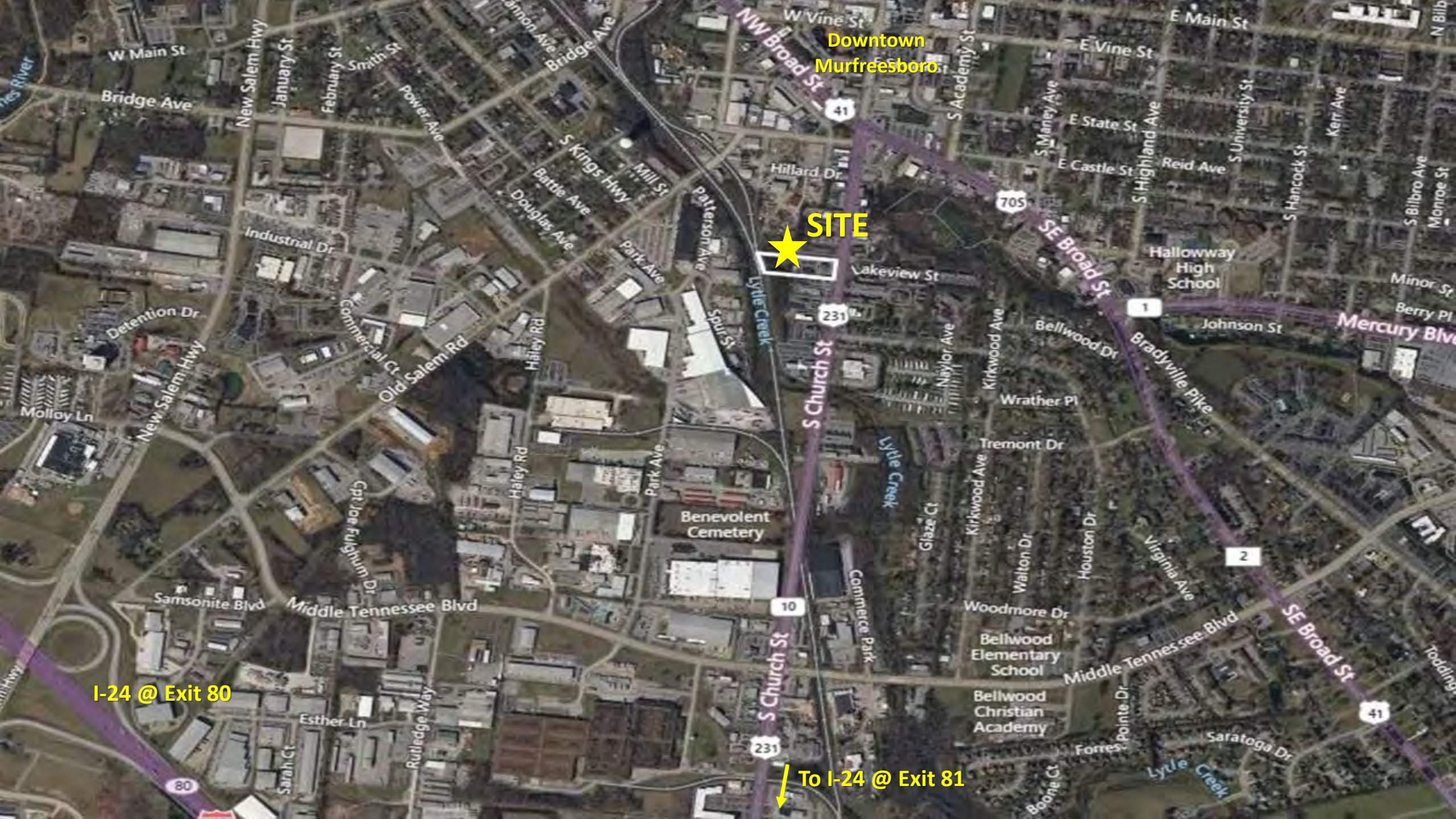


Downtown
Murfreesboro

★ SITE

I-24 @ Exit 80

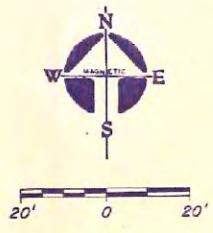
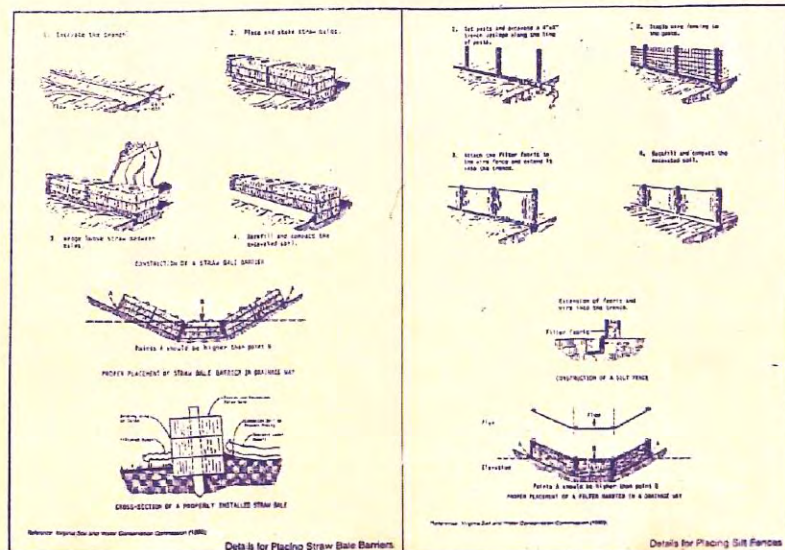
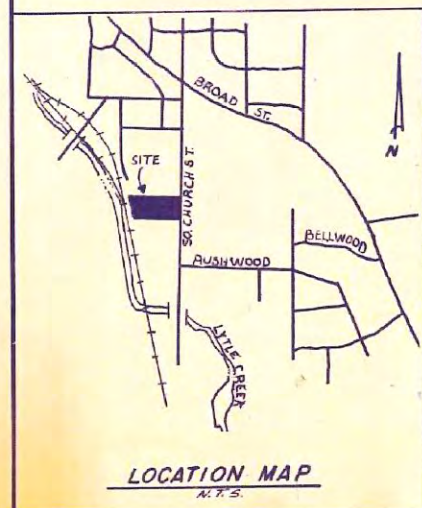
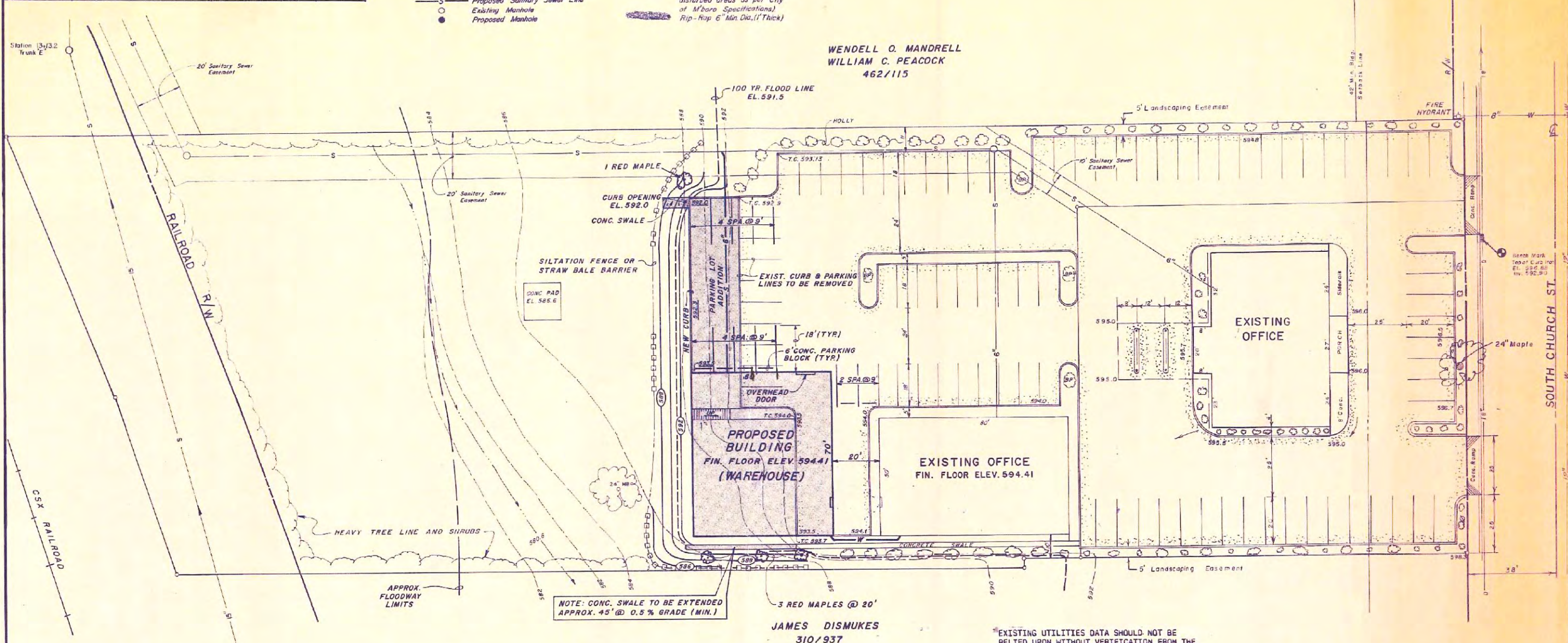
To I-24 @ Exit 81



PLANT MATERIALS SCHEDULE - PROPOSED						
KEY	QUANTITY	SCIENTIFIC NAME / COMMON NAME	TRUNK	HEIGHT	SPREAD	REMARKS
RM	4	ACER RUBRUM RED MAPLE	1 1/2"			

LEGEND

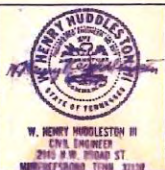
- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Existing Contours
- Proposed Contours
- 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)



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

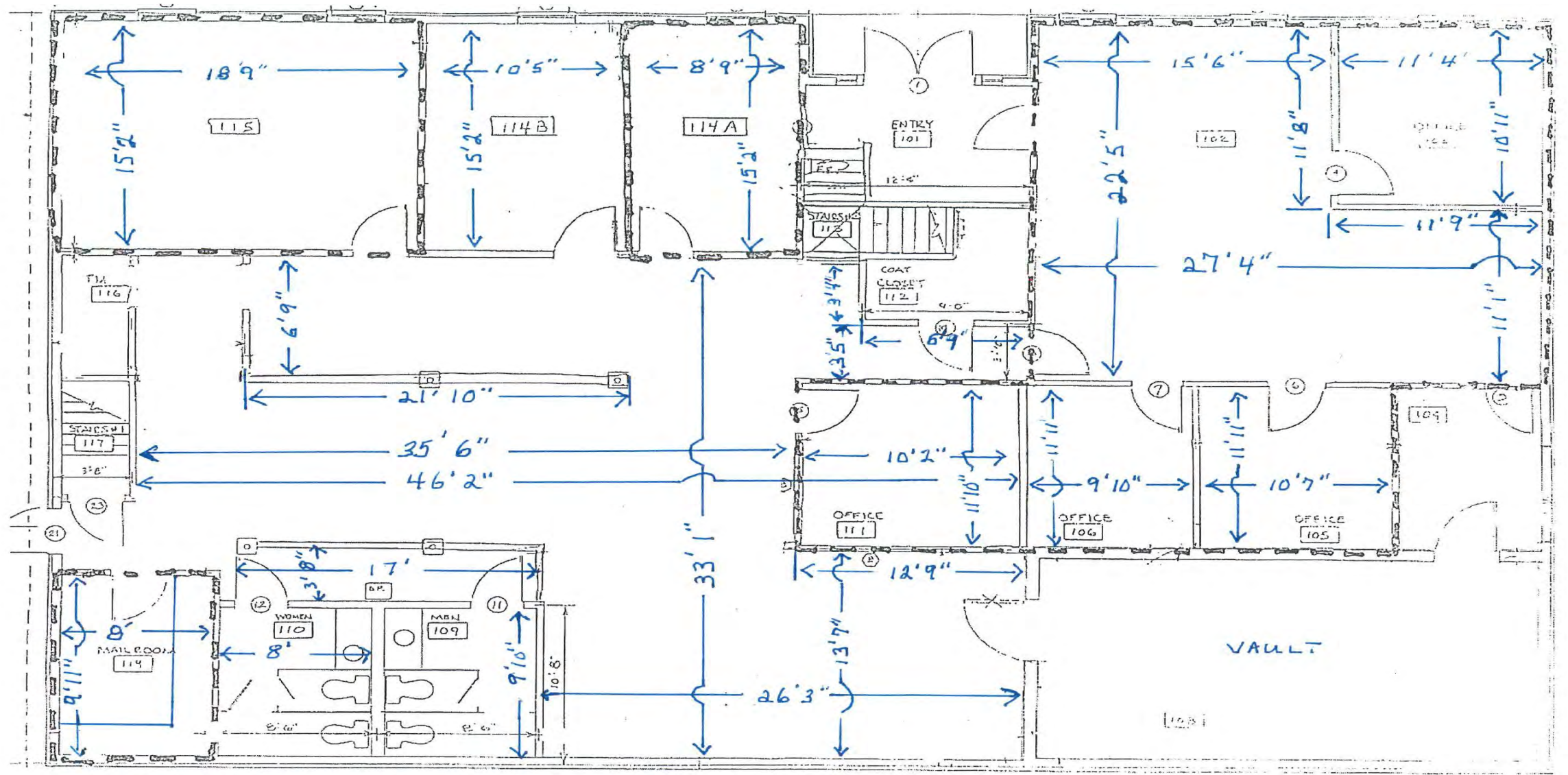
*EXISTING UTILITIES DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION.

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 & X
ZONING: CH
FRONT SETBACK: 42'
SIDE SETBACK: 0
REAR SETBACK: 20'



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
 OPS BLDG
 750B S. CHURCH STREET
 MURFREESBORO, TN 37130

Middle Building Floorplan

NOT TO SCALE

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**

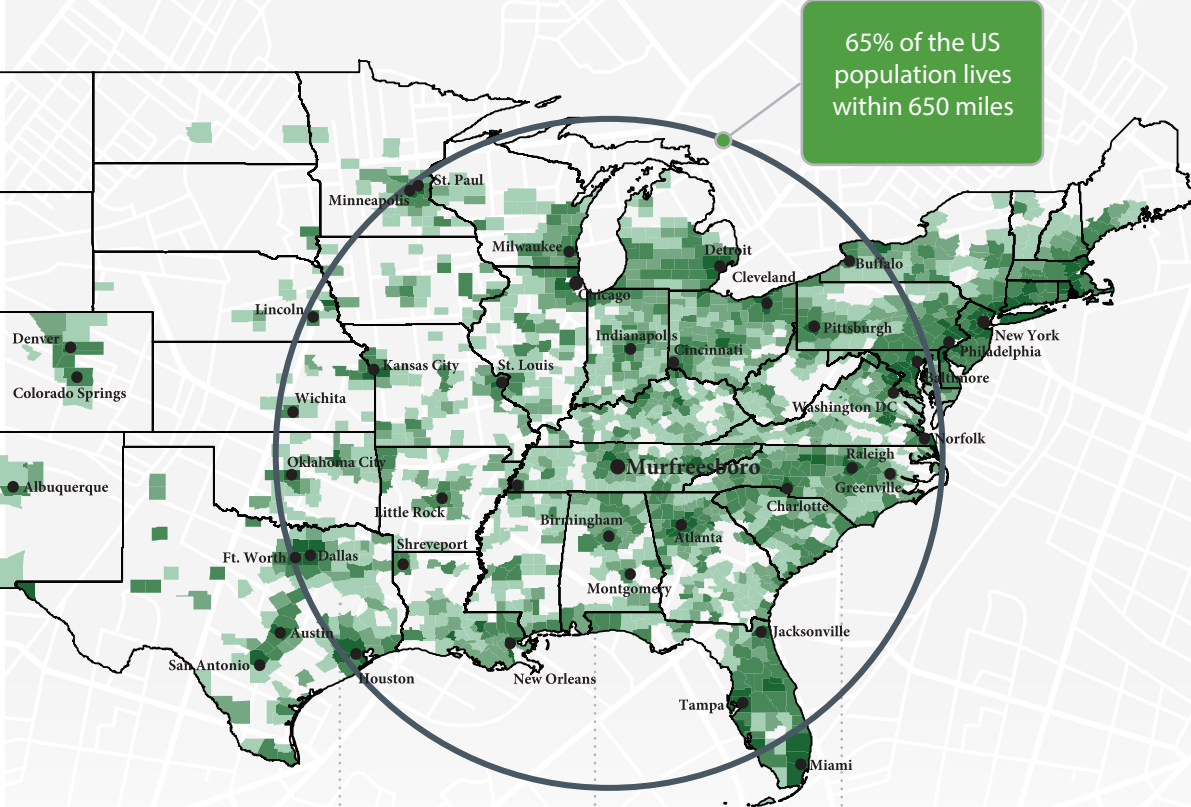


Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	8,630	79,333	169,060
2021 Estimate	7,933	72,316	152,401
2010 Census	7,171	60,461	115,171
Growth 2021 - 2026	8.79%	9.70%	10.93%
Growth 2010 - 2021	10.63%	19.61%	32.33%
2021 Population by Hispanic Origin	1,063	7,305	11,433
2021 Population	7,933	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

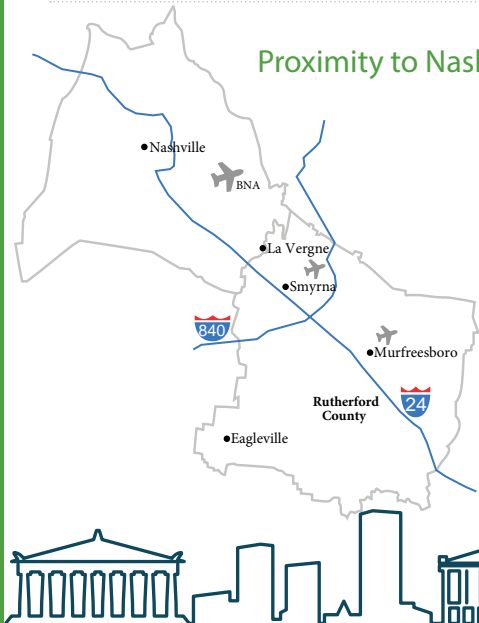
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



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