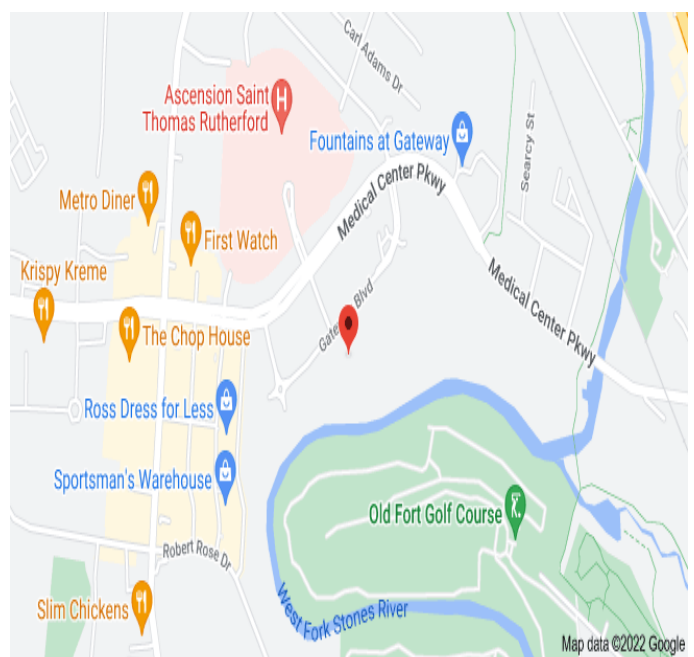




FOR SALE: 9.9 Ac Lot – Owner Will Divide

1412 Gateway Blvd - Murfreesboro



DETAILS:

- **Price: \$13.75 PSF**
- Zoned Mixed Use
- Owner Will Divide
- 1 Block from St Thomas Rutherford & The Fountains
- Located in the heart of the Gateway Corridor
- Traffic Light at Entrance to St. Thomas Rutherford Hospital
- Traffic count: 30,000 +

John Harney
AFFILIATE BROKER

615.542.0715
johnh@parks-group.com
TNLIC# 221569

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COMMERCIAL REAL ESTATE



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Murfreesboro, TN 37129
615.896.4045
www.parks-group.com



BOURBON BROTHERS

SMOKEHOUSE & TAVERN

OUTDOOR ENTERTAINMENT CENTER

★
9.9 AC SITE



Saint Thomas Rutherford Hospital

Medical Center

Medical Center Pkwy



West Fork Stones River

Old Fort Golf Club

West Fork Stones River

Medical Center Pkwy

Tune Ave

Warren St

Williams Dr

Carl Adams Dr

Gateway Blvd

W College St

West Fork Stones River

W College St

Robert Rose Dr

West Fork Stones River

N Thompson Ln

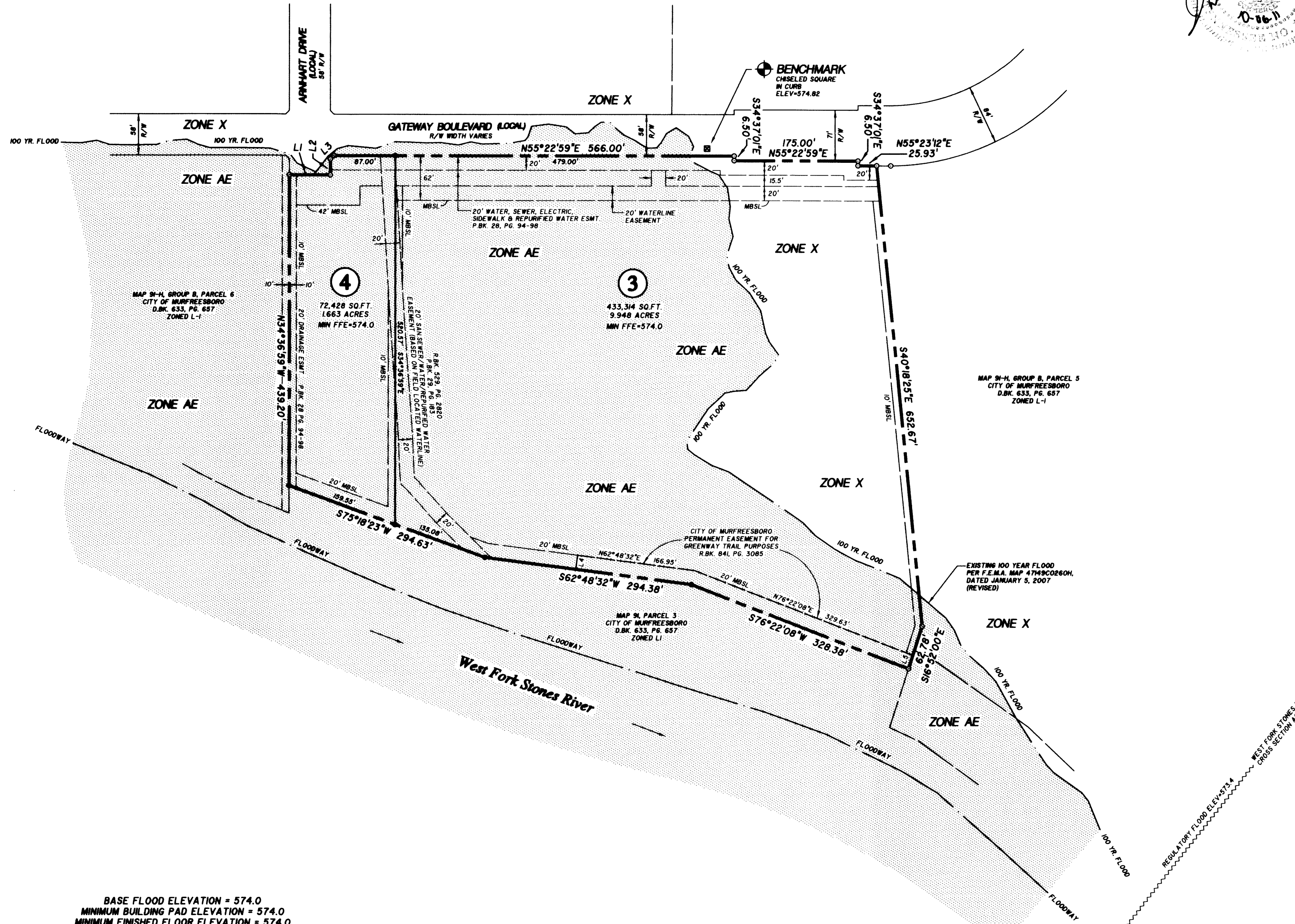
N Thompson Ln

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE TWO LOTS FROM LOT 3.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENTS UG802-196 B UG802-196AZ (NAD 83-96)
- THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY WITHIN A 100 YEAR FLOOD HAZARD AREA. THE FLOODPLAIN, SHOWN GRAPHICALLY HEREON, HAS BEEN DETERMINED FROM ELEVATIONS SHOWN ON FEMA FLOOD MAPS FOR RUTHERFORD COUNTY, MAP NO. 4748C0260H, 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 LI. MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:
FRONT = 42'
SIDE = 10'
REAR = 20'
MAX. BLDG. HT. = 75'
THIS PROPERTY IS IN GATEWAY DESIGN OVERLAY DISTRICT 3, WHICH MAY HAVE ADDITIONAL REQUIREMENTS OR RESTRICTIONS.
- 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 PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- ANY HOUSE OR STRUCTURE WITH A BUILDING DRAIN TO THE PUBLIC SANITARY SEWER WITH A FLOOR ELEVATION AT ANY POINT BELOW THE ELEVATION OF THE CENTER OF THE STREET MAY BE SUBJECT TO MURFREESBORO CITY CODE SECTION 33-35(10) WHICH REQUIRES THE OWNER(S) TO EXECUTE A RELEASE AND INDEMNIFICATION AGREEMENT IN FAVOR OF THE CITY AS A PREREQUISITE TO CONNECTING TO WATER AND/OR SEWER SERVICES.
- 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.
- A "NO-FILL" CERTIFICATION BY A REGISTERED ENGINEER LICENSED BY THE STATE OF TENNESSEE WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE CONSTRUCTED UPON ANY LOT OR LOTS THAT EXTEND INTO A REGULATORY FLOODWAY OR AREA OF POOLING WATER.
- A F.E.M.A. ELEVATION CERTIFICATE SHALL BE REQUIRED ON ALL LOTS WITHIN A 100 YEAR FLOOD HAZARD AREA.

LINE DATA

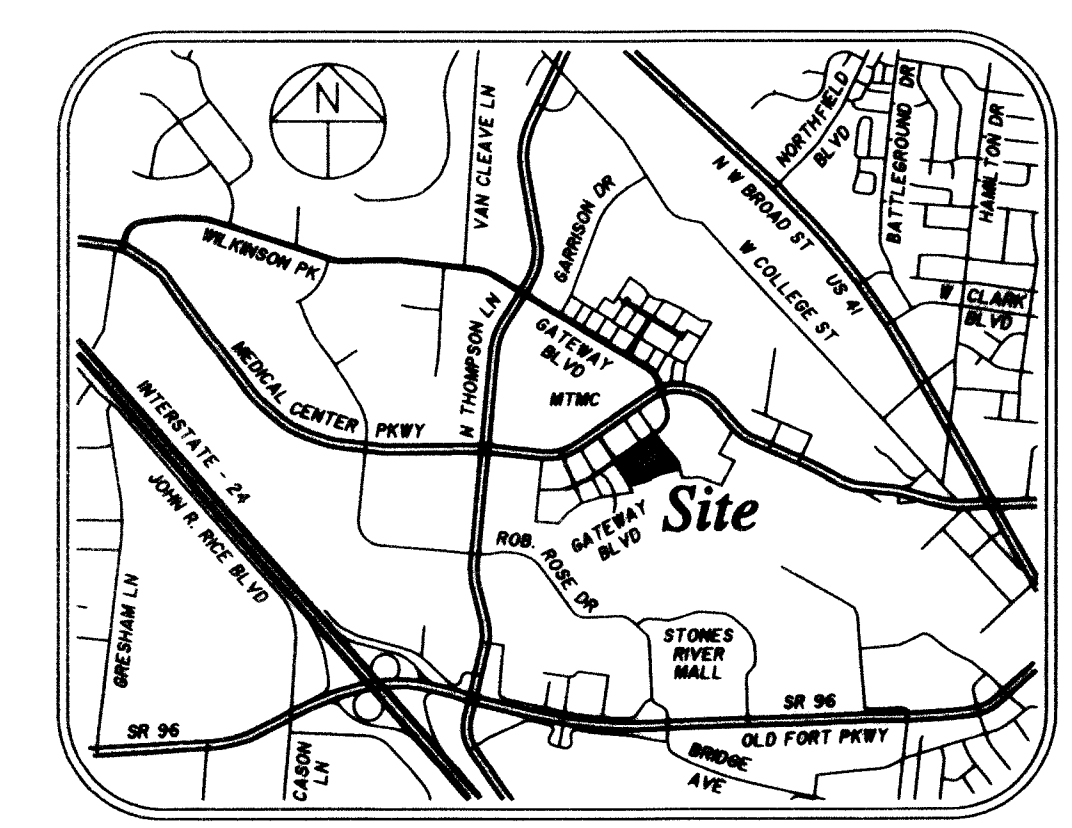
LINE	BEARING	DISTANCE
L1	N55°23'30"E	58.00'
L2	N34°37'08"W	22.04'
L3	N10°22'55"E	7.07'
L4	N67°11'28"W	20.00'
L5	S16°52'00"E	20.03'



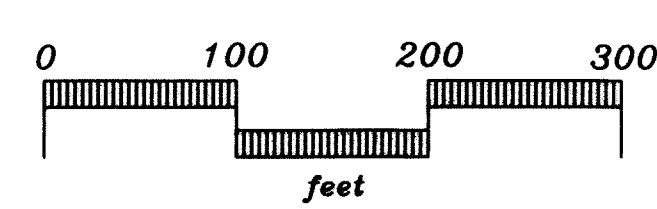
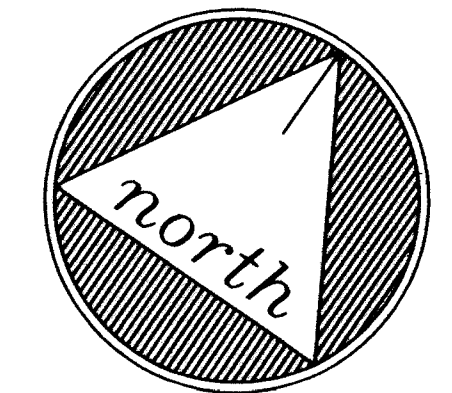
LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)

BASE FLOOD ELEVATION = 574.0
MINIMUM BUILDING PAD ELEVATION = 574.0
MINIMUM FINISHED FLOOR ELEVATION = 574.0



LOCATION MAP
N.T.S.



OWNER/DEVELOPER:
STONEGATE CORPORATE CENTER, LLC
CONTACT: MARK PIRTLE
1639 MEDICAL CENTER PARKWAY / SUITE 200
MURFREESBORO, TN 37129

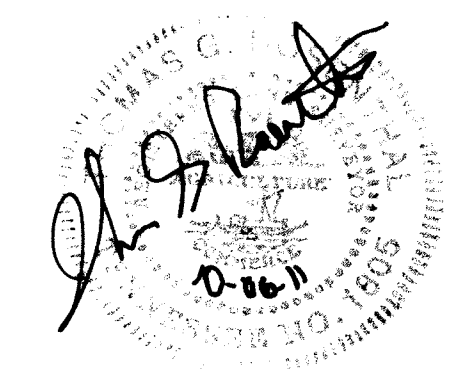
DEED REFERENCE:
RECORD BOOK 861, PG. 1800, R.O.R.C.
PROPERTY MAP 91-H, GROUP B, PARCEL 4 & 4.01

SITE DATA:
TOTAL AREA = 11.61 ACRES
AREA IN 2 LOTS = 11.61 ACRES
AREA IN RIGHT-OF-WAY = 0.0 ACRES
ZONING = LI (LIGHT INDUSTRIAL) / GDO-3

THE RECORDING OF THIS PLAT VACATES & SUPERSEDES THE RECORDING OF THE FINAL PLAT ENTITLED MURFREESBORO GATEWAY SUBDIVISION, MARK PIRTLE SUBDIVISION, LOT 3, AS OF RECORD IN PLAT BOOK 29, PAGE 183, R.O.R.C., TN.

PLAT BOOK 36, PAGE 52
TIME OF RECORDING: 10:30 A.M.
DATE OF RECORDING: October 17, 2011

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 ADOP(T) THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES (HEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
DATE: 10-10-11
RECORD BOOK 861, PAGE 1800
MARK A. PIRTLE, REGISTERED AGENT
STONEGATE CORPORATE CENTER, LLC



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. NO. 10-06-11
DATE: 10-06-11
REGISTERED SURVEYOR: John S. Smith
TECH. R.L.S. No. 1805

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
CITY OF MURFREESBORO WATER SERVICE JURISDICTION
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 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 WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.
DATE: 10/13/11
MURFREESBORO WATER AND SEWER OFFICIAL: Valerie H. Smith

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: 10/13/11
MURFREESBORO WATER AND SEWER OFFICIAL: Valerie H. Smith

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 COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.
DATE: 10-14-11
PLANNING COMMISSION SECRETARY: Joseph D. Aydelott

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. 10-17-11
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

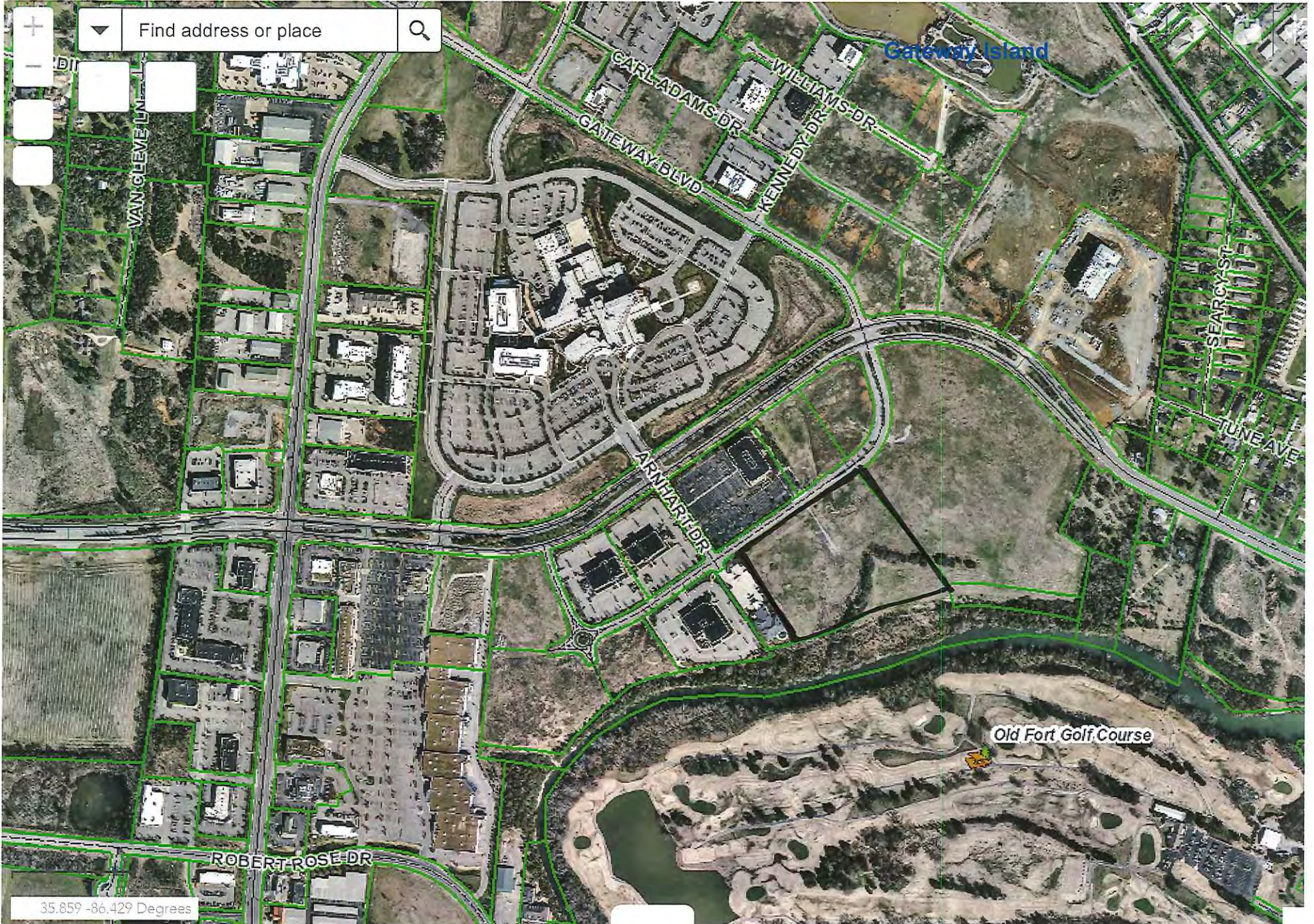
FINAL PLAT

**RESUBDIVISION OF LOT 3
MURFREESBORO GATEWAY
MARK PIRTLE SUBDIVISION**

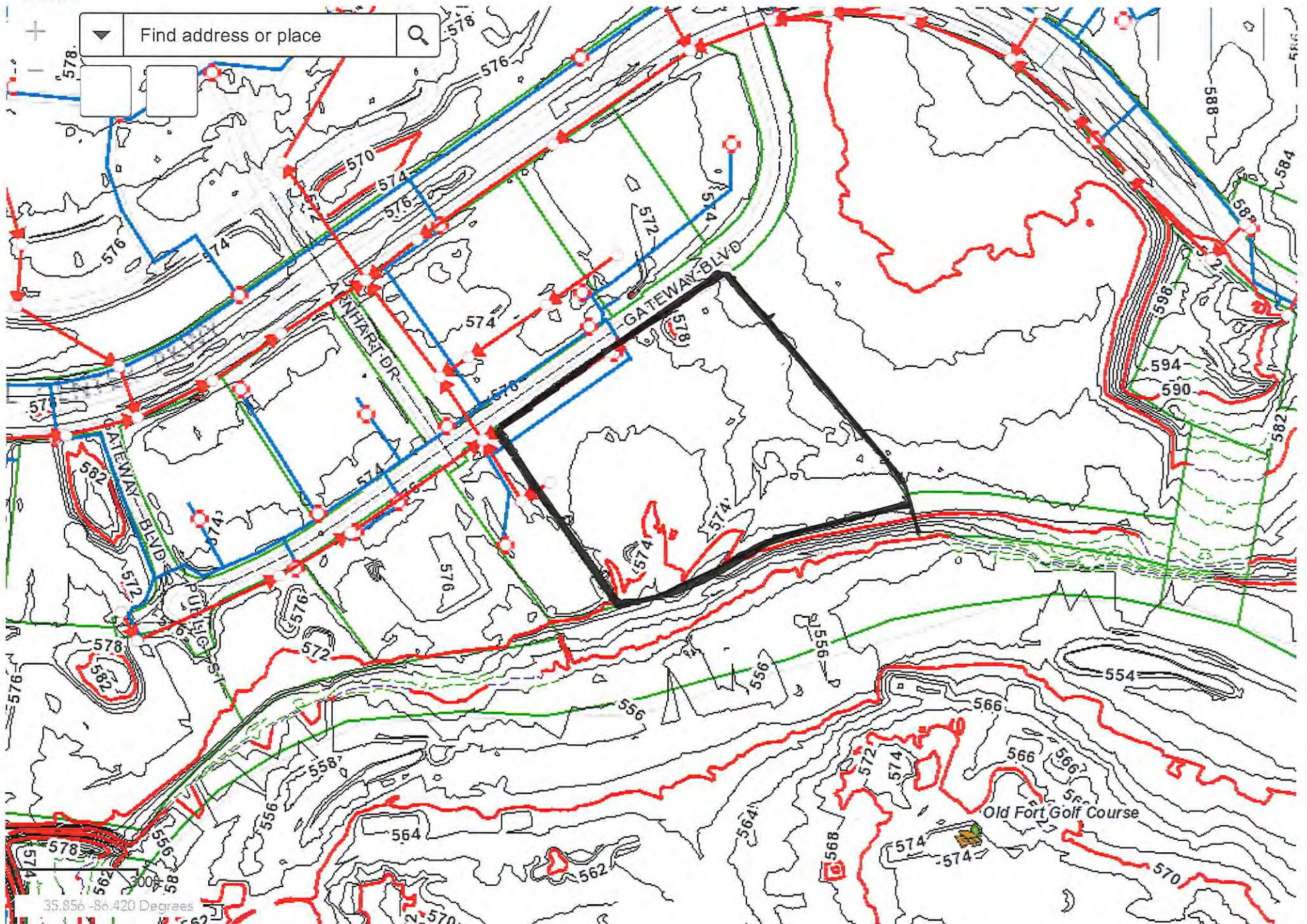
CITY OF MURFREESBORO, TENNESSEE
13th CIVIL DISTRICT OF RUTHERFORD COUNTY

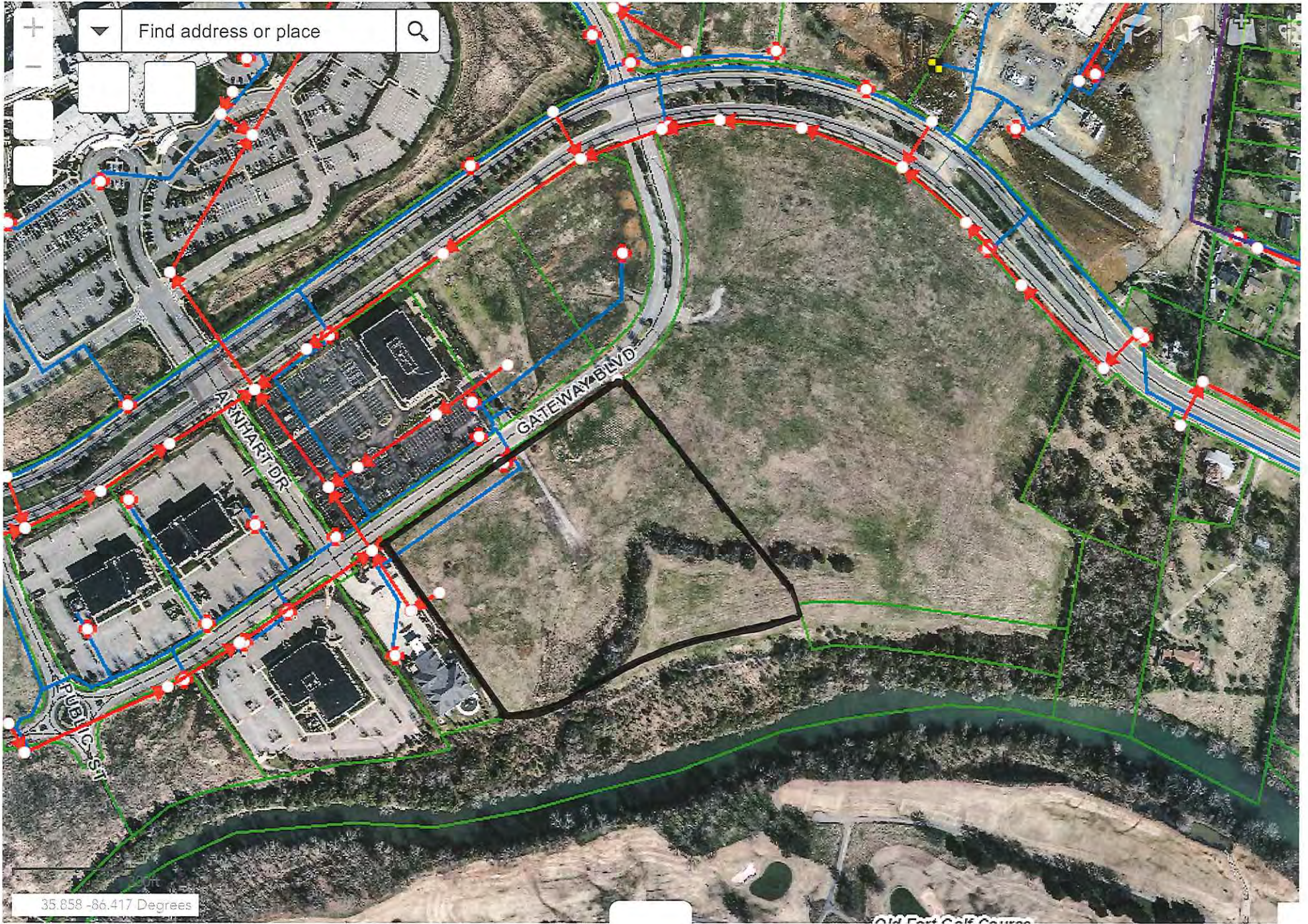
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 04156	DATE: 9-19-11	FILE: 96LOTS-4RPLAT	DRAWN BY: ACAD/JWG	SCALE: 1" = 100'	SHEET I OF 1
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35.859 -86.429 Degrees





BOOT BARN Hall
AT BOURBON BROTHERS

BOURBON BROTHERS
SMOKEHOUSE & TAVERN

SUNSET
ON THE RIVER



NOTES LIVE

CONCEPT PLAN
Murfreesboro, TN

BCA **BCA-STUDIOS**
ARCHITECTS
GAINESVILLE | ATLANTA



Riverdale 'steals' its way into tourney

SPORTS 1C



SUMMER READING

SUBSCRIBER-EXCLUSIVE SPECIAL SECTION INSIDE



Former Riverdale football player remembered

Cecil Joyce

Murfreesboro Daily News Journal
 USA TODAY NETWORK - TENNESSEE

Former Riverdale High football player and 2021 graduate Hasani Brewer, 18, who went by the name Sunny Gant to all



GANT

who knew him according to his former coach, "lit up every room that he walked in."

That's how former teammate and friend Calen Gipson described

Brewer, who on Wednesday evening died after being shot outside of Middle Tennessee State University's Murphy Center following Riverdale High's graduation.

Murfreesboro Police Department spokesperson Larry Flowers confirmed

his death at a 4:30 p.m. press conference on Thursday.

Brewer was a senior offensive lineman on the 2020 Riverdale High football team. His long-lasting impression with

See GANT, Page 3A

Lifelong love of flight

Meet the country boy who became a Tennessee Aviation Hall of Famer

Seyna Clark

Murfreesboro Daily News Journal
 USA TODAY NETWORK

Walking around Donald McDonald's property in Murfreesboro, he'll talk about his three award-winning dogs, art collection, and hunting tales. He'll talk about being a proud country boy and living right across the street from the farm where he grew up.

If you talk to him long enough, he might talk about aviation.

Decorated in landscape paintings, prized taxidermy displays and aviation memorabilia his home is like a museum.

He's not just a pilot - he's a Tennessee Aviation Hall of Famer.

McDonald, who last year was inducted into the Tennessee Aviation Hall of Fame on November 6, 2021, after over 65 years of private flying without a single accident, he considers himself fortunate to have been chosen from among dozens of applicants.

Middle Tennessee State University re-named a hanger in his honor.

"It's a real honor, that's what I was really proud of more than anything," he said.

Decades ago, the maiden flight for the



ABOVE: Donald McDonald looks at old pictures of his planes at his home in Murfreesboro on April 15.

SEYNA CLARK/SPECIAL TO DAILY NEWS JOURNAL



LEFT: McDonald was inducted into the Tennessee Aviation Hall of Fame on Nov. 6.

ANDY HEIDT/MIDDLE TENNESSEE STATE UNIVERSITY

then 18-year-old, bright-eyed country kid kindled a lifelong love for airplanes. On his last day of high school, his cousin in Chico, California, suggested that he fly out and work on his ranch.

He recalls traveling as a passenger from Nashville to Dallas, Dallas to Los

Angeles then catching a milk run DC3 out of Los Angeles to Redding then Bakersfield and got off in Chico. He spent two summers there, lugging hay and herding livestock.

See MCDONALD, Page 5A

Murfreesboro amphitheater, entertainment venue plans are unveiled

Scott Broden and Nancy DeGennaro

Murfreesboro Daily News Journal
 USA TODAY NETWORK - TENNESSEE

Plans were unveiled for a \$40 million music, entertainment and dining complex in the Murfreesboro Gateway.

The 25,000-square-foot Sunset Music Colosseum on the River will be located on an 18.2-acre city-owned parcel located on the southeast corner of Medical Center Parkway and Gateway Boulevard.

Mayor Shane McFarland and J.W. Roth, chairman of Notes Live Inc, an aggressive new player in live music space, detailed the project Thursday afternoon at City Hall.

"Providing final agreements are approved by council, the amphitheater will be a public-private partnership adding a significant amenity to the area and elevating Murfreesboro in the Nashville music scene," McFarland explained.

Demographic for the venue will be middle-aged patrons who have a love for good food and drinks, comfortable event accommodations, classic rock

See PLANS, Page 4A

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SELECTION locally-made, custom colors & colors to

96%

SATISFACTION customer satisfaction rating on clean-up and

96%

SERVICE of projects required no



Save money on energy bills, up to 30%

Plans

Continued from Page 1A

and country, and live entertainment, Roth said.

Project details

The flagship point of the project is Sunset Amphitheater, a 4,500-seat venue that will host large touring acts on a live music entertainment campus — groups like Lynyrd Skynyrd and .38 Special, two of Roth's favorite bands. Amenities include 32 firepit suites alongside stadium-style seating and casual lawn seating.

The proposed plan also includes Bourbon Brothers Smokehouse & Tavern, which will offer upscale casual dining.

The full-service restaurant will be about 10,000-12,000 square feet with a breakfast, lunch and dinner menu, an indoor bar, a tasting room with more than 100 rare bourbons, a 7,000-square-foot outdoor patio with a space for cigar

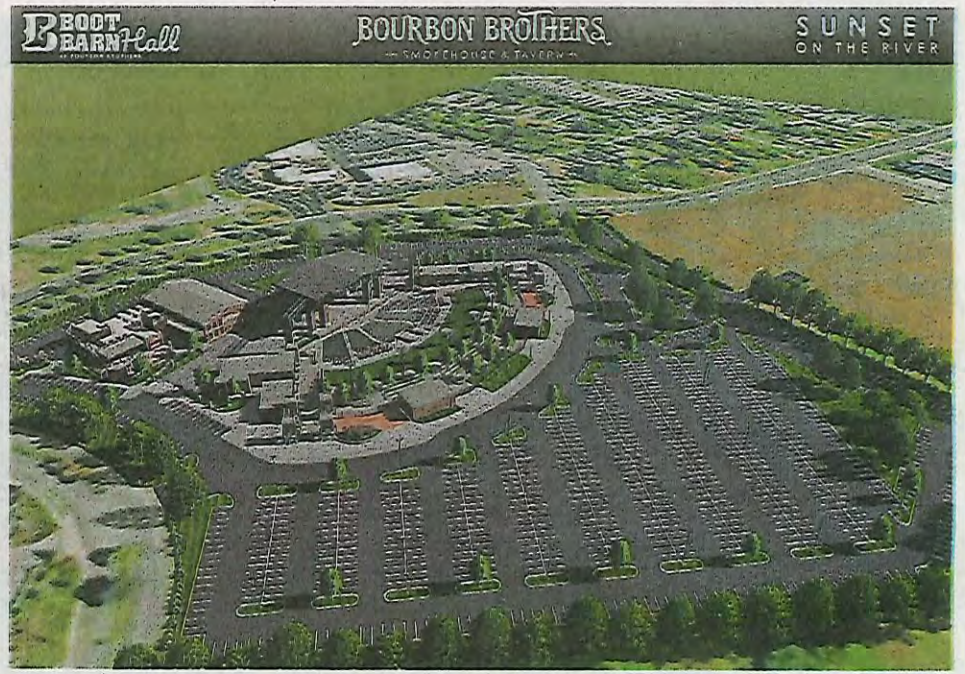
smokers as well as a music patio.

An adjoining Boot Barn Hall will hold up to 1,400 people indoors. It will be modeled after Notes Live's Boot Barn Hall in Colorado Springs, which has become one of Colorado's premiere music venues after opening in February 2019.

Under the same roof is the 16,000-square-foot Boot Barn Hall, which will have indoor theater seating and a second-floor VIP section to accommodate around 1,400 patrons. Half of the events will be concerts and the other half will play host to corporate and community events.

"My wife doesn't want to stand in a concert the entire time, she doesn't want to stand in line for the bathroom and she doesn't want to walk 7 miles from the parking lot. And she's not going to a place where the tables are sticky and you could possibly lose a tooth," Roth joked.

Together, the venues are expected to hire 200 full and part-time employees. Notes Live expects to see more than 600,000 patrons per year across Bourbon Brothers, Boot Barn Hall and the Sunset on the River.



The 25,000-square-foot Sunset Music Colosseum on the River will be located on an 18.2-acre city-owned parcel located on the southeast corner of Medical Center Parkway and Gateway Boulevard. PROVIDED

"We love Murfreesboro and plan to build one of the most luxurious music campuses in the country," Roth said. "We expect our live streaming and content strategy to make 'Live from Murfreesboro' a household name in every living room in America."

Detailed development

Notes Live INC and City officials have entered into a non-binding Memorandum of Understand and will continue to negotiate binding development agreements that will be brought for Murfreesboro City Council approval.

Notes Live identified Murfreesboro is an attractive high-growth area, located along major corridors near the Music City with positive age and income demographics.

"This potential public-private partnership announcement definitely fits our long-term vision for the City. Murfreesboro civic leaders have long set sights on an amphitheater within the city as part of park development including a tentative design on the same property," said City Manager Craig Tindall.

Murfreesboro is the third live music development for the emerging Notes Live Inc. live entertainment company, which recently announced the opening

of an 8,000-person outdoor amphitheater, The Sunset, in Colorado Springs, on the same campus with Bourbon Brothers Smokehouse and Tavern.

Additional venues are under way in mid-sized markets with growing populations, including Gainesville, Georgia, a suburb of Atlanta, as well as plans to expand into Florida, and North Texas.

The government for several years has offered the 18 acres for sale as a head-quarter site to attract higher-paying jobs. The property sits between Medical Center Parkway and the city's Stones River Golf Course.

The city's land is also across the street from the Fountains at Gateway development with offices, restaurants, stores and entertainment, including seasonal outdoor ice skating. A city consultant in 2020 ranked both properties among the top five Murfreesboro areas for economic development.

The city's property is also close to Saint Thomas Rutherford Hospital and many medical offices.

Reach reporter Scott Broden with news tips and questions by emailing him at sbroden@dnj.com. Follow him on Twitter @ScottBroden. Reach reporter Nancy DeGennaro at degennaro@dnj.com.

LIBERTY FINANCIAL
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\$13,000,000
in CHECKING BENEFITS
2021

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★★★★ AMERICA'S BEST BANKS 2022 Newsweek

Liberty FINANCIAL | Murfreesboro Office
2206 MEDICAL CENTER PKWY

liberty.financial/13million

Annual Percentage Yield is accurate as of 1/1/2022. Rate subject to change. Fees or other conditions could reduce earnings on the account. Applicable on balances up to \$20,000. Some requirements apply. 3.30% APY dividend will not be paid if all services are not used or if fewer than 15 debit purchases post in the month. Debit transactions typically post within two business days and may vary based on merchant processing. ATM fee reimbursements limited to \$15 per account per month. Minimum deposit of \$25 required to open. Federally insured by NCUA. Mastercard is a registered trademark, and the circles design is a trademark of Mastercard International Incorporated. Liberty Financial is a Division of Evernole Teachers Federal Credit Union.

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ITEMS IN STOCK

NO CREDIT NO PROBLEM

SAME-DAY DELIVERY

From where we sit, City Tile is the winner!



Demographic Summary Report

Gateway Blvd @ Medical Center Pky, Murfreesboro, TN 37129

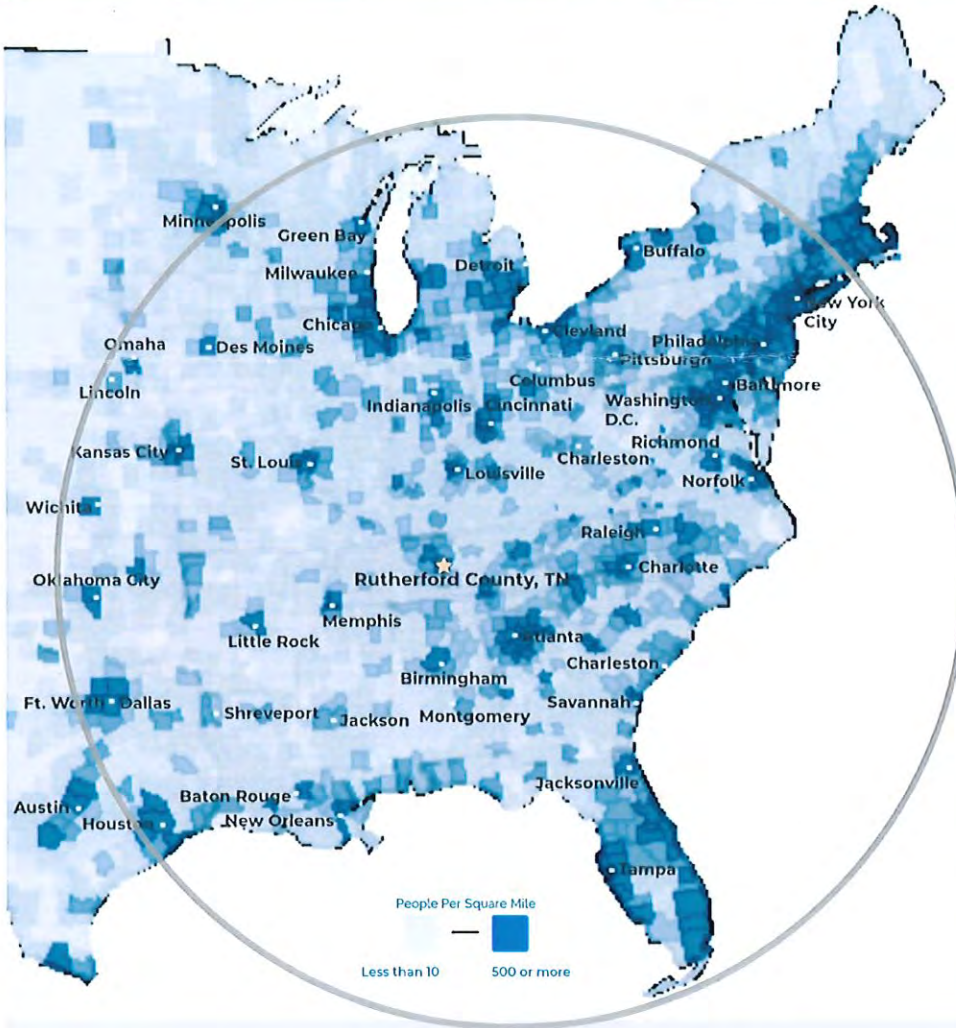
Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	3,481	75,447	190,471
2022 Estimate	2,903	65,338	164,626
2010 Census	1,212	47,917	117,152
Growth 2022 - 2027	19.91%	15.47%	15.70%
Growth 2010 - 2022	139.52%	36.36%	40.52%
2022 Population by Hispanic Origin	203	5,380	13,128
2022 Population	2,903	65,338	164,626
White	2,266 78.06%	48,170 73.72%	121,400 73.74%
Black	414 14.26%	12,115 18.54%	30,500 18.53%
Am. Indian & Alaskan	8 0.28%	319 0.49%	835 0.51%
Asian	135 4.65%	2,607 3.99%	6,668 4.05%
Hawaiian & Pacific Island	0 0.00%	45 0.07%	202 0.12%
Other	79 2.72%	2,082 3.19%	5,022 3.05%
U.S. Armed Forces	5	90	355
Households			
2027 Projection	1,219	29,788	70,898
2022 Estimate	1,025	25,946	61,549
2010 Census	472	19,576	44,781
Growth 2022 - 2027	18.93%	14.81%	15.19%
Growth 2010 - 2022	117.16%	32.54%	37.44%
Owner Occupied	679 66.24%	14,190 54.69%	36,442 59.21%
Renter Occupied	345 33.66%	11,756 45.31%	25,107 40.79%
2022 Households by HH Income	1,025	25,944	61,549
Income: <\$25,000	171 16.68%	3,801 14.65%	8,903 14.46%
Income: \$25,000 - \$50,000	227 22.15%	5,882 22.67%	14,102 22.91%
Income: \$50,000 - \$75,000	283 27.61%	5,786 22.30%	12,378 20.11%
Income: \$75,000 - \$100,000	136 13.27%	3,525 13.59%	7,941 12.90%
Income: \$100,000 - \$125,000	54 5.27%	2,479 9.56%	5,838 9.49%
Income: \$125,000 - \$150,000	34 3.32%	1,721 6.63%	4,706 7.65%
Income: \$150,000 - \$200,000	113 11.02%	1,821 7.02%	4,799 7.80%
Income: \$200,000+	7 0.68%	929 3.58%	2,882 4.68%
2022 Avg Household Income	\$72,512	\$79,766	\$83,870
2022 Med Household Income	\$60,639	\$63,925	\$65,421

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.

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