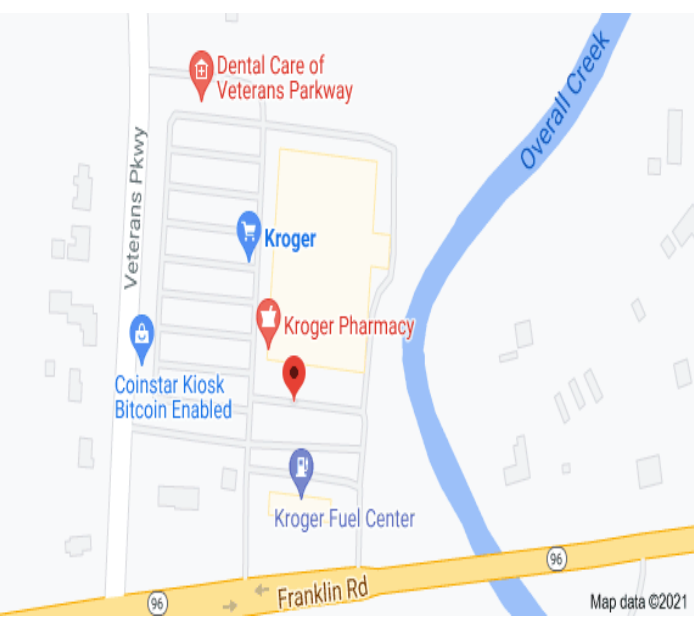




FOR SALE – 2.58 Ac Commercial Lot

Veterans Pkwy Next to Kroger – Murfreesboro, TN



DETAILS:

- **PRICE: \$1,500,000 or \$13.35 PSF**
- Zoned for Commercial
- Next door to Kroger
- Direct access to Veterans Pkwy traffic light
- Off Veterans Pkwy & Franklin Rd
- 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



SEC, Inc.

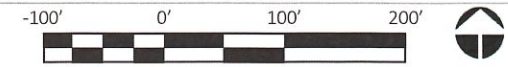
Roadway Sidewalks Open Space Buildings Detention Existing Trees

Parking Required:
 (89) 3-Bedroom Units x 3.3 = 294 Spaces

Parking Provided:
 Garage Parking Provided = 119 Spaces
 Driveway Parking Provided = 119 Spaces
 Guest Parking Provided = 63 Spaces
 Total Parking Provided = 301 Spaces (+7)

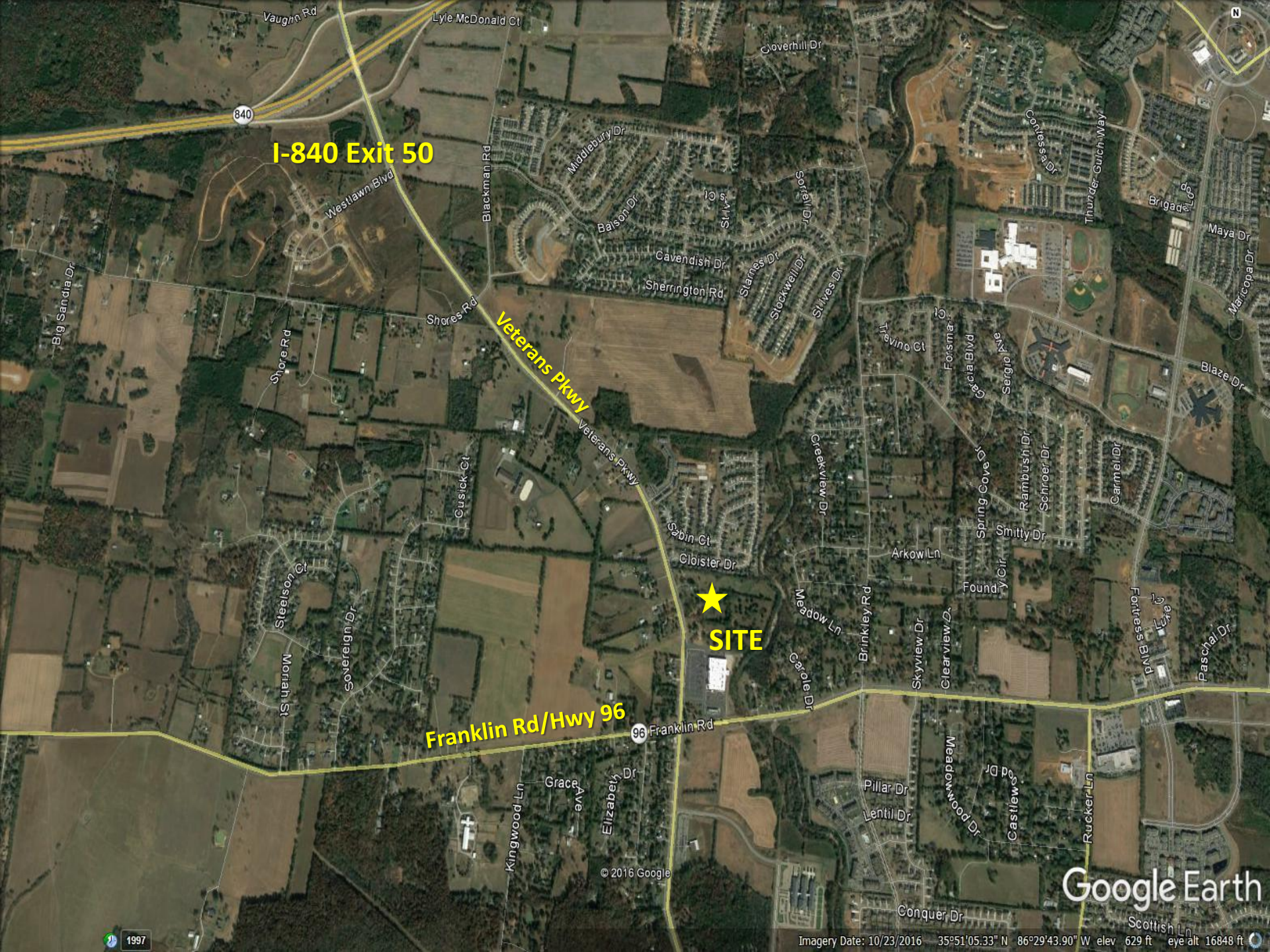
SEC Project #20076 Murfreesboro, Tennessee

12 PROPOSED PLANNED RESIDENTIAL DISTRICT
 CONCEPTUAL SITE AND LANDSCAPE PLAN



I-840 Exit 50





I-840 Exit 50

Veterans Pkwy

Franklin Rd/Hwy 96

★
SITE

Google Earth

Imagery Date: 10/23/2016 35°51'05.33" N 86°29'43.90" W elev 629 ft eye alt 16848 ft

1997

Demographic Summary Report

Veterans Pky, Murfreesboro, TN 37128

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -

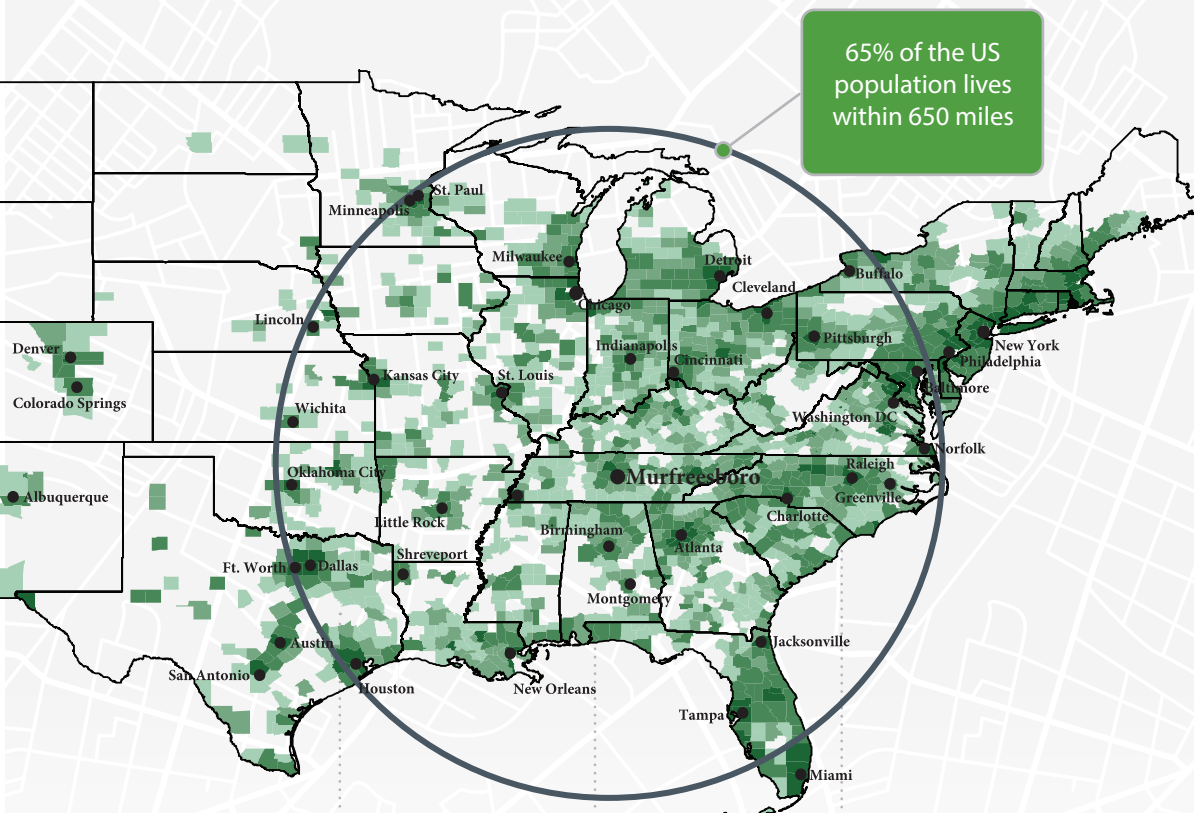


Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	8,313		52,589		93,318	
2021 Estimate	7,179		46,211		82,445	
2010 Census	3,077		26,051		49,899	
Growth 2021 - 2026	15.80%		13.80%		13.19%	
Growth 2010 - 2021	133.31%		77.39%		65.22%	
2021 Population by Hispanic Origin	360		2,894		5,105	
2021 Population	7,179		46,211		82,445	
White	6,046	84.22%	37,008	80.08%	65,811	79.82%
Black	664	9.25%	5,720	12.38%	10,269	12.46%
Am. Indian & Alaskan	29	0.40%	189	0.41%	392	0.48%
Asian	256	3.57%	1,966	4.25%	3,672	4.45%
Hawaiian & Pacific Island	9	0.13%	51	0.11%	69	0.08%
Other	175	2.44%	1,277	2.76%	2,231	2.71%
U.S. Armed Forces	40		204		329	
Households						
2026 Projection	2,789		19,070		33,519	
2021 Estimate	2,411		16,786		29,660	
2010 Census	1,045		9,638		18,229	
Growth 2021 - 2026	15.68%		13.61%		13.01%	
Growth 2010 - 2021	130.72%		74.16%		62.71%	
Owner Occupied	2,012	83.45%	11,961	71.26%	22,115	74.56%
Renter Occupied	398	16.51%	4,825	28.74%	7,544	25.43%
2021 Households by HH Income	2,412		16,785		29,660	
Income: <\$25,000	71	2.94%	887	5.28%	2,045	6.89%
Income: \$25,000 - \$50,000	342	14.18%	3,022	18.00%	5,173	17.44%
Income: \$50,000 - \$75,000	385	15.96%	3,483	20.75%	6,219	20.97%
Income: \$75,000 - \$100,000	349	14.47%	2,989	17.81%	5,280	17.80%
Income: \$100,000 - \$125,000	296	12.27%	2,268	13.51%	4,099	13.82%
Income: \$125,000 - \$150,000	381	15.80%	1,696	10.10%	2,644	8.91%
Income: \$150,000 - \$200,000	397	16.46%	1,562	9.31%	2,676	9.02%
Income: \$200,000+	191	7.92%	878	5.23%	1,524	5.14%
2021 Avg Household Income	\$117,350		\$97,749		\$95,961	
2021 Med Household Income	\$104,983		\$83,368		\$81,595	

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

General Mills
Making Food People Love

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

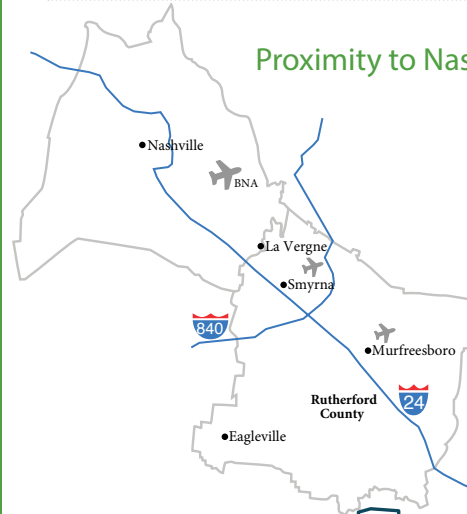
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
MTSU: 22,000
Motlow: 3,000
TCAT: 540



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