

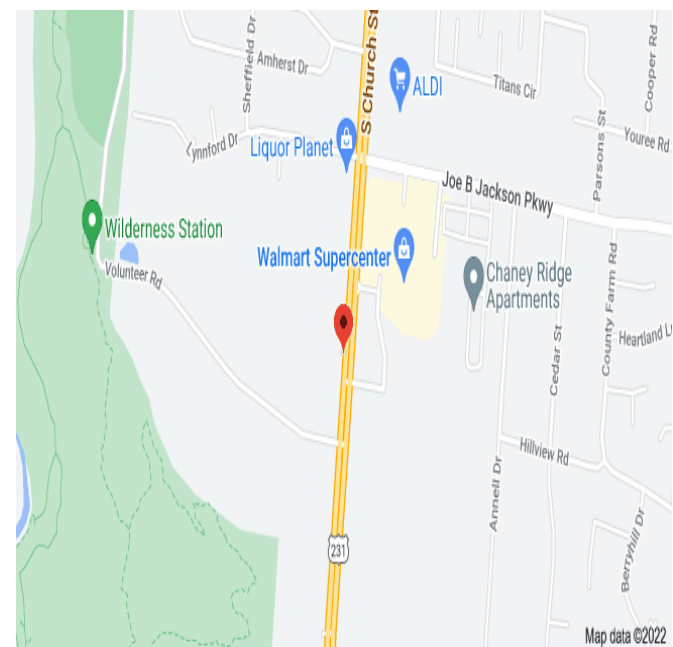


FOR SALE: 8.08 Ac Lot – Owner Will Divide

3592-3602 Shelbyville Hwy - Murfreesboro

DETAILS:

- **Price: \$5,995,000**
- Zoned Commercial Hwy
- Owner Will Divide
- Next door to the new Murfreesboro Medical Clinic South
- Traffic Light at Tiger Hill Rd
- Traffic count: Approx. 31,924



John Harney
AFFILIATE BROKER

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TNLIC# 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129
615.896.4045
www.parks-group.com



8.08
AC

129'

625'

Butler
Cemetery

Shelbyville Hwy

231

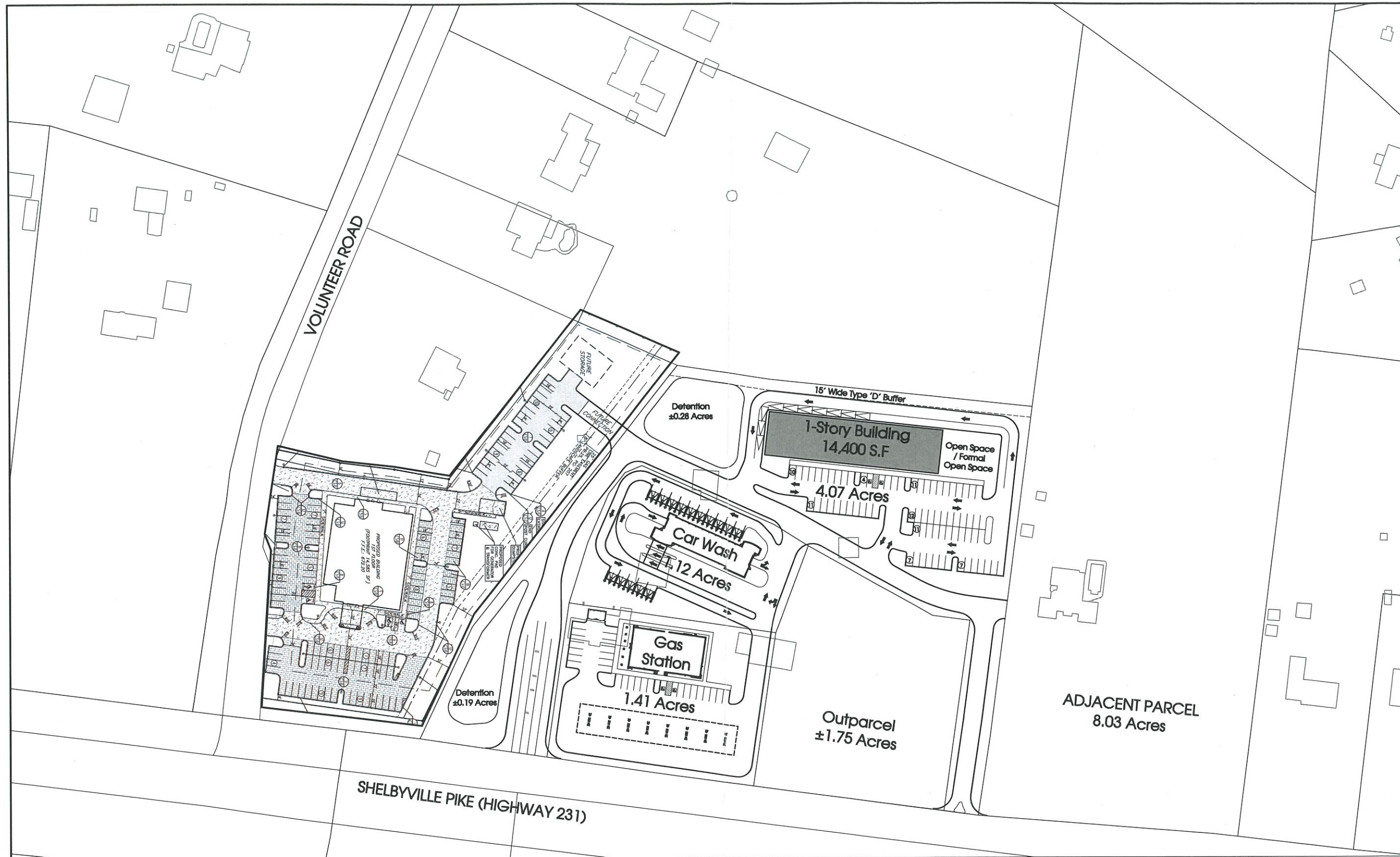
10

Volunteer Rd

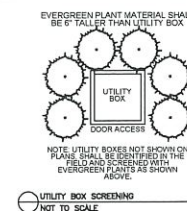
Volunteer Rd

Volunteer Rd





Retail Area Parking Requirements	
Building Area:	14,400 SF
Parking Required (5 Spaces / 1,000 SF)	72 Spaces
Parking Provided:	73 Spaces
Difference:	+1 Space

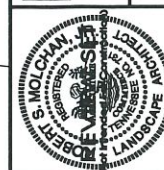


Know what's below.
Call before you dig.



60' 0 60' 120'
SCALE: 1" = 60'

SFC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
FAX: (615) 895-2567



Dales-Raper Properties
Murfreesboro, TN

Concept Plan

REVISIONS:
DRAWN: SWL
DATE: 09-14-2018
CHECKED:
RSM
FILE NAME:
Concept_L_A
SCALE:
1" = 60'
JOB NO.
N/A
SHEET:

CP1.0

Demographic Summary Report

Hwy 231 & Tiger Hill, Murfreesboro, TN 37127

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

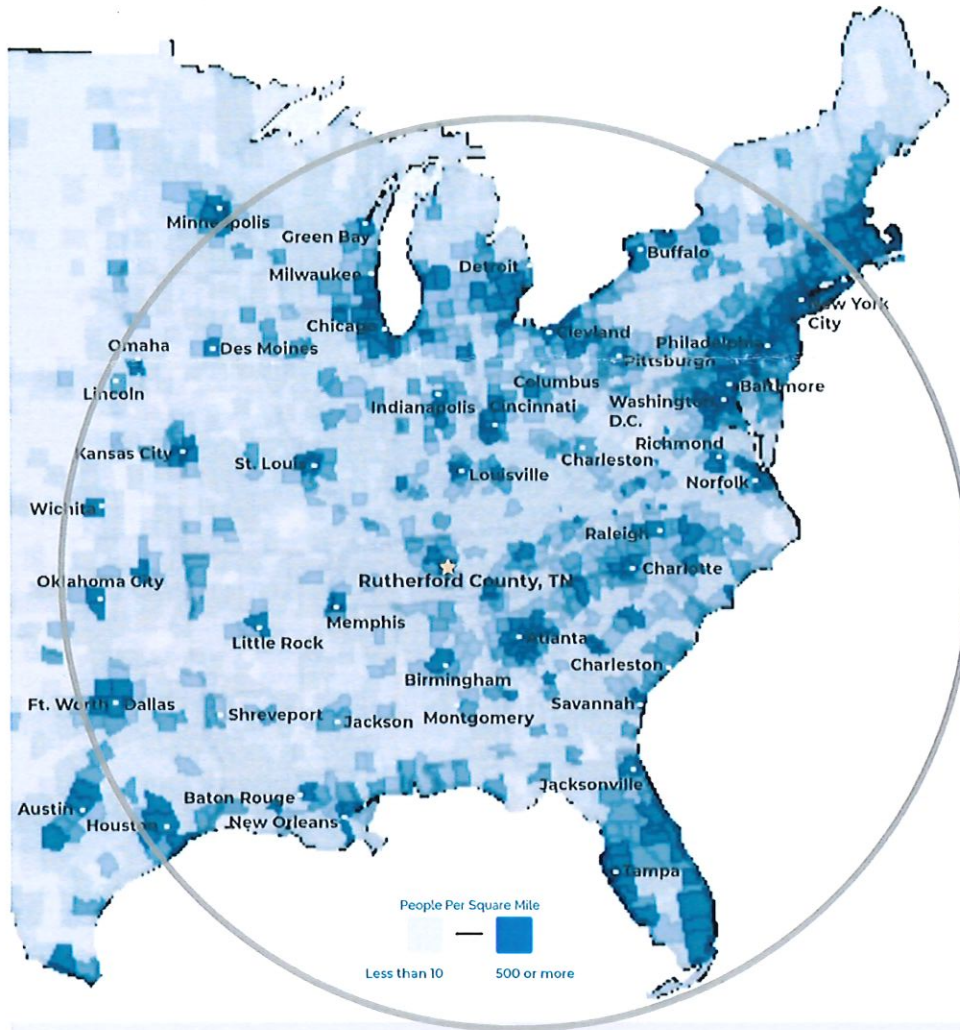
Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	6,425	29,496	88,757
2022 Estimate	5,590	25,555	76,893
2010 Census	4,314	18,861	56,648
Growth 2022 - 2027	14.94%	15.42%	15.43%
Growth 2010 - 2022	29.58%	35.49%	35.74%
2022 Population by Hispanic Origin	228	1,161	6,051
2022 Population	5,590	25,555	76,893
White	4,530 81.04%	19,647 76.88%	55,655 72.38%
Black	627 11.22%	3,965 15.52%	14,609 19.00%
Am. Indian & Alaskan	22 0.39%	133 0.52%	394 0.51%
Asian	255 4.56%	1,001 3.92%	3,652 4.75%
Hawaiian & Pacific Island	6 0.11%	16 0.06%	78 0.10%
Other	150 2.68%	794 3.11%	2,505 3.26%
U.S. Armed Forces	6	111	220
Households			
2027 Projection	2,304	10,813	32,783
2022 Estimate	2,010	9,409	28,527
2010 Census	1,540	7,031	21,301
Growth 2022 - 2027	14.63%	14.92%	14.92%
Growth 2010 - 2022	30.52%	33.82%	33.92%
Owner Occupied	1,711 85.12%	6,952 73.89%	19,054 66.79%
Renter Occupied	299 14.88%	2,458 26.12%	9,474 33.21%
2022 Households by HH Income	2,011	9,408	28,528
Income: <\$25,000	107 5.32%	803 8.54%	3,854 13.51%
Income: \$25,000 - \$50,000	376 18.70%	1,962 20.85%	6,557 22.98%
Income: \$50,000 - \$75,000	393 19.54%	2,041 21.69%	5,836 20.46%
Income: \$75,000 - \$100,000	306 15.22%	1,319 14.02%	3,746 13.13%
Income: \$100,000 - \$125,000	262 13.03%	1,166 12.39%	3,224 11.30%
Income: \$125,000 - \$150,000	223 11.09%	883 9.39%	2,136 7.49%
Income: \$150,000 - \$200,000	181 9.00%	713 7.58%	2,024 7.09%
Income: \$200,000+	163 8.11%	521 5.54%	1,151 4.03%
2022 Avg Household Income	\$104,549	\$92,433	\$82,951
2022 Med Household Income	\$85,580	\$73,685	\$66,236

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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