



3.01 AC Hotel Site - 225 N. Thompson Lane Murfreesboro, TN

Property Features

- Price: \$20 PSF or \$2,625,000
- 3.01 Ac Hotel Site
- Roadway, all utilities, landscaping and sidewalks constructed back to the site
- Minutes from I-23 Exit 78/Old Fort Pkwy and Exit 76/Medical Center Pkwy
- Convenient to St Thomas Rutherford Hospital, The Avenue and other large retail shopping centers
- Traffic Count: Approx. 23,940

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JIM 'N NICK'S
COMMUNITY
BAR-B-Q



★
SITE



FedEx
Ship
Center

Armory Dr

Armory Dr

Freedom Ave

N Thom

N Thompson Ln

Sam B Walton Dr

ki Dr

Woodward Dr

West-Fork Stones-River

Marketpla

Demographic Summary Report

225 N Thompson Ln, Murfreesboro, TN 37129

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

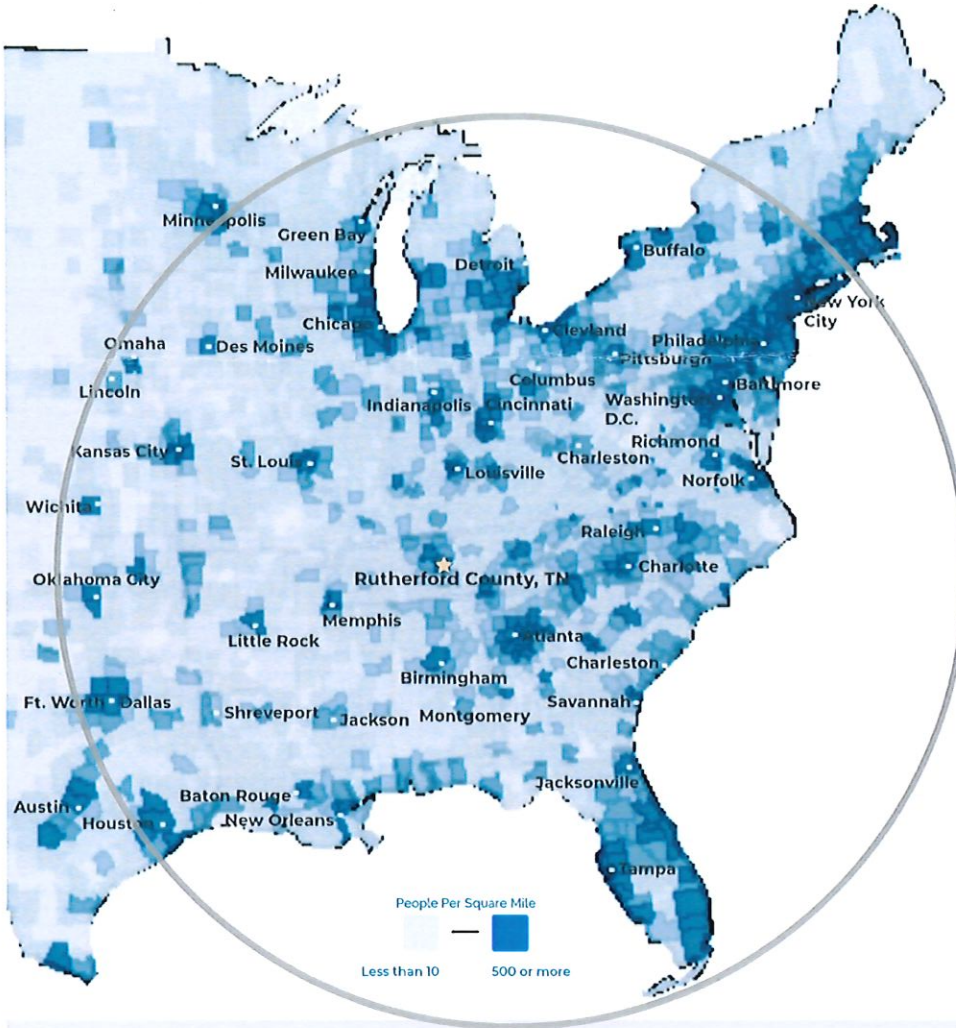


Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	6,787	71,196	188,372
2022 Estimate	5,702	61,200	162,621
2010 Census	2,727	41,141	114,124
Growth 2022 - 2027	19.03%	16.33%	15.83%
Growth 2010 - 2022	109.09%	48.76%	42.50%
2022 Population by Hispanic Origin	375	4,670	12,834
2022 Population	5,702	61,200	162,621
White	4,396 77.10%	45,640 74.58%	120,503 74.10%
Black	815 14.29%	10,431 17.04%	29,605 18.20%
Am. Indian & Alaskan	18 0.32%	299 0.49%	828 0.51%
Asian	300 5.26%	2,791 4.56%	6,521 4.01%
Hawaiian & Pacific Island	2 0.04%	55 0.09%	193 0.12%
Other	170 2.98%	1,984 3.24%	4,971 3.06%
U.S. Armed Forces	12	123	380
Households			
2027 Projection	2,398	27,385	69,914
2022 Estimate	2,026	23,682	60,628
2010 Census	1,020	16,474	43,572
Growth 2022 - 2027	18.36%	15.64%	15.32%
Growth 2010 - 2022	98.63%	43.75%	39.14%
Owner Occupied	1,446 71.37%	14,326 60.49%	36,092 59.53%
Renter Occupied	580 28.63%	9,356 39.51%	24,536 40.47%
2022 Households by HH Income	2,025	23,681	60,627
Income: <\$25,000	194 9.58%	2,949 12.45%	8,522 14.06%
Income: \$25,000 - \$50,000	360 17.78%	5,077 21.44%	13,648 22.51%
Income: \$50,000 - \$75,000	525 25.93%	5,477 23.13%	12,219 20.15%
Income: \$75,000 - \$100,000	387 19.11%	3,457 14.60%	7,969 13.14%
Income: \$100,000 - \$125,000	192 9.48%	2,512 10.61%	5,859 9.66%
Income: \$125,000 - \$150,000	115 5.68%	1,823 7.70%	4,692 7.74%
Income: \$150,000 - \$200,000	221 10.91%	1,607 6.79%	4,850 8.00%
Income: \$200,000+	31 1.53%	779 3.29%	2,868 4.73%
2022 Avg Household Income	\$83,785	\$81,783	\$84,757
2022 Med Household Income	\$72,108	\$67,319	\$66,498



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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