



FOR SALE – 1.25 to 2.5 Ac Outparcels

Lebanon Rd – Murfreesboro, TN



DETAILS:

- Price: \$635,000 for 2.5 Ac (400' wide x 250' deep)
- Price: \$335,000 for 1.25 Ac (200' wide x 250' deep)
- Potential Commercial
- Owner will Divide
- Close to 840 via Jefferson Pike

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



Walt Rd

Arnold Dr

Arnold Dr

Percy St

Lebanon Rd

10

231

231

250'

400'

★
SITE

To Lebanon

To Murfreesboro

To 840 via
Jefferson Pike



266

266

231

SITE ★

To Lebanon

To 840 via
Jefferson Pike

To Murfreesboro

Robinson
McMillian
Cemetery

Bethel
School

Estes Acres

Juniper Acres

Walterhill
Cemetery

Walter Hill Estates

Walter
Hill
Elementary
School

Kindred
Cove

W. Jefferson Pike

W. Jefferson Pike

Lebanon Rd

Wades Springs Rd

Wades Branch

Royal Gar

Wilton Ct

Randolph St

Juniper Dr

Dan Pelton Dr

Big Oak Dr

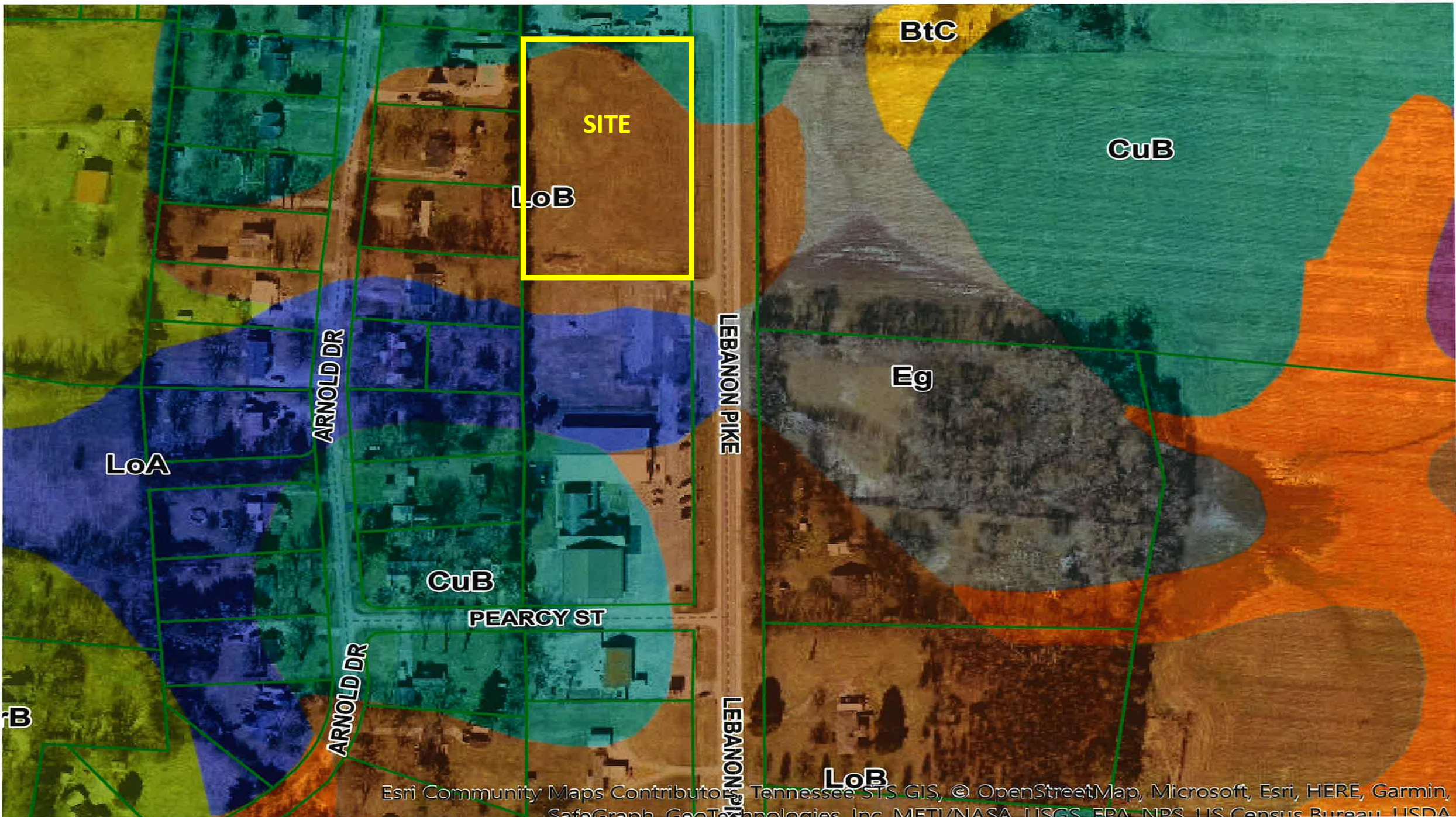
Malvern Dr

Holly Grove Rd

Arnold Dr

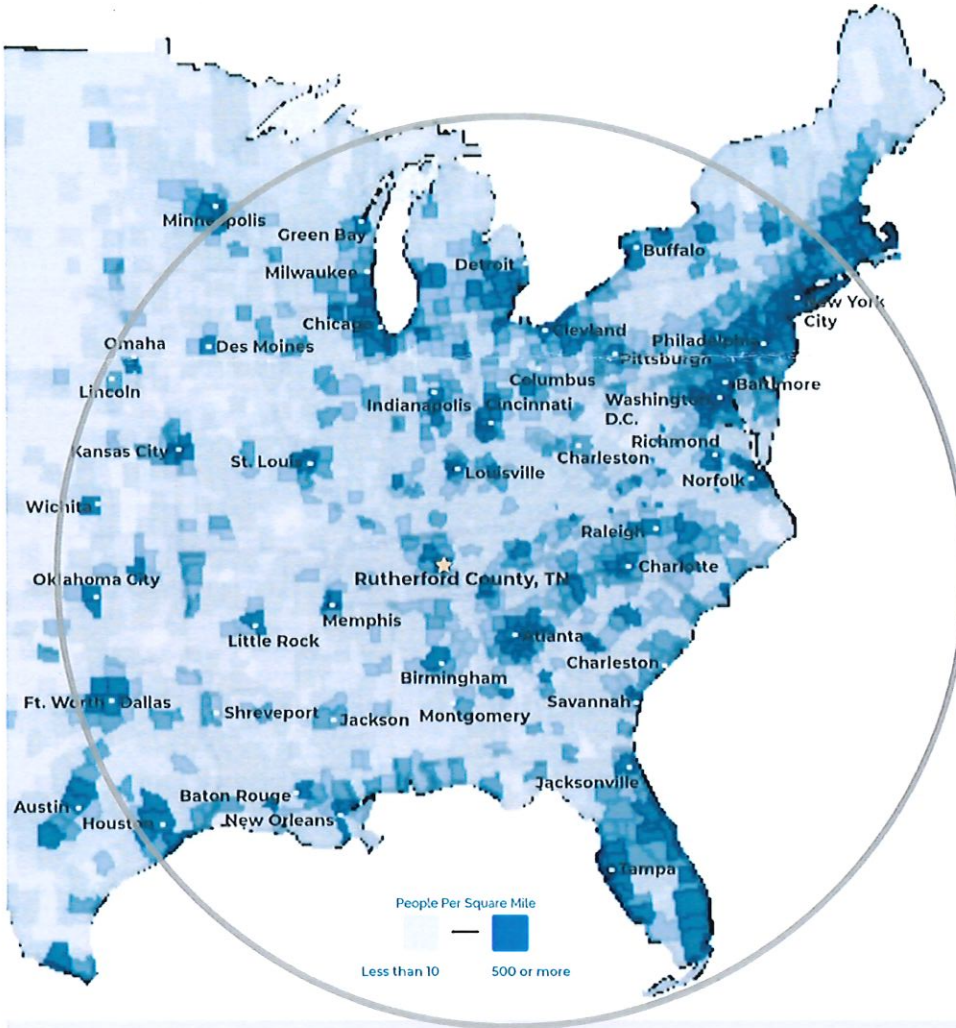
Mandy Ln

E. Jefferson Pike



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.

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org