



## FOR SALE | 7.75 AC Site

Blaze Drive & Brinkley Rd  
Murfreesboro, TN

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



John Harney  
615.542.0715 Cell  
615.896.4045 Office  
johnh@parks-group.com  
TNLIC# 221569

- PRICE: \$695,000
- Zoned RS-A1 and RS-10
- All Utilities Available
- Seller May Divide
- Possible Great Daycare Site or Similar Use
- Near Blackman Middle & High Schools
- Close to I-24 and 840
- Population within 5 Mile Radius: 112,739+/-

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129





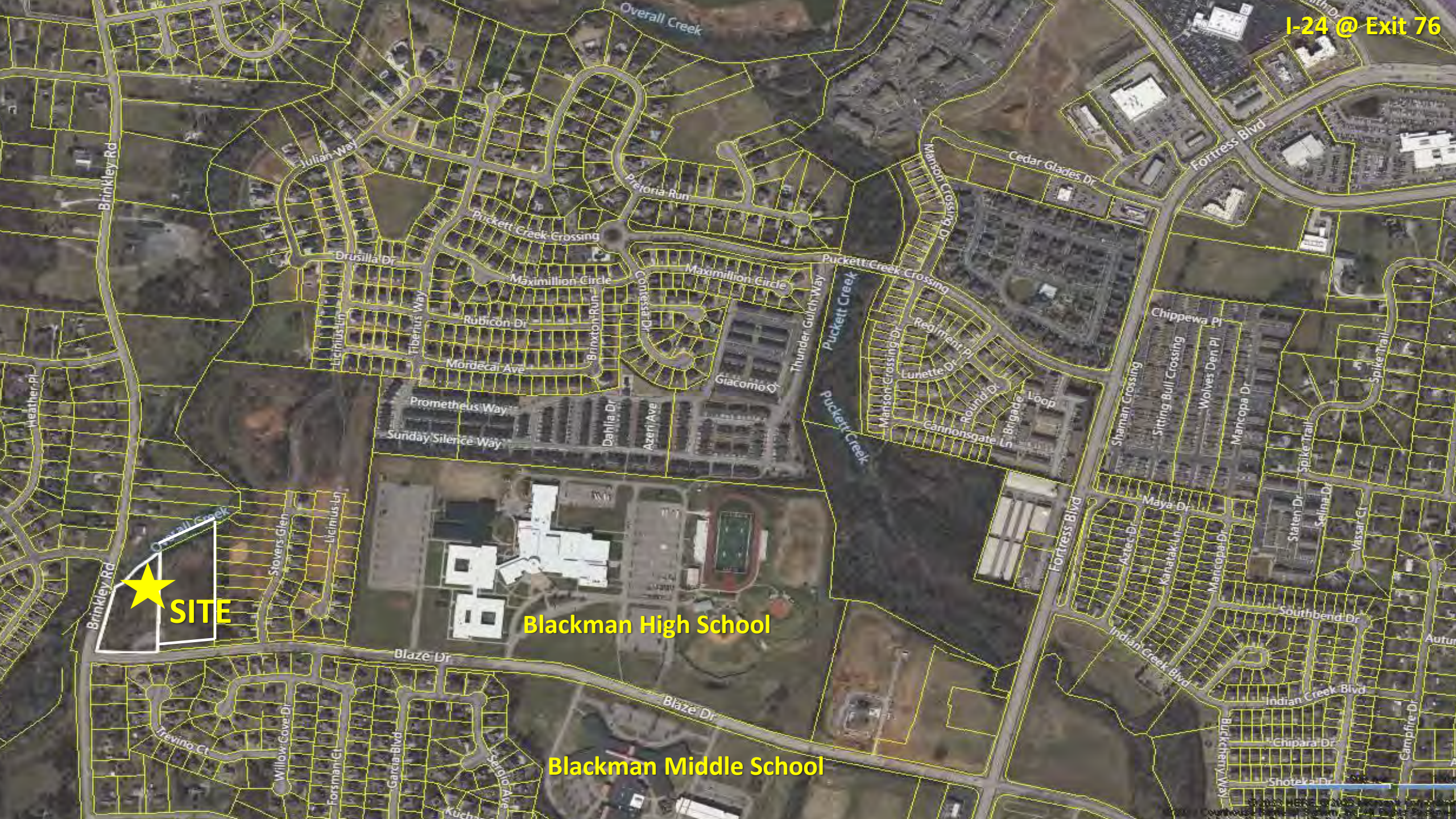
**★ SITE**

**Blackman High School**

100 Feet

© 2023 Microsoft Corporation. All rights reserved. Microsoft, Bing, and the Microsoft Dynamics logo are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.





**SITE**

**Blackman High School**

**Blackman Middle School**





RS-12

RS-A1

RS-A1

RS-10

RS-10

RS-15

CREEK DR

SAINT IVES DR

BRINKLEY RD

STOVERS GLN

LIGINUS LN

BLAZE DR

BLAZE DR

KENILWORTH WAY





**Flood Map**

BRINKLEY RD

BRINKLEY RD

Overall Creek

**Floodway Area**



**SITE**

**Flood Plain Area  
Zone AE**

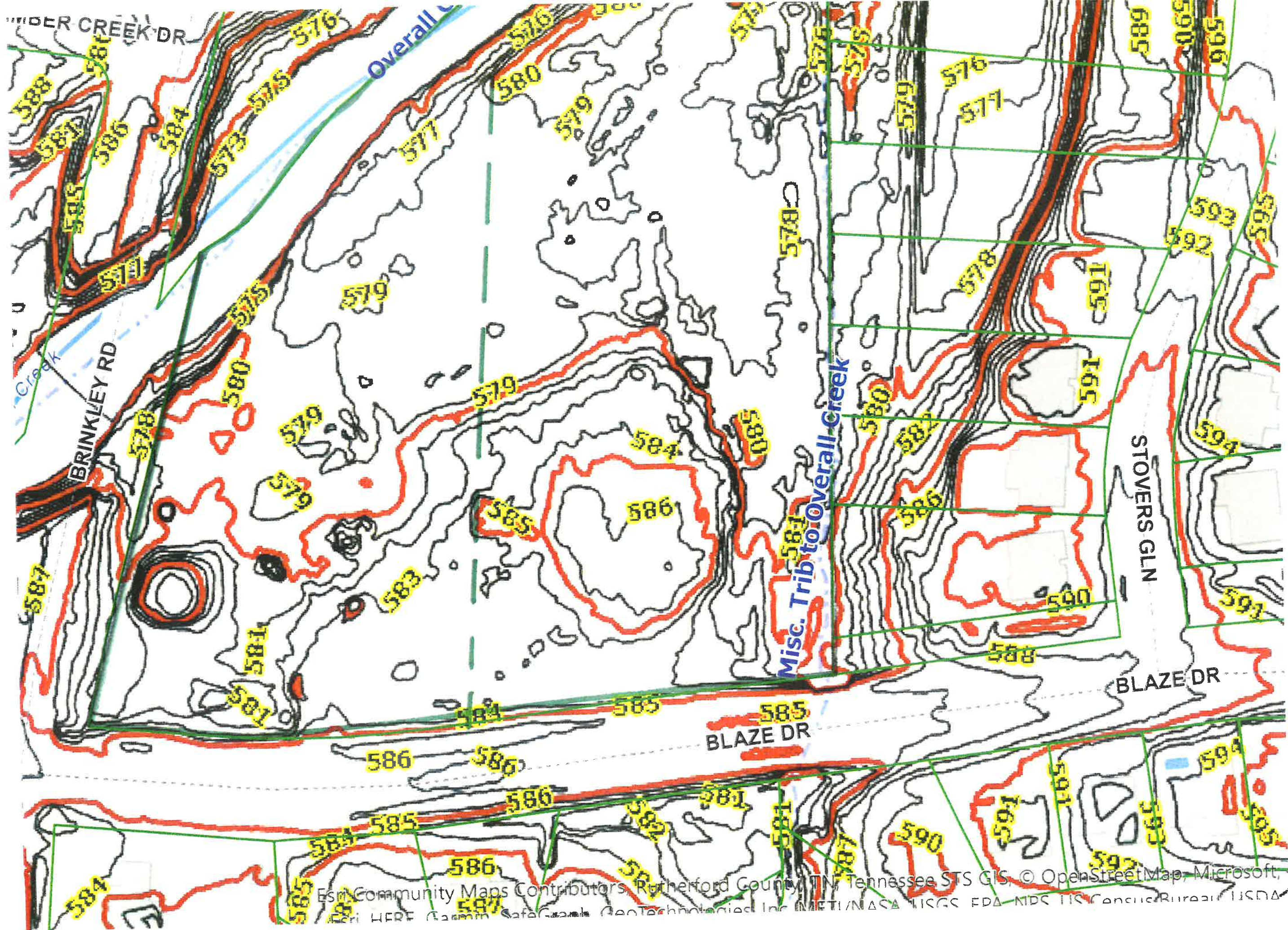
Misc. Trib to Overall Creek





Murfreesboro Water Resources Department, City of Murfreesboro, TN, Esri Community Maps Contributors, Rutherford County, TN, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

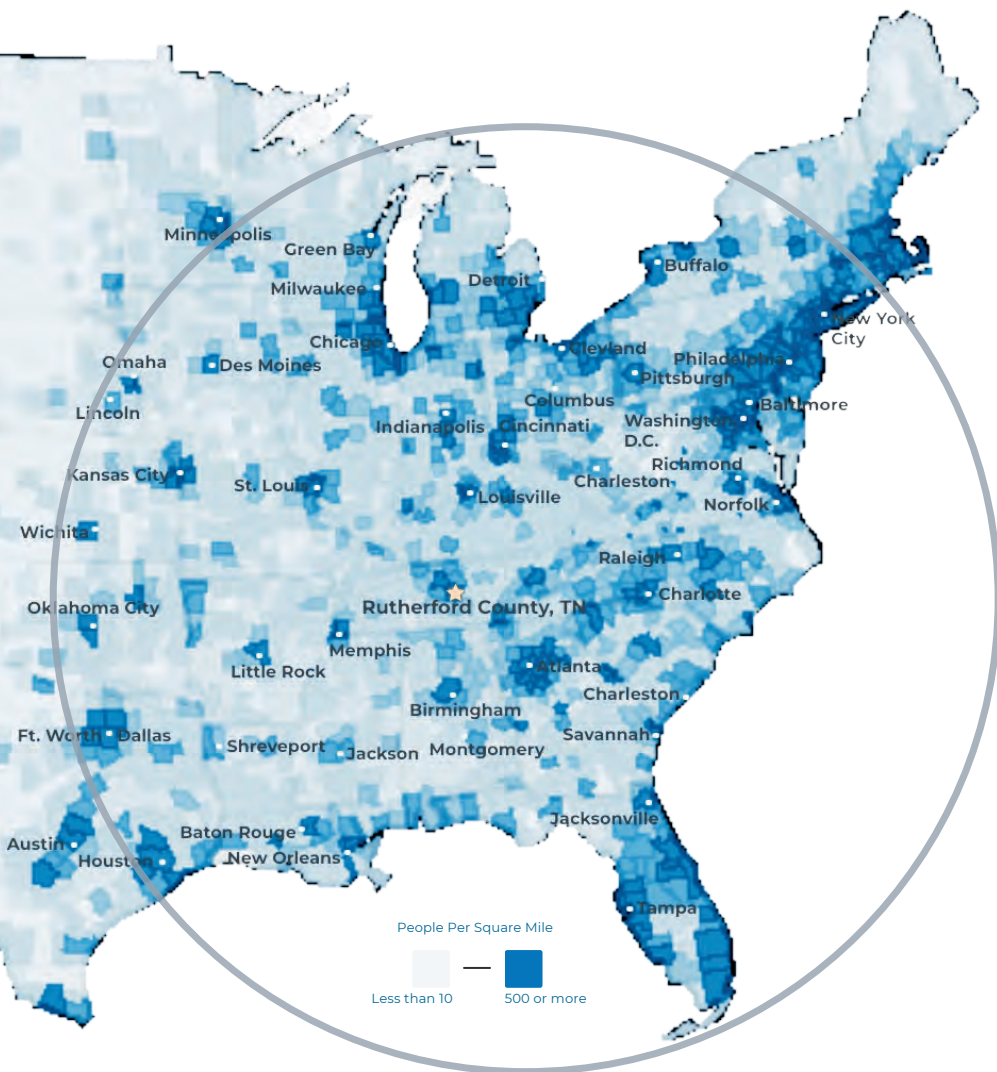






# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #3** Boomtown in America  
- SmartAsset 2022
- #1** largest suburb  
of Nashville, TN
- #1** largest university in  
Middle Tennessee  
- Nashville Business Journal
- #4** metro for economic  
strength  
- Policom 2022
- 4<sup>th</sup>** best small city to buy  
a home in the U.S.  
- WalletHub 2021
- 8<sup>th</sup>** 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

357,835

### Median Home Price

\$402,162

### 3 Colleges

25,000 students

### Median Age

33

### Median HH Income

\$71,549

### College Degrees

42% hold Associate or above

## LABORFORCE DATA

	County	Tennessee	United States
Labor Force	195,178	3,337,977	164,462,618
Unemployment Rate	2.6%	3.2%	3.7%
Labor Force Participation Rate	71.5%	58.8%	61.9%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of January 2023

## RECENT ANNOUNCEMENTS

**McNeilus**

Oshkosh Corporation subsidiary McNeilus creating 230 jobs to manufacture commercial vehicles within Murfreesboro in 845K sf building.

**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