



# FOR SALE

1120 Fortress Blvd - Murfreesboro

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



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

- 7.34 Ac Site off Fortress Blvd @ I-24 Exit 76
- Price: \$6,299,999
- Owner will Subdivide
- Zoned Commercial Hwy
- All Utilities
- Near The Avenue, Gateway Corridor & Saint Thomas Rutherford Hospital
- Traffic Count: Approx. 44,230 +/-

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129



 **TOYOTA** of Murfreesboro

 **CARmax**

 **STAYBRIDGE SUITES**  
AN IHG HOTEL

 **ZAXBY'S**

 **Walmart**  
Neighborhood Market

 **NELSON MAZDA**  
MURFREESBORO

 **CHEVROLET**

**FORTRESS SQUARE**

 **Honda**  
MURFREESBORO

 **EMBASSY SUITES HOTELS**

 **THE AVENUE**  
MURFREESBORO

 **SITE**



**I-24 Exit 76**

**Medical Center Pkwy**

**Fortress Blvd**

**John Rice Blvd**

**Manson Pike**

**Asbury Ln**

**Asbury Ln**

**Medical C**

**76**

**John**

**Washington Cemetery**

**Brookwood Ln**

**Overall Creek**

**Brookrun Rd**

**Bridle Dr**

**Cotton Mill Dr**

**Grange Pl**

**Hallmark Dr**

**Thunder Gulch Way**

**Puckett Creek Crossing**

**Cedar Glades Dr**

**Manson Crossing Dr**

**Regiment Pl**

**Den Pl**

**Pike Trail**

**Doe Dr**

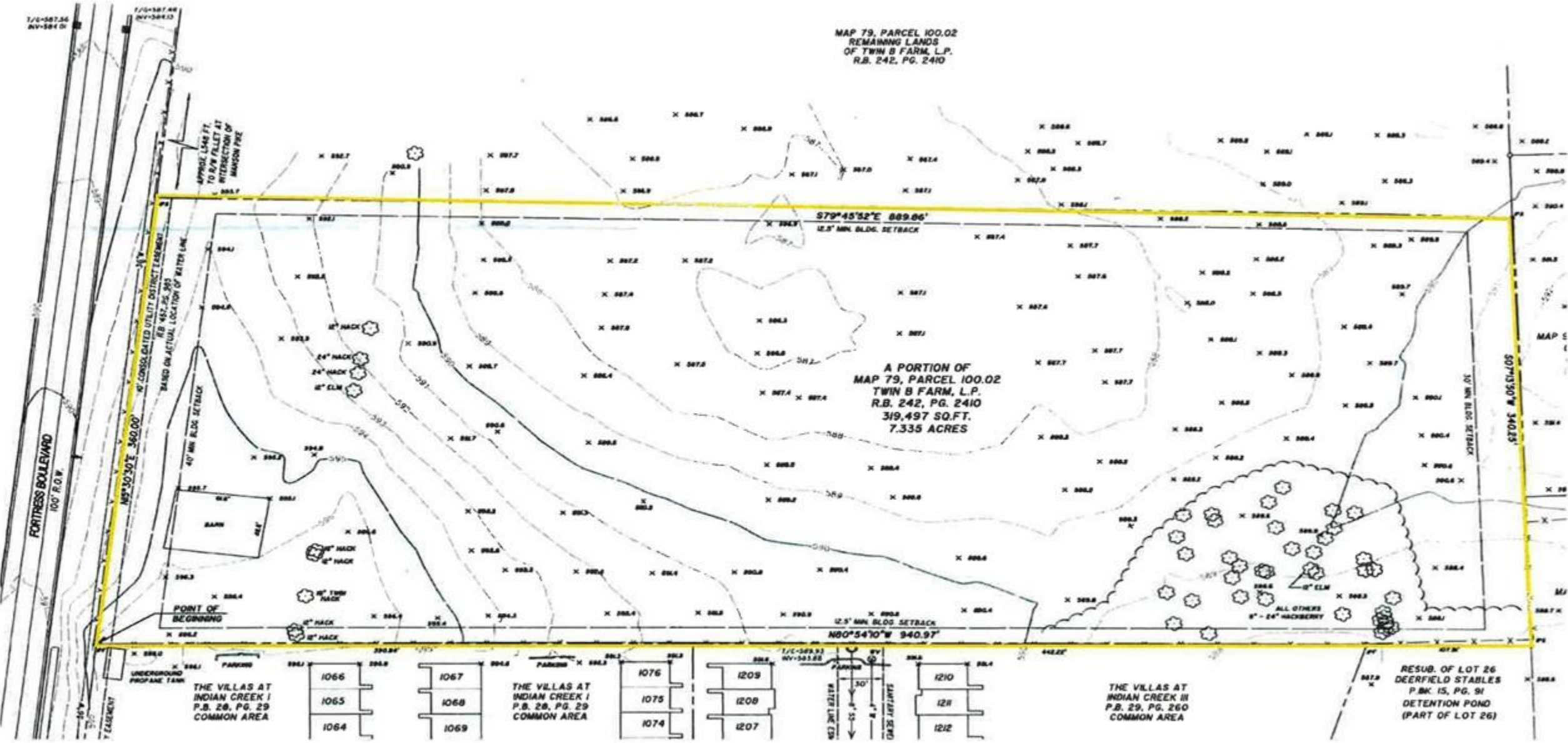
**Rack Ct**

**Field Dr**

**John**

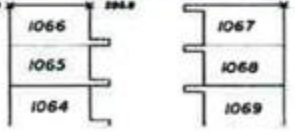
1/2-587.54  
1/2-584.01

MAP 79, PARCEL 100.02  
REMAINING LANDS  
OF TWIN B FARM, L.P.  
R.B. 242, PG. 2410

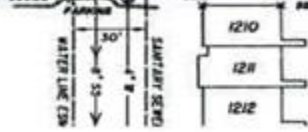
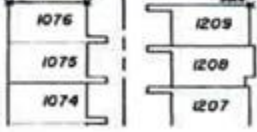


A PORTION OF  
MAP 79, PARCEL 100.02  
TWIN B FARM, L.P.  
R.B. 242, PG. 2410  
319,497 SQ.FT.  
7.335 ACRES

THE VILLAS AT  
INDIAN CREEK I  
P.B. 28, PG. 29  
COMMON AREA



THE VILLAS AT  
INDIAN CREEK I  
P.B. 28, PG. 29  
COMMON AREA



THE VILLAS AT  
INDIAN CREEK III  
P.B. 29, PG. 260  
COMMON AREA

RESUB. OF LOT 26  
DEERFIELD STABLES  
P.B.K. 15, PG. 91  
DETENTION POND  
(PART OF LOT 26)

A PORTION OF THE LANDS OF TWIN B FARM, L.P.  
CITY OF MURFREESBORO, 7TH CIVIL DISTRICT RUTHERFORD COUNTY, TENNESSEE

MAP 79, PART OF PARCEL 100.02  
RECORD BOOK 242, PAGE 2410, REGISTER'S OFFICE, RUTHERFORD CO., TN.

**SIC Inc** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
840 NOLLS TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37059  
PHONE (661) 892-1200 • FAX (661) 892-6247

PROJECT #	DATE	FILE	DRAWN BY	SCALE	SHEET 1
0774	06/06/2008	LMALTA	SSG/200	C.A.S.	1

# Demographic Summary Report

1120 Fortress, Murfreesboro, TN 37128

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

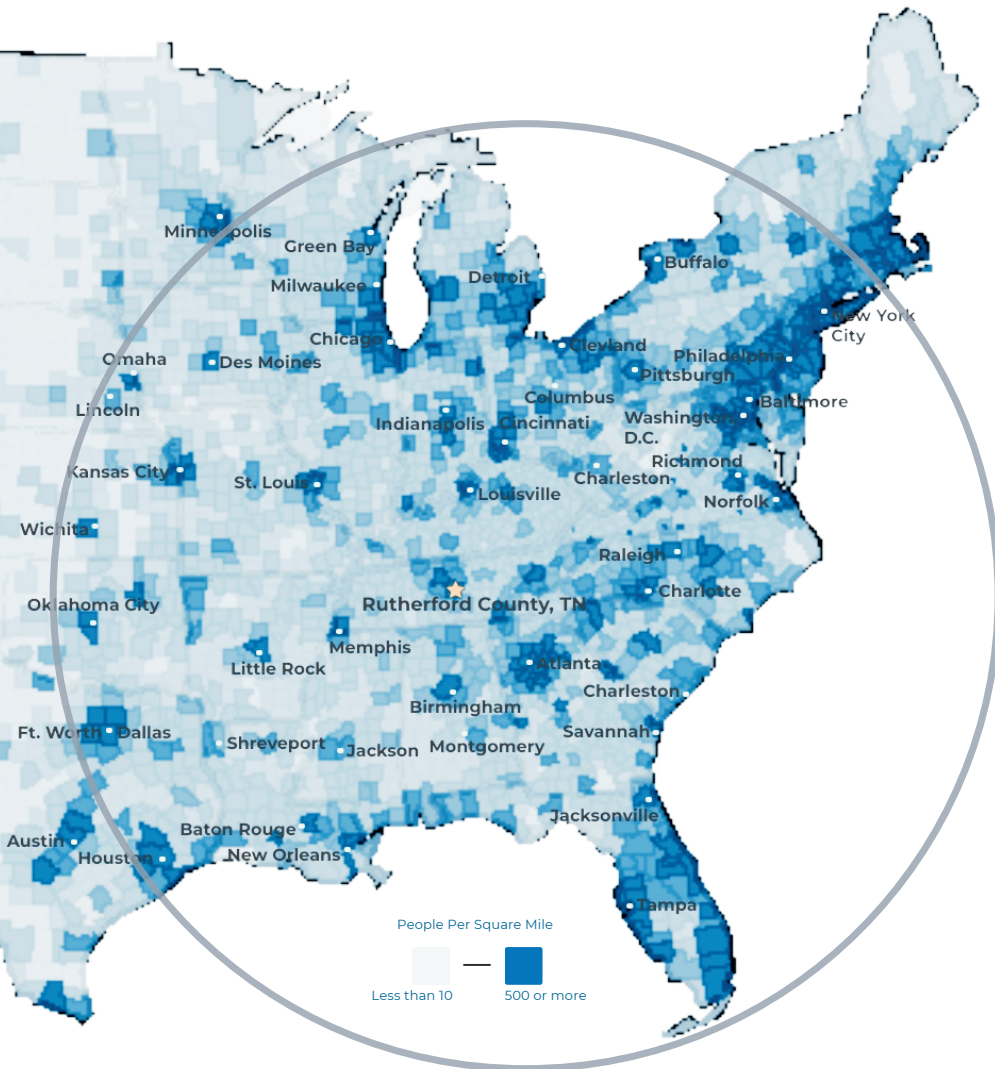


Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	12,435	61,694	124,566
2023 Estimate	11,197	55,969	114,473
2010 Census	5,421	30,414	73,812
Growth 2023 - 2028	11.06%	10.23%	8.82%
Growth 2010 - 2023	106.55%	84.02%	55.09%
<b>2023 Population by Hispanic Origin</b>	921	4,153	8,279
<b>2023 Population</b>	11,197	55,969	114,473
White	8,441 75.39%	43,726 78.13%	88,527 77.33%
Black	1,673 14.94%	7,505 13.41%	17,039 14.88%
Am. Indian & Alaskan	63 0.56%	298 0.53%	585 0.51%
Asian	647 5.78%	2,704 4.83%	4,866 4.25%
Hawaiian & Pacific Island	7 0.06%	71 0.13%	106 0.09%
Other	367 3.28%	1,664 2.97%	3,349 2.93%
U.S. Armed Forces	17	170	313
<b>Households</b>			
2028 Projection	4,493	22,012	45,823
2023 Estimate	4,053	20,027	42,269
2010 Census	1,997	11,226	28,199
Growth 2023 - 2028	10.86%	9.91%	8.41%
Growth 2010 - 2023	102.95%	78.40%	49.90%
Owner Occupied	2,702 66.67%	14,436 72.08%	28,866 68.29%
Renter Occupied	1,351 33.33%	5,591 27.92%	13,402 31.71%
<b>2023 Households by HH Income</b>	4,053	20,026	42,267
Income: <\$25,000	316 7.80%	1,442 7.20%	4,302 10.18%
Income: \$25,000 - \$50,000	663 16.36%	3,574 17.85%	7,701 18.22%
Income: \$50,000 - \$75,000	1,023 25.24%	4,408 22.01%	8,664 20.50%
Income: \$75,000 - \$100,000	728 17.96%	3,316 16.56%	6,317 14.95%
Income: \$100,000 - \$125,000	470 11.60%	2,356 11.76%	5,201 12.31%
Income: \$125,000 - \$150,000	469 11.57%	2,074 10.36%	3,729 8.82%
Income: \$150,000 - \$200,000	286 7.06%	2,037 10.17%	4,146 9.81%
Income: \$200,000+	98 2.42%	819 4.09%	2,207 5.22%
<b>2023 Avg Household Income</b>	\$87,957	\$94,144	\$93,583
<b>2023 Med Household Income</b>	\$75,841	\$79,440	\$76,846



# 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.

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