



1 Ac to 5 Ac Commercial Lots For Sale

FOR SALE | Commercial Lots

NW Broad St and Singer Rd
Murfreesboro, TN 37129

THE PARKS GROUP
COMMERCIAL REAL ESTATE



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

- Commercial/Retail outparcels at the new River Landing Townhome Development by DR Horton
- Located on Northwest Broad St
- New Traffic Light Installed
- All Utilities Available
- See Plat For Pricing
- Traffic Count: Approx. 33,970

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129



D·R·HORTON
America's Builder

**New River Landing
Townhome
Development**

**Lot 1
1.48 Ac**

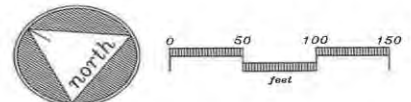
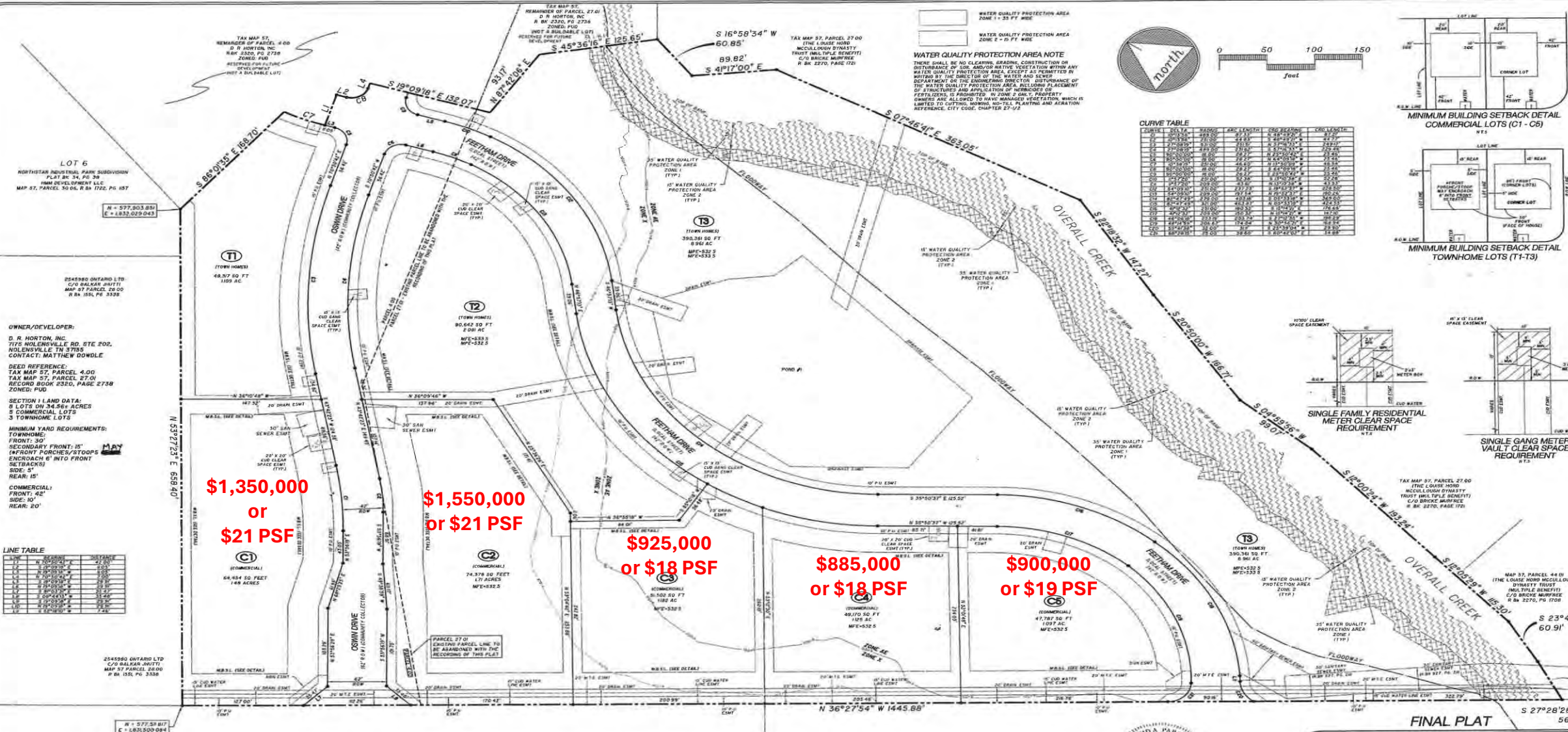
**Lot 2
1.71 Ac**

**Lot 3
1.18 Ac**

**Lot 4
1.12 Ac**

**Lot 5
1.09 Ac**

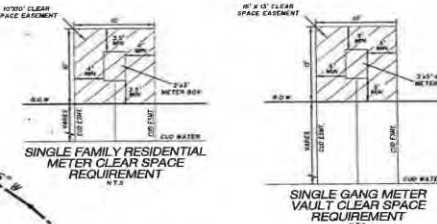
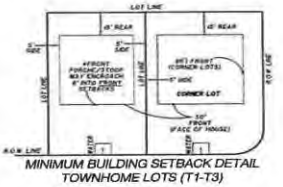
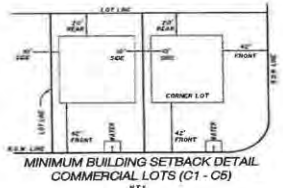




WATER QUALITY PROTECTION AREA NOTE
 THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN ANY WATER QUALITY PROTECTION AREA, EXCEPT AS PERMITTED IN WRITING BY THE DIRECTOR OF THE WATER AND SEWER DEPARTMENT OR THE ENVIRONMENTAL DIRECTOR. RESTORATION OF THE WATER QUALITY PROTECTION AREA, INCLUDING PLACEMENT OF STRUCTURES AND APPLICATION OF WOODRIDGE VEGETATION IS PROHIBITED. IN ZONE 2 ONLY, LAND OWNERS ARE ALLOWED TO HAVE MANAGED VEGETATION, WHICH IS LIMITED TO CUTTING, MOWING, SO-TELL PLANTING, AND AERATION. REFERENCE: CITY CODE, CHAPTER 27-32

CURVE TABLE

| CURVE # | BEARING | CHORD | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---------|---------------|---------|------------|---------------|--------------|
| 1 | S 16°58'34" W | 60.85' | 60.85' | S 16°58'34" W | 60.85' |
| 2 | S 45°36'16" E | 125.65' | 125.65' | S 45°36'16" E | 125.65' |
| 3 | S 19°09'18" E | 132.07' | 132.07' | S 19°09'18" E | 132.07' |
| 4 | S 01°46'41" E | 363.09' | 363.09' | S 01°46'41" E | 363.09' |
| 5 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 6 | S 23°47'51" W | 60.91' | 60.91' | S 23°47'51" W | 60.91' |
| 7 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 8 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 9 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 10 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 11 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 12 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 13 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 14 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 15 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 16 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 17 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 18 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 19 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |
| 20 | S 27°28'28" W | 56.28' | 56.28' | S 27°28'28" W | 56.28' |



\$1,350,000
 or
\$21 PSF

\$1,550,000
 or **\$21 PSF**

\$925,000
 or **\$18 PSF**

\$885,000
 or **\$18 PSF**

\$900,000
 or **\$19 PSF**

LINE TABLE

| LINE # | DESCRIPTION | DATE |
|--------|-------------|------------|
| 1 | EXISTING | 11/11/2023 |
| 2 | PROPOSED | 11/11/2023 |
| 3 | PROPOSED | 11/11/2023 |
| 4 | PROPOSED | 11/11/2023 |
| 5 | PROPOSED | 11/11/2023 |
| 6 | PROPOSED | 11/11/2023 |
| 7 | PROPOSED | 11/11/2023 |
| 8 | PROPOSED | 11/11/2023 |
| 9 | PROPOSED | 11/11/2023 |
| 10 | PROPOSED | 11/11/2023 |
| 11 | PROPOSED | 11/11/2023 |
| 12 | PROPOSED | 11/11/2023 |
| 13 | PROPOSED | 11/11/2023 |
| 14 | PROPOSED | 11/11/2023 |
| 15 | PROPOSED | 11/11/2023 |
| 16 | PROPOSED | 11/11/2023 |
| 17 | PROPOSED | 11/11/2023 |
| 18 | PROPOSED | 11/11/2023 |
| 19 | PROPOSED | 11/11/2023 |
| 20 | PROPOSED | 11/11/2023 |

MIDDLE TENNESSEE ELECTRIC NOTE:
 THE PROPERTY FRONTAGE ALONG NORTHWEST BROAD STREET - U.S. HIGHWAY 41 - STATE ROUTE #70 SOUTH IS ERECTED BY AN OVERHEAD LINE FOR MIDDLE TENNESSEE ELECTRIC (MTE) THAT MAINTAINS A 40' CLEARANCE FROM CENTERLINE, NORTH AND SOUTH, DUE TO THE LOCATION OF THE EXISTING OVERHEAD ELECTRIC LINE, A 20' M.T.E. EASEMENT WILL BE RECORDED WITH THIS PLAT AS SHOWN ON SHEET #2

LEGEND
 ■ IRON PIN (FOUND)
 ■ IRON PIN SET (NEW)
 ■ CONCRETE MONUMENT (FOUND)

PLAT BOOK 49 . **PAGE** 205-206
TIME OF RECORDING: 8:13 A.M.
DATE OF RECORDING: November 8, 2023

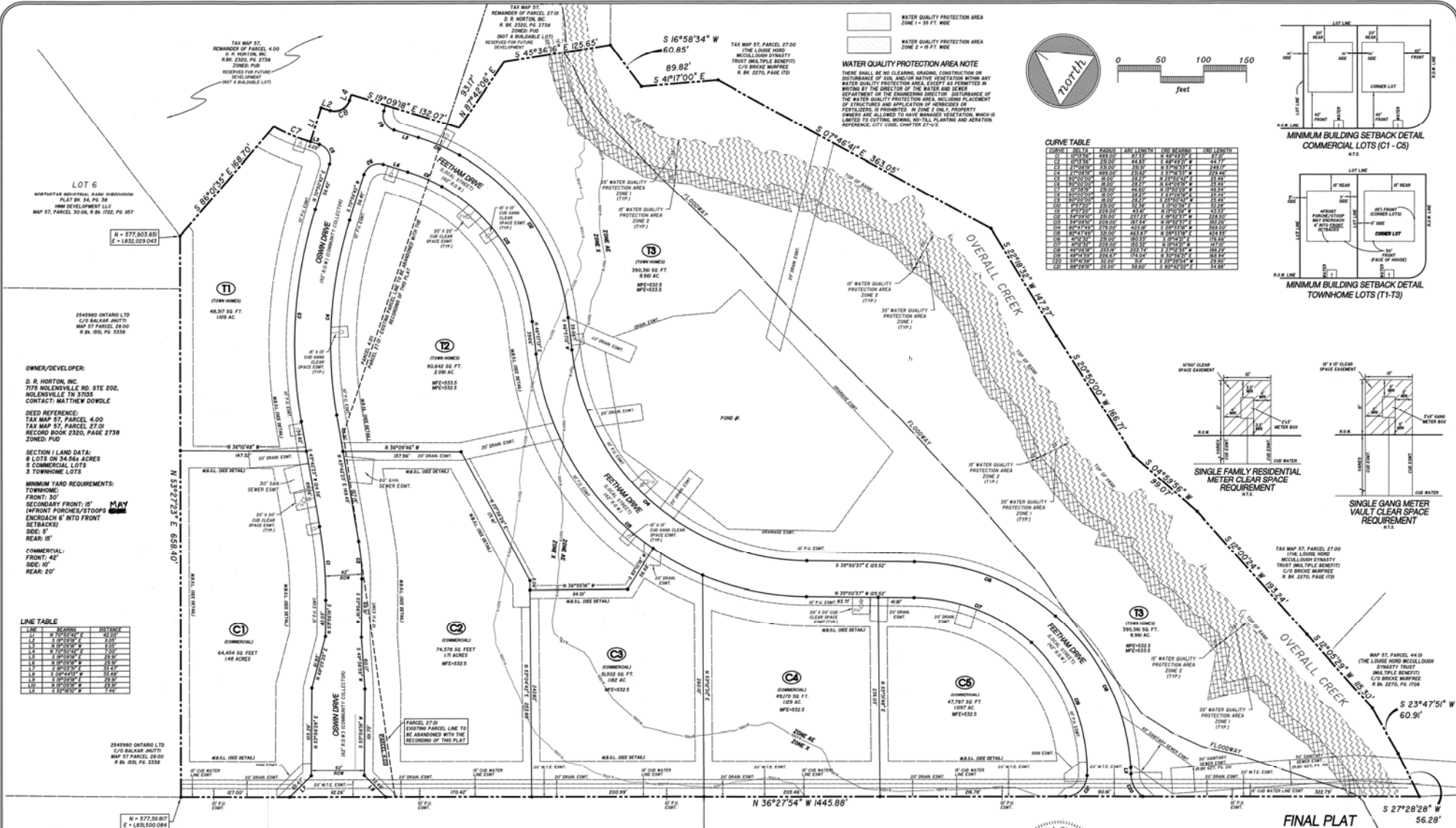


FINAL PLAT
SECTION 1, PHASE 1
RIVER LANDING
SUBDIVISION
 CITY OF MURFREESBORO, TENNESSEE
 13th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING SURVEYING LAND PLANNING
 WWW.SEC-CIVIL.COM
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37055
 PHONE (662) 890-7900 • FAX (662) 895-2567

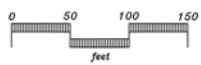
PROJECT # 1820101 DATE: 10/14/2023 FILE: RIVER LANDING - SECTION 1, PHASE 1 DRAWN BY: ATG SCALE: 1" = 50' SHEET: 2 OF 3

2021-2116 Phase 1 (Sheet 2 of 2)



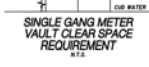
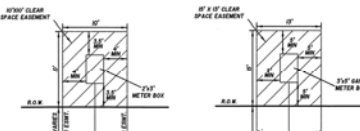
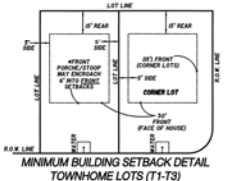
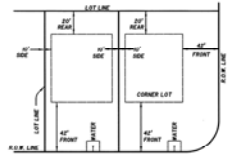
WATER QUALITY PROTECTION AREA
 ZONE 1 - 35 FT WIDE
 ZONE 2 - 10 FT WIDE

WATER QUALITY PROTECTION AREA NOTE
 THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN ANY WATER QUALITY PROTECTION AREA, EXCEPT AS PERMITTED IN WRITING BY THE DIRECTOR OF THE WATER AND SEWER DEPARTMENT OF THE ENVIRONMENT. SUBJECT TO THE PLACEMENT OF STRUCTURES OR APPLICATION OF HERBICIDES OR PESTICIDES AS PROVIDED IN ZONE 1 ONLY, PROPERTY OWNERS ARE ALLOWED TO HAVE MANAGED VEGETATION, WHICH IS LIMITED TO CUTTING, MOWING, NO-TILL PLANTING AND AERATION. REFERENCE: CITY CODE, CHAPTER 67-102.



CURVE TABLE

| CURVE | BEARING | ARC LENGTH | CHORD BEARS | CHORD LENGTH |
|-------|---------------|------------|-------------|--------------|
| C1 | S 16°58'34" W | 60.85' | 24.71' | 24.71' |
| C2 | S 19°09'16" E | 132.07' | 52.25' | 52.25' |
| C3 | S 45°36'16" E | 125.65' | 50.22' | 50.22' |
| C4 | S 16°58'34" W | 60.85' | 24.71' | 24.71' |
| C5 | S 41°17'00" E | 89.82' | 37.35' | 37.35' |
| C6 | S 07°46'4" E | 363.09' | 150.22' | 150.22' |
| C7 | S 22°28'2" W | 472.27' | 193.22' | 193.22' |
| C8 | S 32°20'0" W | 162.21' | 66.22' | 66.22' |
| C9 | S 04°48'56" W | 59.07' | 23.71' | 23.71' |
| C10 | S 32°20'0" W | 162.21' | 66.22' | 66.22' |
| C11 | S 36°27'54" W | 1445.88' | 593.22' | 593.22' |
| C12 | S 27°28'28" W | 56.28' | 22.22' | 22.22' |
| C13 | S 23°47'51" W | 60.91' | 24.22' | 24.22' |



LOT 6
 NORTHSTAR INDUSTRIAL PARK SUBDIVISION
 PLAT BK 34, PG 38
 JMM DEVELOPMENT LLC
 MAP 57, PARCEL 3506, P.B. 1722, PG 87

254980 ONTARIO LTD
 C/O BAKER BRITTS
 MAP 57, PARCEL 28 00
 P.B. 1501, PG 3338

OWNER/DEVELOPER:
 D. R. HORTON, INC.
 7075 MOLENSVILLE RD, STE 202,
 MOLENSVILLE TN 37055
 CONTACT: MATTHEW DOWDLE

DEED REFERENCE:
 TAX MAP 57, PARCEL 4.00
 TAX MAP 57, PARCEL 27.00
 RECORD BOOK 2300, PAGE 2738
 ZONED: PUD

SECTION 1 LAND DATA:
 9 LOTS ON 34.56 ACRES
 5 COMMERCIAL LOTS
 3 TOWNHOME LOTS

MINIMUM YARD REQUIREMENTS:
 TOWNHOME:
 FRONT: 30'
 SECONDARY FRONT: 15'
 (FRONT PORCHES/STOOPS ENCROACH 'S INTO FRONT SETBACKS)

COMMERCIAL:
 FRONT: 42'
 SIDE: 10'
 REAR: 20'

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 16°58'34" W | 60.85' |
| L2 | S 19°09'16" E | 132.07' |
| L3 | S 45°36'16" E | 125.65' |
| L4 | S 16°58'34" W | 60.85' |
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254980 ONTARIO LTD
 C/O BAKER BRITTS
 MAP 57, PARCEL 28 00
 P.B. 1501, PG 3338

N = 577.58 817
 E = 1831.50 024

NORTHWEST BROAD STREET - U.S. HIGHWAY 41 - STATE ROUTE #70 SOUTH
 (RIGHT OF WAY VARIES) (MAJOR ARTERIAL)

FINAL PLAT
SECTION 1, PHASE 1
RIVER LANDING
SUBDIVISION
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 WWW.SEC-CIVIL.COM 850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37089
 PHONE: (615) 890-7901 • FAX: (615) 895-2567

PROJ # 202010 DATE: 10/14/2020 FILE: RIVER LANDING SECTION 1, PHASE 1 DRAWN BY: ATB SCALE: 1" = 50' SHEET 2 OF 2
 REV: 10-01-20

2021-2116 Phase 1 (Sheet 2 of 2)

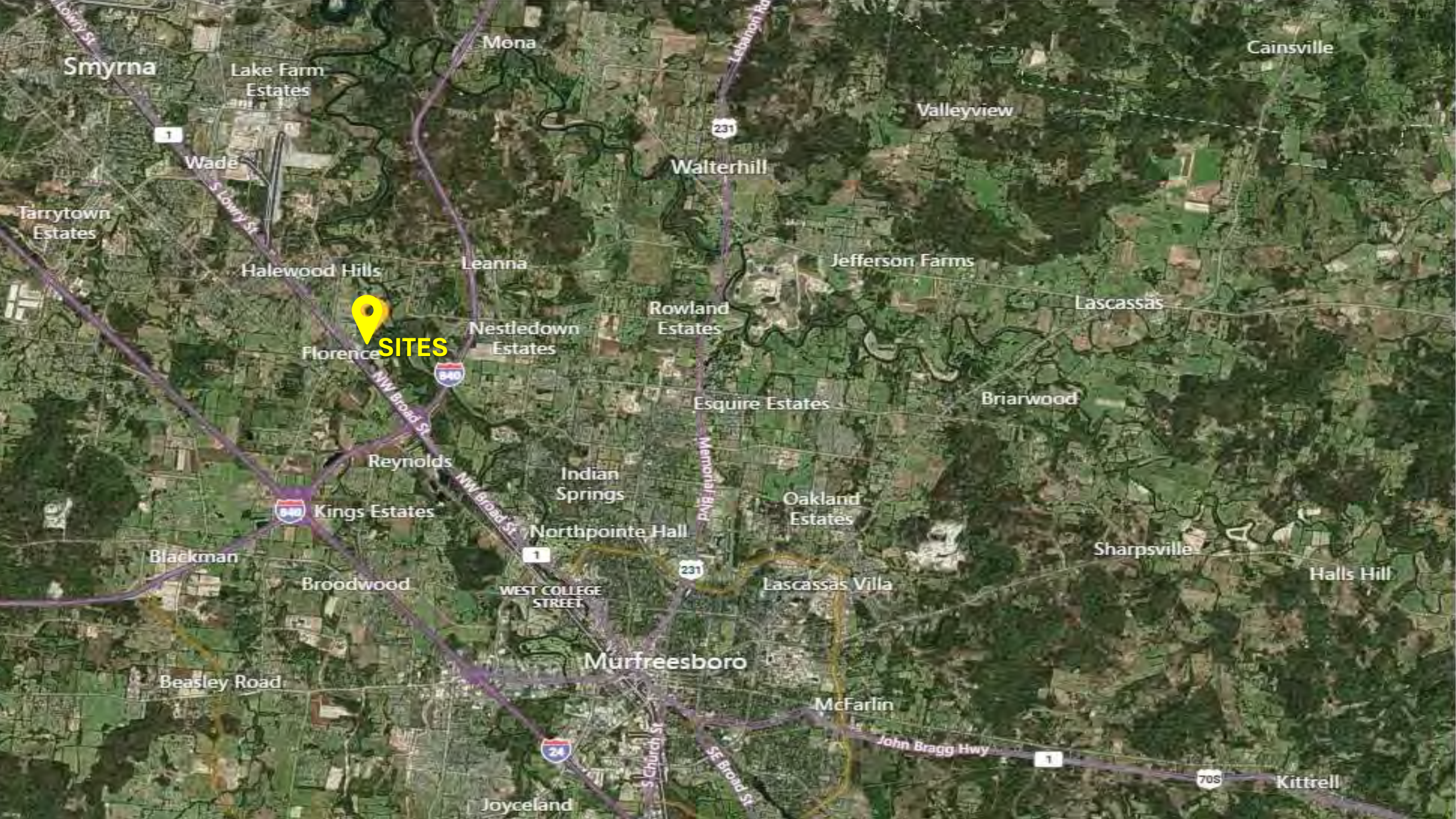
- LEGEND**
- IRON PIN (FOUND)
 - IRON PIN SET (FOUND)
 - CONC. MONUMENT (FOUND)

Method: Stationing, Angle
 Date: 12/08/20
 Book: 30-00 Stationing: 2020043
 Total: 30.00
 Check: 0.00
 Control: 32.00
 Total: 32.00
 Date Observed: 12/08/2020

PLAT BOOK 49 PAGE 205-206
 TIME OF RECORDING: 8:13 A.M.
 DATE OF RECORDING: December 8, 2020



MIDDLE TENNESSEE ELECTRIC NOTE:
 THE PROPERTY FRONTAGE ALONG NORTHWEST BROAD STREET - U.S. HIGHWAY 41 - STATE ROUTE #70 SOUTH IS ERECTED BY AN OVERHEAD LINE FOR MIDDLE TENNESSEE ELECTRIC (MTE) THAT MAINTAINS A 40' EASEMENT 20' FROM CENTERLINE NORTH AND SOUTH DUE TO THE LOCATION OF THE EXISTING OVERHEAD ELECTRIC LINE. A 20' M.T.E. EASEMENT WILL BE RECORDED WITH THIS PLAT AS SHOWN ON SHEET #1.



Commercial Lots - Allowable Uses

While the immediate end user of the two commercial lots is unknown at this time, the allowable uses shall consist of all permitted uses listed under the Commercial Fringe (CF) zoning district as outlined in the current Murfreesboro Zoning Ordinance. The allowable uses listed under the Commercial Fringe (CF) district, are intended to allow for a broad range commercial and office uses for this development. In addition to the large amount of vehicular traffic that utilizes the NW Broad Street corridor.

Since the allowable uses for the Commercial Fringe (CF) district provides for a wide variety of potential end uses on these two lots, a list of permitted uses has been outlined below.

| USES PERMITTED | CF |
|---|----------------|
| OTHER HOUSING | |
| Accessory Dwelling Unit | X ¹ |
| Assisted-Care Living Facility ¹⁵ | X |
| Bed-and-Breakfast Homestay | X |
| Bed-and-Breakfast Inn | X |
| INSTITUTIONS | |
| Adult Day Care Center | X |
| Adult Day Care Home | X |
| Church ¹³ | X |
| Day-Care Center | X |
| Family Day-Care Home | X |
| Group Day-Care Home | X |
| Lodge, Club, Country Club ¹³ | X |
| Museum | X |
| Nursing Home | S |
| Nursery School | S |
| Park | X |
| Philanthropic Institution | X |
| Pet Cemetery | S |
| Public Building ¹³ | X |
| Recreation Field ¹³ | X |
| Senior Citizens Center | X |
| School, Public or Private, Grades K - 12 ¹³ | X |
| Student Center | S |
| COMMERCIAL | |
| Amusements, Commercial Indoor | X |
| Animal Grooming Facility | X |
| Antique Mall | X |
| Antique Shop <3,000 sq ft | X |
| Apothecaries (pharmaceuticals only) | X |
| Art or Photo Studio or Gallery | X |
| Bakery, Retail | X |
| Bank, Branch Office | X |
| Bank, Drive-Up Electronic Teller | X |
| Barber or Beauty Shop | X |
| Book or Card Shop | X |
| Business School | X |
| Business and Communication Service | X |
| Catering Establishment | X |
| Clothing Store | X |
| Coffee, Food, or Beverage Kiosk | X |
| Commercial Center | X |
| Convenience Sales and Service, maximum 5,000 sq ft floor area no fuel station | X |

| USES PERMITTED | CF |
|---|----------------|
| COMMERCIAL (Cont.) | |
| Delicatessen | X |
| Department or Discount Store | X |
| Dry Cleaning | X |
| Dry Cleaning Pick-Up Station | X |
| Financial Service (Excluding Quick Cash, Payday Loans, etc) | X |
| Flower or Plant Store | X |
| Glass--Stained and Leaded | X |
| Group Assembly, <250 persons | X |
| Health Club | X |
| Ice Retail | X |
| Interior Decorator | X |
| Janitorial Service | X |
| Karate, Instruction | X |
| Keys, Locksmith | X |
| Laboratories, Medical | X |
| Laboratories, Testing | X |
| Laundries, Self-Service | X |
| Liquor Store | X |
| Music or Dancing Academy | X |
| Offices | X |
| Optical Dispensaries | X |
| Personal Service Establishment | X |
| Pet Funeral Home | X |
| Pet Shops | X |
| Pharmacies | X |
| Photo Finishing | X |
| Photo Finishing Pick-Up Station | X |
| Reducing and Weight Control Service | X |
| Restaurant and Carry-Out Restaurant | X |
| Restaurant, Drive-In | X |
| Restaurant, Specialty | X |
| Restaurant, Specialty -Limited | X |
| Retail Shop, other than enumerated elsewhere | X |
| Veterinary Office | X |
| Veterinary Clinic | X |
| Video Rental | X |
| OTHER | |
| Self-Service Storage Facility ¹⁶ | X ³ |
| Wholesale Establishments | X ³ |
| | |
| X = Use permitted by right | |
| S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 | |



*Trees depicted on the conceptual site and landscape plans are strictly ideation and do not delineate a location or quantity.

Site Data:

| | |
|-------------------------------------|------------------|
| Total Land Area: | ±78.58 Acres |
| Commercial Lot Area: | ±6.59 Acres |
| Residential Area: | ±71.99 Acres |
| Total Number of Townhome Units: | 197 Units (67%) |
| Total Number of Single Family Lots: | 95 Lots (33%) |
| Total Number of Dwelling units: | 292 Units |
| Density: 292 Units / 71.99 Acres = | ±4.06 Units/Acre |
| Single Family Detached: | |
| Density 95 Units / 42.87 Acres = | ±2.22 Units/Acre |
| Single Family Attached: | |
| Density 197 Units / 29.12 Acres = | ±6.77 Units/Acre |
| Net Sewer Density with Commercial = | 3.93 Units/Acre |

| | |
|--|--------------------|
| Total Open Space: | ±42.73 Acres (59%) |
| Usable Open Space | ±37.64 Acres (52%) |
| Stormwater (Detention) | ±5.09 Acres (7%) |
| Formal Open Space Required: | ±3.57 Acres (5%) |
| Formal Open Space Provided: | ±3.57 Acres (5%) |
| Active Space Required (2 Lot Minimum): | ±2.14 Acres (3%) |
| Active Space Provided (4 Lots Provided): | ±2.14 Acres (3%) |

| | |
|--|--------------------|
| Length of New Roadway: | ±8,513 Linear Feet |
| Minimum Single-Family Detached Lot Size: | 5,000 Square Feet |
| Typical Lot Dimensions (SF-Detached): | 41' x 130' |

Parking Requirements:

Townhomes:
1.1 Spaces per Bedroom
(197) 3-Bedroom Townhouses (197 x 3.3) = 650 Spaces

Single-Family Detached:
4 Spaces per Lot
(95) Single-Family Detached Lots (95 x 4) = 380 Spaces

Total Required: 1,030 Spaces

Parking Provided:

Townhomes:
Garage Parking: 197 Spaces
Driveway Parking: 394 Spaces
Visitor Parking: 102 Spaces

Single Family:
4 Spaces (2 Driveway + 2 Garage) = 380 Spaces

Total Parking Provided: 1,073 Spaces (+47 Spaces)

| | |
|------------------------|------------------------------|
| Townhomes | Open Space |
| Single Family Lots | Roads/Sidewalks |
| Existing Trees | 100 Year Flood Line |
| Detention | Floodway |
| Future Commercial Lots | Entrance Sign |
| | Formal and Active Open Space |

SEC Project #18250

Murfreesboro, Tennessee





Architectural Characteristics:

- Maximum building height of 35 Feet.
- One or two story buildings.
- Parapet, hip, gable, or pitched roof styles.

Building Elevation Materials:

- Brick or painted brick.
- Cement fiber board siding.
- Stone or cast stone.
- Architectural Asphalt shingles.
- EIFS, as a secondary material.
- Integrally Colored Split Face Block. (secondary material used in very limited amounts as accents)
- Tilt-up precast concrete walls.
- Dryvit will be allowed, but only in combination with other materials. No single elevation shall be all dryvit.
- Textured metal (secondary material used in very limited amounts as accents).
- Metal in trim and soffit areas.
- Architectural materials and colors will be reviewed at the time of a site plan submittal by Murfreesboro planning staff and the planning commission.

Minimum Building Setbacks - Commercial Lots:

- Front: 42-foot
- Side: 10-foot
- Rear: 20-foot

Commercial Lots

While the immediate end user of the commercial lots is unknown at this time, additional standards for those anticipated uses have been outlined here below.

Minimum Site Characteristics - Commercial Lots:

- All parking will be located at least 8 feet from property lines (side, rear, and R.O.W.), and have curbing.
- Any solid waste enclosures will be constructed of materials consistent with building architecture, and be at least 8 feet tall with opaque gates.
- Commercial buildings shall have pedestrian connections to the proposed entry road off of Northwest Broad Street as well as the secondary access road that connects to Northwest Broad Street.
- Buildings will have a well defined architectural base by use of different materials, colors or change in pattern or a combination of these techniques.
- Building elevations will have articulation or multiple building planes along the front and side elevations.
- The main entrances are to be well defined and easily recognizable by use of raised roof lines, canopies, glazing, changes in materials, changes in colors, and changes in building planes.
- Monument signage located at entrances along roadways to have materials consistent with building architecture and accented with landscaping.
- All mechanical equipment (i.e. HVAC and transformers) to be screened. If mechanical equipment is located on the roof, then they should be screened from view.
- All on-site utilities will be underground.
- On-site lighting will comply with city standards to prevent light pollution.
- Parking will comply with Murfreesboro's Zoning Ordinance
- Construction on the commercial lots will begin once an end-user has chosen the site and receives site plan approval.
- Buildings on all commercial lots shall have consistent materials & architecture to create an overall theme for the development.
- Commercial lots will not be part of the residential H.O.A.
- The shared commercial drive at the rear will be constructed by each individual site plan as they are develop and are anticipated to be a drive aisle in their parking lot, not a separate road.
- Architecture will comply with Murfreesboro Design Guidelines.
- 4 sided architecture due to visibility to residence behind or across the street.

Commercial Lots

The building architecture will be designed to be functional for the intended uses.

Special Note:

Since the commercial lots are not anticipated to be built with Section 1 of the residential development, the commercial lots will be finished with seed and straw to provide a 'clean and green' entry. The finished commercial lots will be mowed and maintained until construction of the commercial lots commences.



Example Commercial Building Architecture



Example Commercial Building Architecture



RUTHERFORD COUNTY, TN

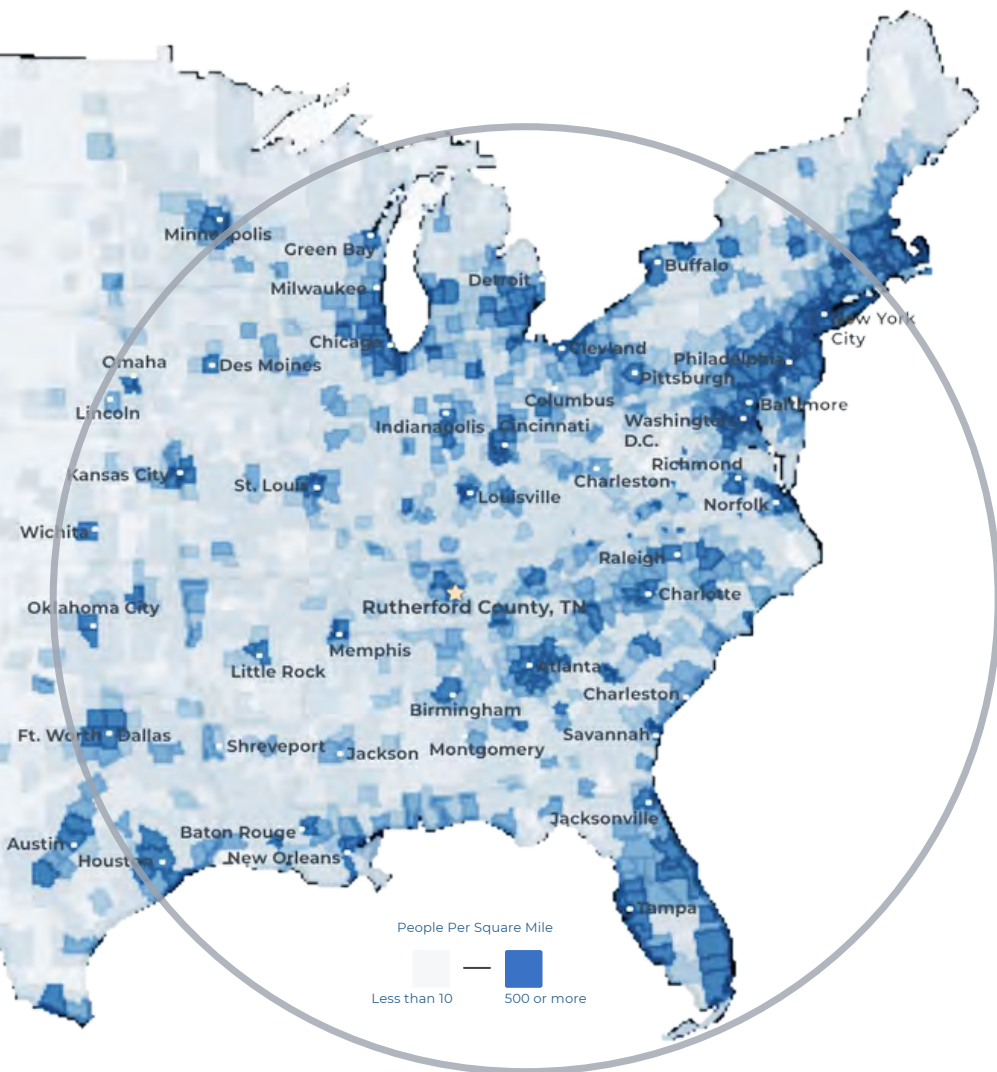
COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

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

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 | General Mills | 1,000 |
| Amazon | 2,700 | Bridgestone | 987 |
| Ascension Saint Thomas | 1,741 | TriStar StoneCrest | 950 |
| Ingram | 1,700 | Cardinal Health | 816 |
| Taylor Farms | 1,700 | Vijon | 730 |
| Asurion | 1,250 | Mahle | 705 |

2023 RUTHERFORD COUNTY QUICK FACTS

Population

357,835

Median Home Price

\$402,875

3 Colleges

25,000 students

Median Age

33

Median HH Income

\$71,549

College Degrees

42% hold Associate or above

LABOR FORCE DATA

| | County | Tennessee | United States |
|--------------------------------|---------|-----------|---------------|
| Labor Force | 199,377 | 3,359,776 | 166,818,000 |
| Unemployment Rate | 2.8% | 3.3% | 3.7% |
| Labor Force Participation Rate | 69.1% | 59.2% | 62.4% |

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

RECENT ANNOUNCEMENTS

McNeilus

Oshkosh Corporation subsidiary McNeilus creates 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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