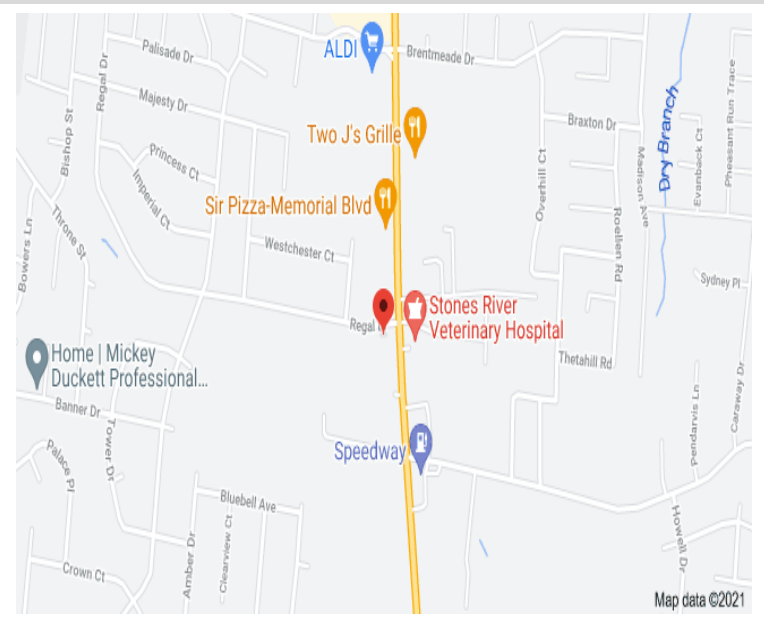




## FOR SALE OR GROUND LEASE HIGH TRAFFIC CORNER LOT

3177 Memorial Blvd - Murfreesboro, TN



### Property Features:

- **PRICE: \$27.50 PSF**
- 1.25 Acres
- Located on highest income corridor in Murfreesboro
- 29,609 Rooftops within a 5-mile radius
- Traffic count: Approx. 35,068

**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

Wessex



ELMCROFT

BY EQUINE SENIOR LIVING



Cedar View Dr



Regal Dr

10

231

Memorial Blvd

10

★ SITE  
1.25 Acres



familyworshipcenter

Alvin C. York  
Veterans'  
Administration  
Medical Center

268

Siegel  
High  
School

Siegel  
Middle  
School

Erma  
Siegel  
Elementary

Publix



Gompton Rd



SITE

10



FUTURE  
Hy-Vee

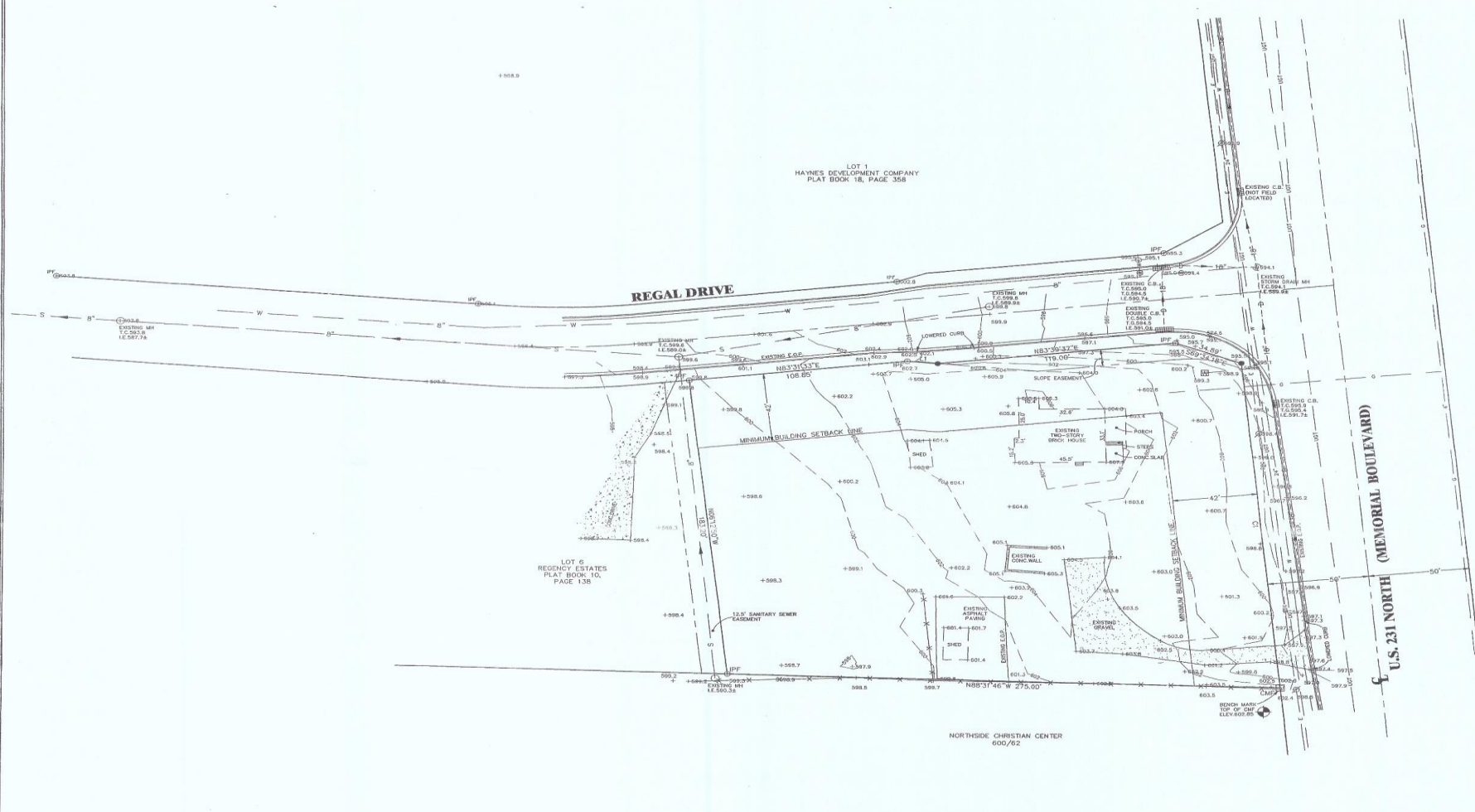
Memorial Blvd.

Lebar

Wynthrope Hall Dr  
Craythorne Dr  
Regenwood Dr  
Dora Elizabeth Ct  
Marilyn Ct  
Houston Ct  
Banner Dr  
Scepter Dr  
Throne St  
Crown Ct  
Amber Dr  
Richard Rd  
Haynes Dr  
Estes St  
Bluebell Ave  
Archer Ave  
Regal Dr  
Roellen Rd  
Madison Ave  
Caraway Dr  
Ithaca St  
Ormond St  
Hardwick St  
Howell Dr  
Franklin  
Alexan



**SITE**  
LOCATION MAP  
N.T.S.



**LEGEND**

- SP Power Pole
- ⊕ Existing Fire Hydrant
- W— Existing Water Line
- S— Existing Sanitary Sewer Line
- Existing Man-hole
- C— Existing Caissons
- ooo Existing Spot Elevations

**NOTES**

1. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL OWNERS UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.



TOTAL ACRES: 1.25 ACRES  
ZONING: OH  
FRONT SETBACK: 42'  
SIDE SETBACK: 10' (SUBJECT PROPERTY IS ADJACENT TO A PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES)  
REAR SETBACK: 20'

LINE TABLE		CURVE TABLE	
LINE	BEARING	CURVE	DELTA
1	N 83° 31' 53" E	108.85'	108.85'
2	N 83° 30' 37" E	108.85'	108.85'
3	N 83° 14' 46" W	275.00'	275.00'

**LEGEND FOR MONUMENTS**  
 IPF ○ IRON PIN SET  
 ○ IRON PIN END  
 ○ RAILROAD SPIKE  
 — FENCE  
 ● SURVEY POINT  
 ▲ NAIL  
 ■ CONIC MARKER END

OWNER: WILLIAM E. ROWLAND, ETUX NELL ANN  
 ADDRESS: 1110 VIRGINIA AVENUE  
 MURFREESBORO, TN 37130  
 TAX MAP: 59C, 7A PARCEL: 51  
 DEED BOOK: 358 PAGE: 364  
 FLOOD MAP PANEL: 470168 0144 F ZONE: X  
 FLOOD MAP DATED: NOVEMBER 8, 1999  
 NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "1" survey and the ratio of accuracy of the unadjusted survey is 1:10000 or better.

**W. E. ROWLAND**  
REGISTERED PROFESSIONAL SURVEYOR  
TENNESSEE NO. 10245

**H. SHUDDLESTON-STEELE**  
REGISTERED PROFESSIONAL SURVEYOR  
TENNESSEE NO. 10245

7115 N.W. BROAD STREET, MURFREESBORO, TN 37132  
 TELEPHONE: (615) 893-4064 FAX: (615) 893-0080

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**WILLIAM E. ROWLAND**  
 9TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN  
 DATE: APRIL, 2002 SCALE 1"=30' SH. 1 OF 1

# Demographic Summary Report

## Land

3177 Memorial Blvd, 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
<b>Population</b>			
2026 Projection	7,563	55,052	105,805
2021 Estimate	6,879	50,055	96,045
2010 Census	5,679	41,171	77,455
Growth 2021 - 2026	9.94%	9.98%	10.16%
Growth 2010 - 2021	21.13%	21.58%	24.00%
<b>2021 Population by Hispanic Origin</b>	221	3,101	7,184
<b>2021 Population</b>	6,879	50,055	96,045
White	5,841 84.91%	38,966 77.85%	71,901 74.86%
Black	631 9.17%	8,088 16.16%	18,188 18.94%
Am. Indian & Alaskan	18 0.26%	197 0.39%	418 0.44%
Asian	292 4.24%	1,465 2.93%	2,800 2.92%
Hawaiian & Pacific Island	7 0.10%	47 0.09%	114 0.12%
Other	90 1.31%	1,293 2.58%	2,624 2.73%
U.S. Armed Forces	1	9	75
<b>Households</b>			
2026 Projection	2,695	21,560	40,375
2021 Estimate	2,455	19,622	36,652
2010 Census	2,046	16,223	29,609
Growth 2021 - 2026	9.78%	9.88%	10.16%
Growth 2010 - 2021	19.99%	20.95%	23.79%
Owner Occupied	2,124 86.52%	11,787 60.07%	20,154 54.99%
Renter Occupied	331 13.48%	7,835 39.93%	16,498 45.01%
<b>2021 Households by HH Income</b>	2,456	19,622	36,652
Income: <\$25,000	118 4.80%	2,996 15.27%	6,962 18.99%
Income: \$25,000 - \$50,000	367 14.94%	4,092 20.85%	8,582 23.41%
Income: \$50,000 - \$75,000	292 11.89%	3,549 18.09%	6,905 18.84%
Income: \$75,000 - \$100,000	275 11.20%	1,849 9.42%	3,927 10.71%
Income: \$100,000 - \$125,000	277 11.28%	1,999 10.19%	3,068 8.37%
Income: \$125,000 - \$150,000	328 13.36%	1,694 8.63%	2,308 6.30%
Income: \$150,000 - \$200,000	443 18.04%	2,088 10.64%	3,063 8.36%
Income: \$200,000+	356 14.50%	1,355 6.91%	1,837 5.01%
<b>2021 Avg Household Income</b>	\$131,228	\$92,884	\$80,999
<b>2021 Med Household Income</b>	\$115,884	\$69,253	\$59,949



RUTHERFORD COUNTY, TN

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# COMMUNITY SNAPSHOT

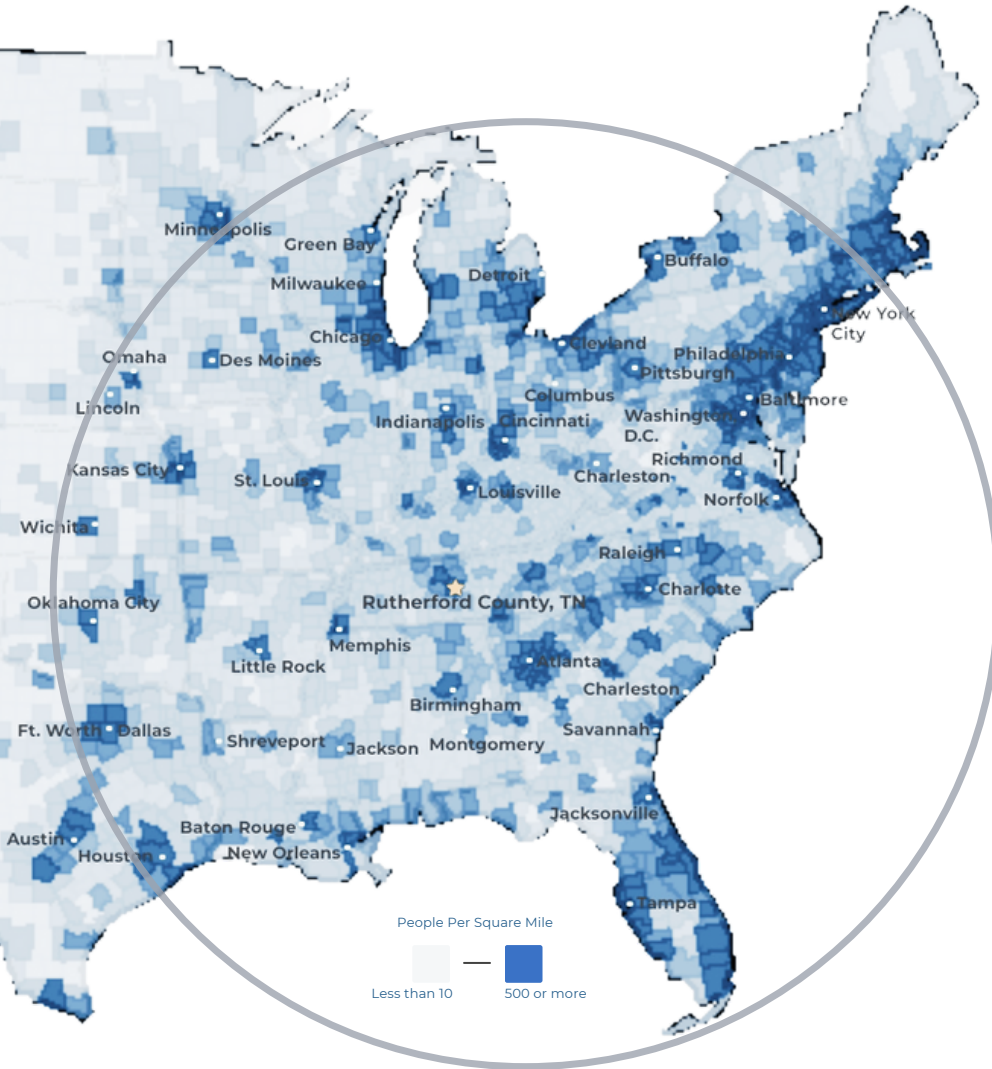
*Rutherford County, TN*

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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

**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	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.

Patrick Cammack  
SVP, Economic Development  
pcammack@rutherfordchamber.org



Chad Berringer  
Director, Economic Development  
cberringer@rutherfordchamber.org



