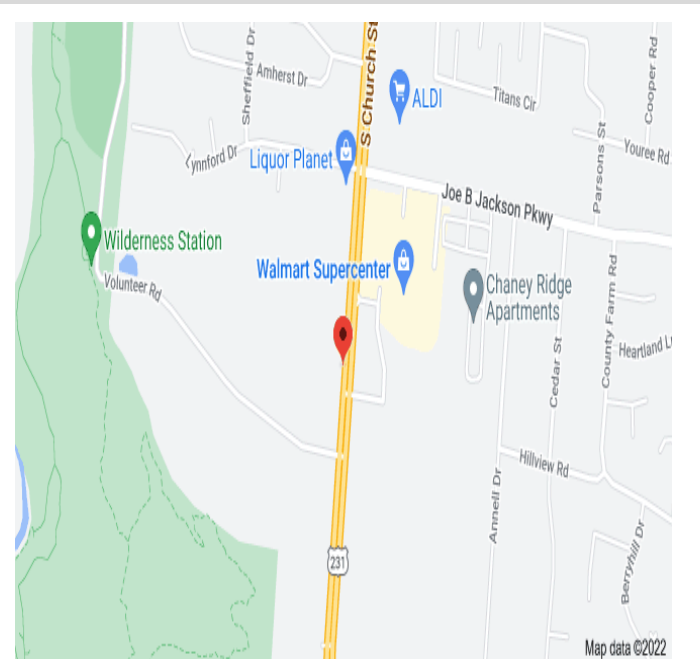




FOR SALE: 8.08 Ac Lot – Owner Will Divide

3592-3602 Shelbyville Hwy - Murfreesboro



DETAILS:

- **Price: \$5,995,000**
- Zoned Commercial Hwy
- Owner Will Divide
- Next door to the new Murfreesboro Medical Clinic South
- Traffic Light at Tiger Hill Rd
- Traffic count: Approx. 31,924

John Harney

AFFILIATE BROKER

615.542.0715

john@parktrust.com

TN LIC# 221569

ParkTrust
COMMERCIAL

1225 Garrison Drive, Suite 202

Murfreesboro, TN 37129

615.234.5020

www.parkstrust.com



8.08
AC

129'

625'

358'

Shelbyville Hwy
231

10

Shelbyville Hwy

Volunteer Rd

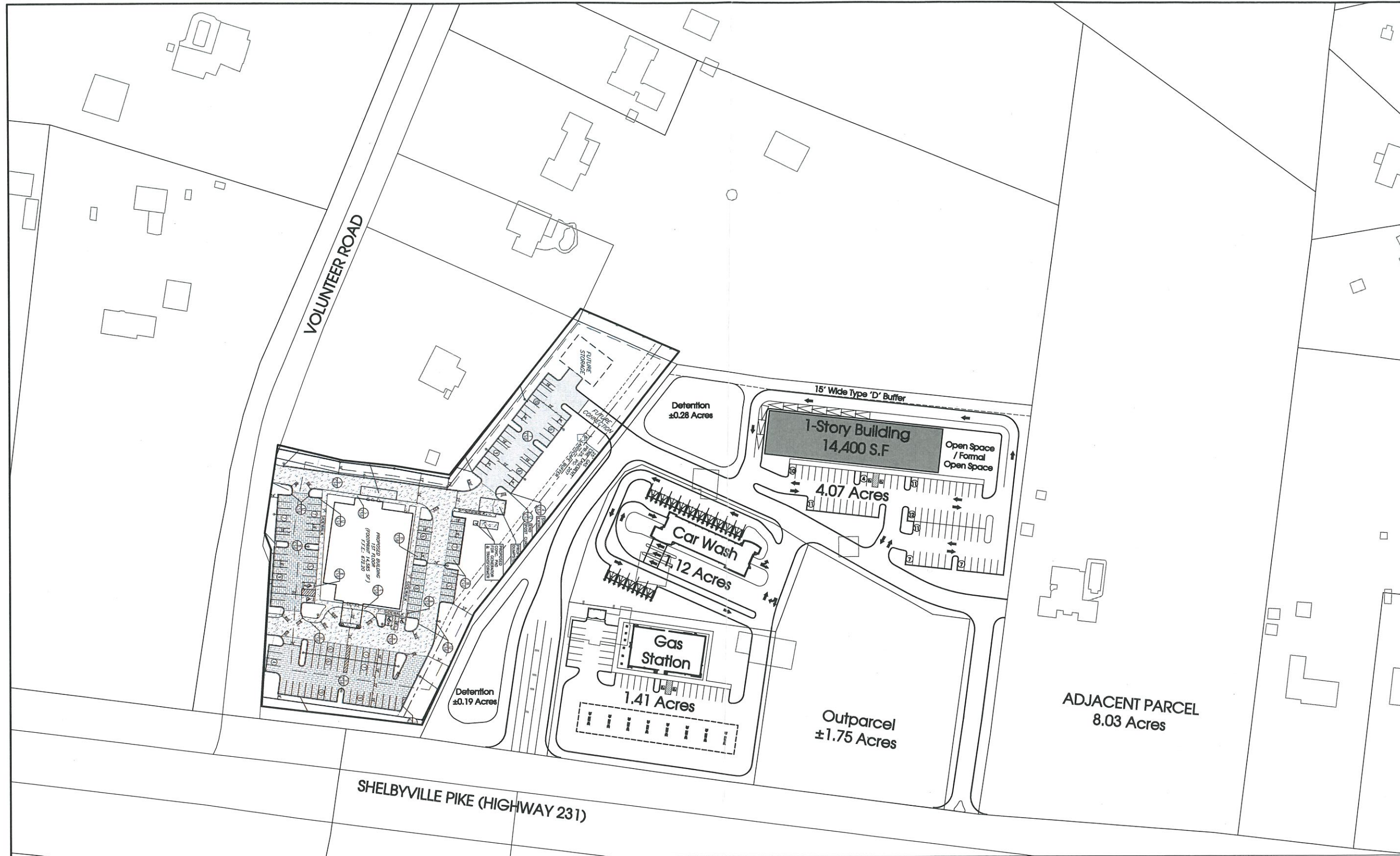
Volunteer Rd

Volunteer Rd

Butler Cemetery

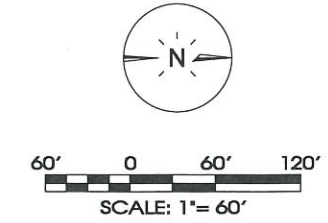
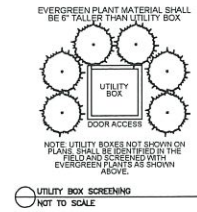
Rowlette Circle





Retail Area Parking Requirements

Building Area:	14,400 SF
Parking Required (5 Spaces / 1,000 SF):	72 Spaces
Parking Provided:	73 Spaces
Difference:	+1 Space



SITE ENGINEERING CONSULTANTS
SEC, Inc.
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 860 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: E-MAIL: (615) 895-2687
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C., INC.



Dales-Raper Properties
 Murfreesboro, TN

Concept Plan

CP1.0

Demographic Summary Report

Hwy 231 & Tiger Hill, Murfreesboro, TN 37127

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	6,425	29,496	88,757
2022 Estimate	5,590	25,555	76,893
2010 Census	4,314	18,861	56,648
Growth 2022 - 2027	14.94%	15.42%	15.43%
Growth 2010 - 2022	29.58%	35.49%	35.74%
2022 Population by Hispanic Origin	228	1,161	6,051
2022 Population	5,590	25,555	76,893
White	4,530 81.04%	19,647 76.88%	55,655 72.38%
Black	627 11.22%	3,965 15.52%	14,609 19.00%
Am. Indian & Alaskan	22 0.39%	133 0.52%	394 0.51%
Asian	255 4.56%	1,001 3.92%	3,652 4.75%
Hawaiian & Pacific Island	6 0.11%	16 0.06%	78 0.10%
Other	150 2.68%	794 3.11%	2,505 3.26%
U.S. Armed Forces	6	111	220
Households			
2027 Projection	2,304	10,813	32,783
2022 Estimate	2,010	9,409	28,527
2010 Census	1,540	7,031	21,301
Growth 2022 - 2027	14.63%	14.92%	14.92%
Growth 2010 - 2022	30.52%	33.82%	33.92%
Owner Occupied	1,711 85.12%	6,952 73.89%	19,054 66.79%
Renter Occupied	299 14.88%	2,458 26.12%	9,474 33.21%
2022 Households by HH Income	2,011	9,408	28,528
Income: <\$25,000	107 5.32%	803 8.54%	3,854 13.51%
Income: \$25,000 - \$50,000	376 18.70%	1,962 20.85%	6,557 22.98%
Income: \$50,000 - \$75,000	393 19.54%	2,041 21.69%	5,836 20.46%
Income: \$75,000 - \$100,000	306 15.22%	1,319 14.02%	3,746 13.13%
Income: \$100,000 - \$125,000	262 13.03%	1,166 12.39%	3,224 11.30%
Income: \$125,000 - \$150,000	223 11.09%	883 9.39%	2,136 7.49%
Income: \$150,000 - \$200,000	181 9.00%	713 7.58%	2,024 7.09%
Income: \$200,000+	163 8.11%	521 5.54%	1,151 4.03%
2022 Avg Household Income	\$104,549	\$92,433	\$82,951
2022 Med Household Income	\$85,580	\$73,685	\$66,236



RUTHERFORD COUNTY, TN

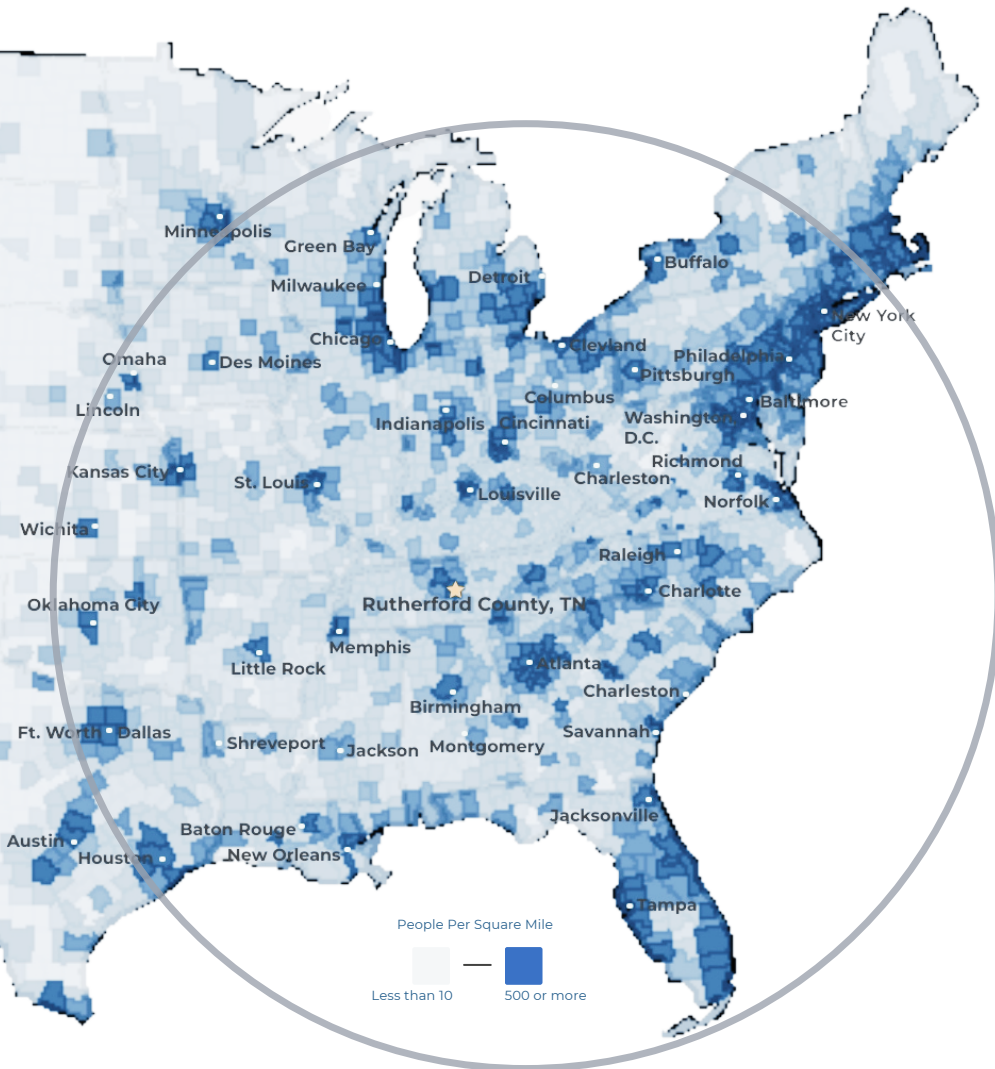
COMMUNITY SNAPSHOT

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

369,868

Median Home Price

\$415,000

3 Colleges

25,000 students

Median Age

34

Median HH Income

\$81,505

College Degrees

43% hold Associate or above

LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.4%	3.5%	3.7%
Labor Force Participation Rate	68.0%	59.2%	62.2%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of January 2024

RECENT ANNOUNCEMENTS

McNeilus

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



BJ's Wholesale Club, a leading operator of membership warehouse clubs, opened a 100,000-square-foot building in LaVergne, TN in June of 2023.



SEWART'S LANDING

Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos

Patrick Cammack
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Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org

