



LOT 6
4.35 Ac | 189,313 ft²

LOT 4
1.05 Ac | 45,787 ft²

LOT 5
1.97 Ac | 85,929 ft²

LOT 1
0.8 Ac | 34,697 ft²

LOT 2
0.22 Ac | 9,571 ft²

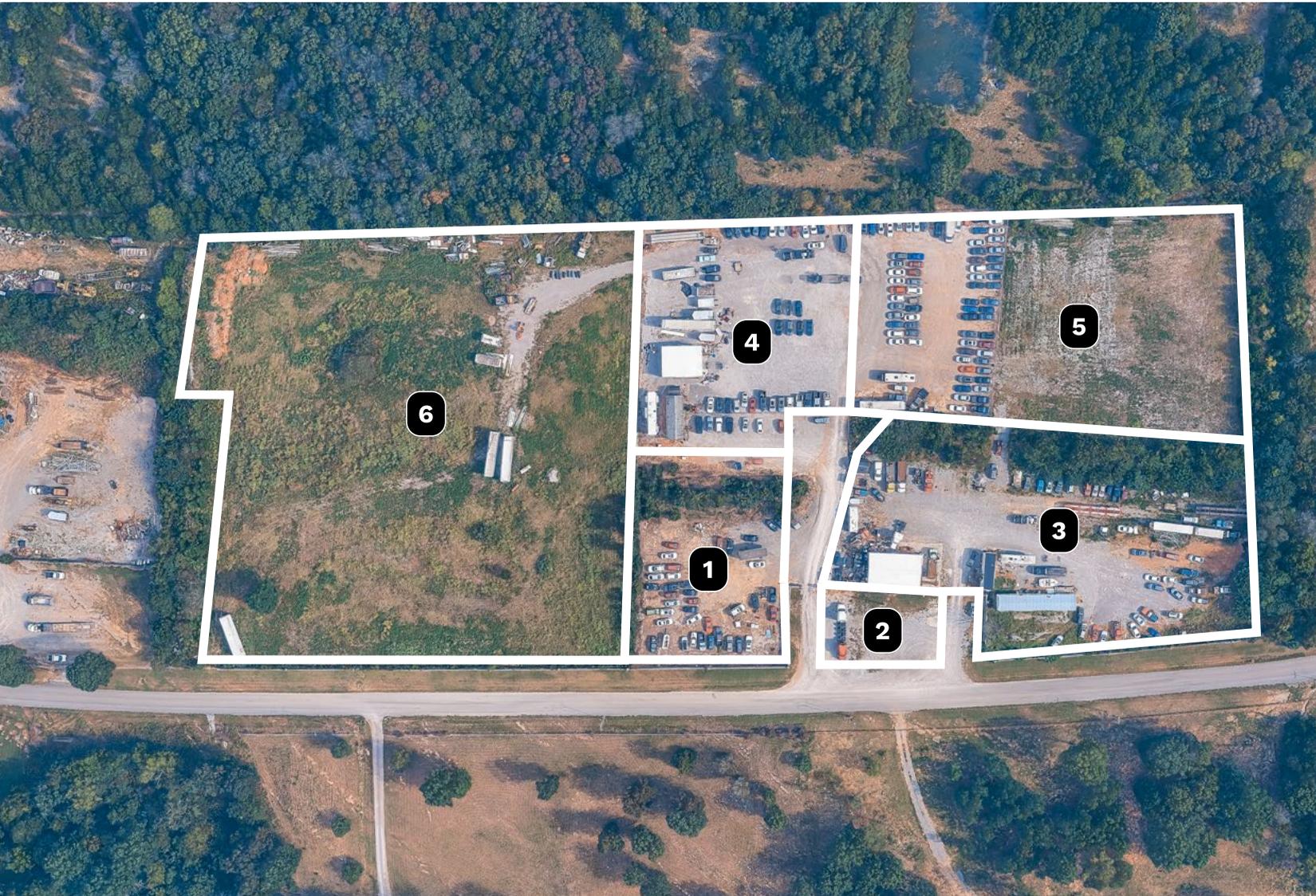
LOT 3
1.91 Ac | 83,072 ft²

OFFERING MEMORANDUM

IOS · LOTS FROM 0.22 AC - 4.35 AC

4447 Veals Rd, Murfreesboro, TN 37127

IOS OVERVIEW



Address: 4447 Veals Rd,
Murfreesboro, TN 37127

Size:

Lot 1	0.8 Ac	34,697 ft ²
Lot 2	0.22 Ac	9,571 ft ²
Lot 3	1.91 Ac	83,072 ft ²
Lot 4	1.05 Ac	45,787 ft ²
Lot 5	1.97 Ac	85,929 ft ²
Lot 6	4.35 Ac	189,313 ft ²

Coordinates: 35.7954, -86.3262

Notes

- Lots From 0.22 Acres Up To 4.35 Acres Available
- Ideal For Equipment, Construction, Trailer, And Vehicle Storage
- Select Lots Fenced And Graveled
- Electrical And Water Hookups Available For Each Lot
- ±4.5 Miles From I-24

MURFREESBORO, TN

NASHVILLE MSA

Murfreesboro, the largest suburb of Nashville and county seat of Rutherford County, is strategically located 34 miles southeast of Downtown Nashville with direct access to I-24, providing seamless connectivity to I-840, I-40, and Nashville International Airport. As one of Tennessee's fastest-growing counties and a key logistics hub within the Nashville MSA—offering one-day truck access to 75% of the U.S. population—the area continues to see strong industrial demand, with limited IOS supply reinforcing its position as a critical extension of Nashville's expanding economic base.

SUBJECT PROPERTY

Bradyville Pike
4,866 VPD

70S 17,459 VPD

41 12,067 VPD

24 68,861 VPD

41

24

102

266

96

96

99

NISSAN
NISSAN SMYRNA
ASSEMBLY PLANT
6,700 EMPLOYEES
\$120B REVENUE

VA U.S. Department of Veterans Affairs
ALVIN C. YORK VA
MEDICAL CENTER
145 LICENSED BEDS
1,100+ EMPLOYEE
\$450M REVENUE

Ascension Saint Thomas
418 LICENSED BEDS
2,400+ EMPLOYEE
\$468M REVENUE

Walmart

Kroger

Walmart

THE HOME DEPOT

Walmart

THE AVENUE MURFREESBORO
bek BEST BUY DICK'S SPORTING GOODS H&M OLD NAVY
BARNES & NOBLE Burlington Michaels petco

Publix

Kroger

TOWNE CENTRE
TARGET TJ-maxx
LOWE'S DOLLAR TREE five BELOW

Publix

COSTCO WHOLESALE

FedEx
Express
250 EMPLOYEES
\$87.5B REVENUE

Publix

MANUFACTURERS
General Mills RICH'S SONOCO LACTALIS
Lineage kloekner metals AMERICOLD

amazon
2,500 EMPLOYEES
\$716.9B REVENUE

Walmart

MURFREESBORO

PROPERTY AERIAL



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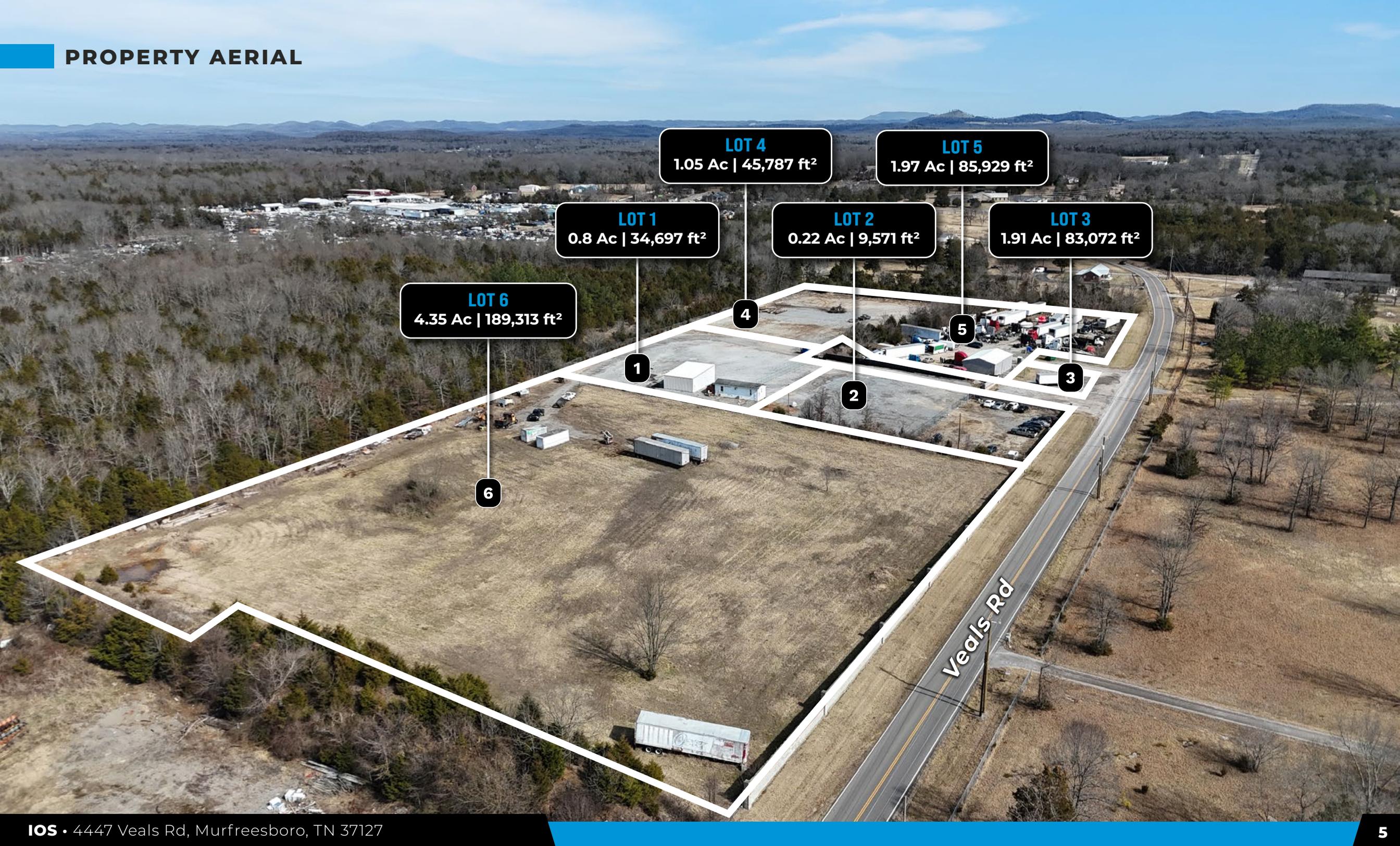
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Veals Rd

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Veals Rd

PROPERTY PHOTOS



METRO AREA

NASHVILLE

Nashville, Tennessee, often referred to as “Music City,” is a vibrant metropolis known for its rich cultural heritage, especially its deep-rooted ties to country music. As the capital of Tennessee, Nashville is a rapidly growing hub for healthcare, education, and technology industries. Its diverse economy is anchored by the presence of Fortune 500 companies, including Oracle’s new campus announced in 2024. Nashville enjoys status as a major center for higher education, home to institutions like Vanderbilt University. The city’s downtown is a bustling area filled with live music venues, historic landmarks, and a thriving food scene. With its temperate climate, scenic parks, and proximity to the Cumberland River, Nashville offers a blend of urban excitement and Southern charm, making it a dynamic destination for residents and visitors alike.

#1

MOST POPULOUS
CITY IN FL

1.9M

METRO
POPULATION

\$126.5B

GROSS
METRO
PRODUCT

TAX FREE

NO STATE
INCOME TAX

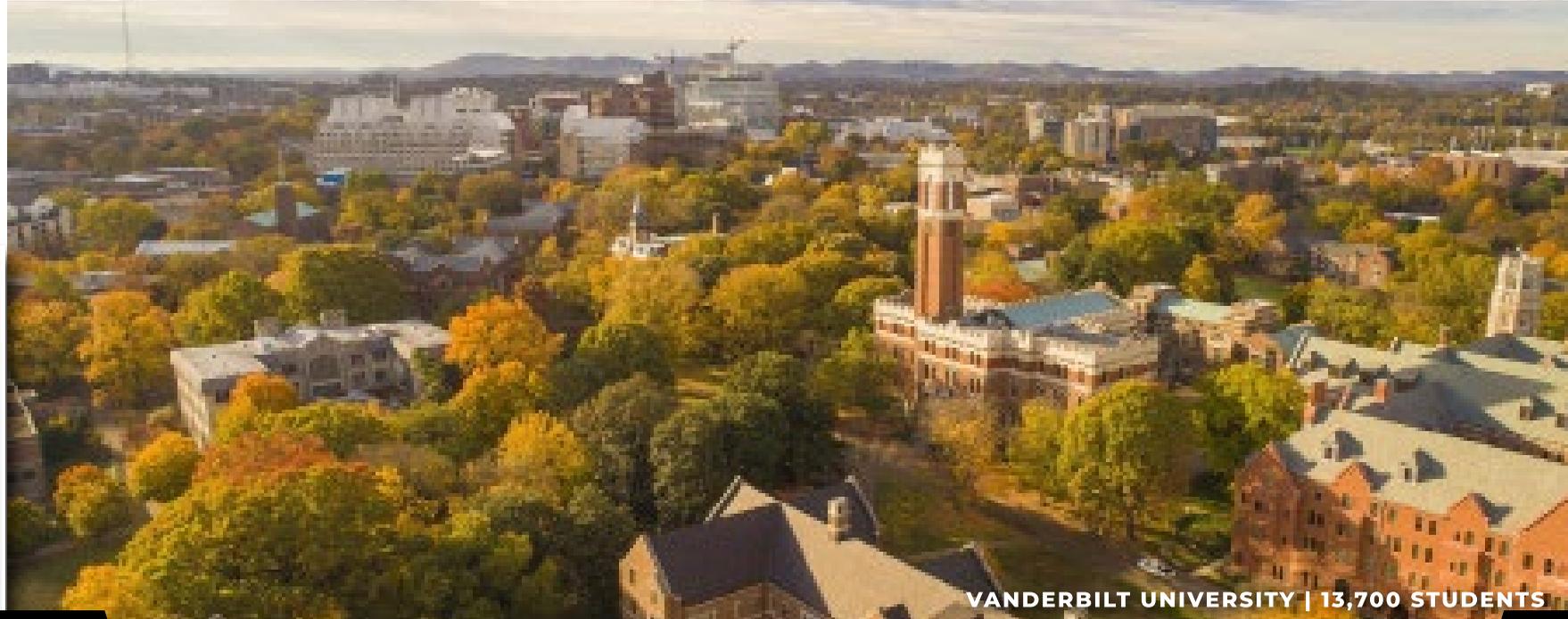
TOP 20

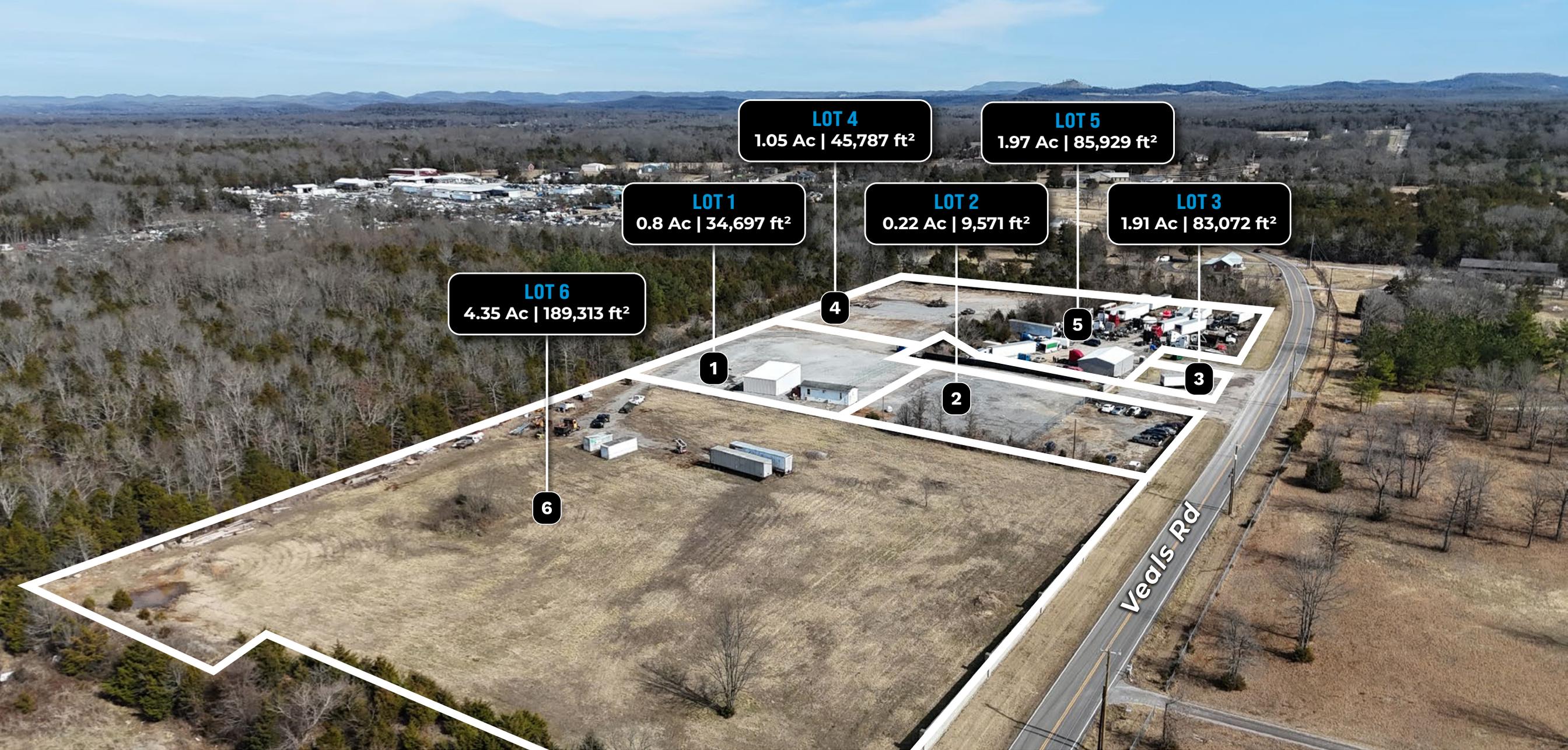
METRO AREA
GDP GROWTH

Forbes

#1 BEST PLACE
TO LIVE IN TN

CORPORATE PRESENCE





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1

4

2

5

3

6

Veals Rd

**CONTACT US FOR
MORE INFORMATION**

Ben Mosley, MRICS

MANAGING DIRECTOR

ben.mosley@jll.com

+1 615 364 7015

Jones Lang LaSalle

1801 West End Ave, Ste 1200

Nashville, TN 37203

+1 615 928 5300