

**FOR SALE**

**725 S CHURCH ST | MURFREESBORO, TN**



**FOR SALE**  
\$1,300,000

**0.23 ACRES**  
3,450 SF BUILDING

**OWNER/USER**  
INVESTMENT OPPORTUNITY



# EXECUTIVE SUMMARY

Colliers International is pleased to present the exclusive offering of **725 S Church Street**, a prime 3,450 SF office building located in the heart of Murfreesboro, Tennessee. Ideally positioned in one of the nation's fastest-growing cities, this property represents an exceptional investment opportunity, blending strategic location, physical asset quality and future growth potential.

The Property is located just south of Main Street in Downtown Murfreesboro, and minutes from the Stones River Mall and much of the new development activity along Broad Street and Medical Center Parkway. The Property is well-suited for an owner/ user or redevelopment given its prominent location near downtown Murfreesboro and along Church Street.



<b>Address</b>	725 S Church St, Murfreesboro, TN 37130
<b>Number of Buildings</b>	1 Single-Story
<b>Gross Building Area</b>	3,450 SF
<b>Year Built</b>	1985
<b>Parcel Size</b>	0.23 Acres
<b>Parking Ratio</b>	4/1,000
<b>County</b>	Rutherford County
<b>Parcel/Tax ID</b>	102C-F-018.00-000
<b>ADT S Church St &amp; SW Broad St</b>	45,978

# INVESTMENT HIGHLIGHTS

## Prime Location in a High-Growth Market

Situated in the heart of Murfreesboro—one of the fastest-growing cities in the U.S.—just south of Main Street and minutes from Stones River Mall and major development corridors.

## Versatile Property Use

The 3,450 SF building offers flexibility for future use, ideally positioned for either office or retail conversion, with strong potential appeal for retail tenants.

## Strong Visibility and Accessibility

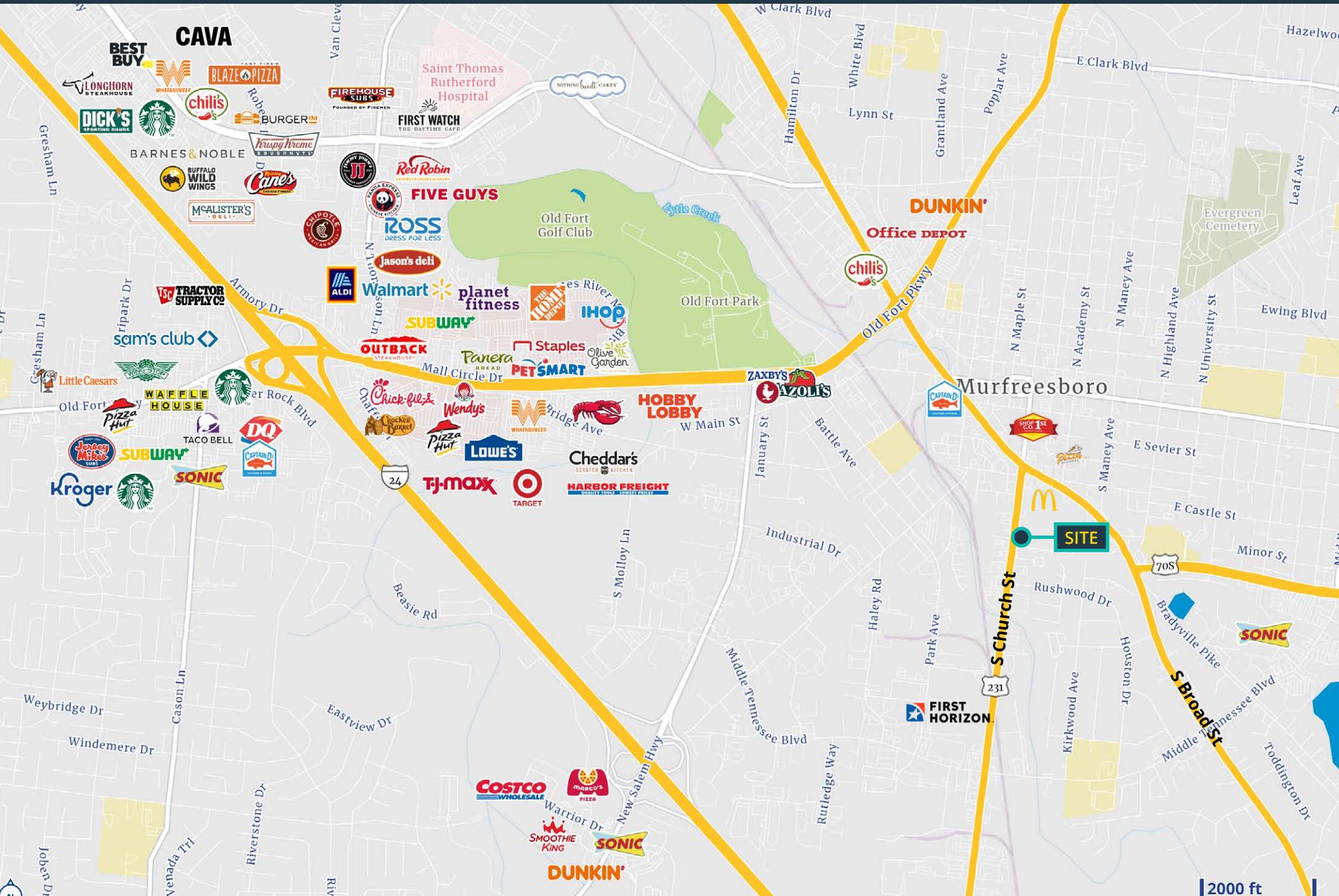
Excellent frontage on S Church Street with easy access to downtown Murfreesboro, Broad Street, and Medical Center Parkway.

## Proximity to Development Activity

Located near several major new developments, enhancing long-term value and positioning for increased foot traffic and visibility.



# RETAIL MAP



# Economic Development

## INDUSTRIAL AND COMMERCIAL EXPANSION

- **MCNEILUS TRUCK AND MANUFACTURING EXPANSION:** In July 2023, McNeilus, a subsidiary of Oshkosh Corporation, announced a \$25.2 million expansion of its manufacturing operations in Murfreesboro. This project is expected to create 100 new jobs, enhancing the company's production capacity and infrastructure .
- **STONEMONT COMMERCE PARK 840:** Stonemont Financial Group unveiled plans for a 1.4-million-square-foot industrial development on a 157-acre site in Murfreesboro. The project includes two buildings and is anticipated to generate hundreds of jobs, catering to the growing demand from e-commerce and logistics providers .

## MIXED-USE, RETAIL, AND HOUSING DEVELOPMENTS

- **CLARI PARK:** Located along Medical Center Parkway, Clari Park is a mixed-use community featuring 300 apartment units, townhomes, a 50,000-square-foot entertainment center, and various retail and restaurant establishments. Construction began in late 2023, with initial apartments expected to be ready by 2025.
- **MARKETPLACE AT SAVANNAH RIDGE:** This development offers over 10,000 square feet of retail and restaurant space, with an Aldi grocery store as its first tenant. It aims to serve the growing population on Murfreesboro's south side.
- **BUC-EE'S OPENING:** The Texas-based convenience store chain Buc-ee's opened a new location in Murfreesboro in September 2024, creating over 100 jobs and contributing to the local economy.
- **BROAD STREET DEVELOPMENT:** Plans are underway for a major redevelopment along Broad Street, including 239 apartments, up to 100 condos, a boutique hotel with up to 150 rooms, and 40,000 square feet of retail space. This project aims to enhance the vibrancy of downtown Murfreesboro.
- **MERCURY COURT REDEVELOPMENT:** The Murfreesboro Housing Authority is leading a \$15 million redevelopment of the Mercury Court housing complex, originally built in 1959-1960. The project will provide 34 modern affordable housing units for low-income families, with completion anticipated by December 2025 .



# MURFREESBORO, TENNESSEE

Murfreesboro, TN is a thriving city located in the heart of Middle Tennessee, about 35 miles southeast of Nashville. As the county seat of Rutherford County, it's one of the fastest-growing cities in the state, known for its blend of rich history and modern development.

Home to Middle Tennessee State University (MTSU)—the largest undergraduate university in Tennessee—Murfreesboro has a youthful energy, vibrant arts scene, and strong emphasis on education.

With a mix of suburban comfort, a revitalized downtown, and access to scenic outdoor spaces like the Greenway trail system, Murfreesboro is popular among families and professionals alike. Its growth continues to be driven by a strong local economy, a welcoming community, and its proximity to Nashville.

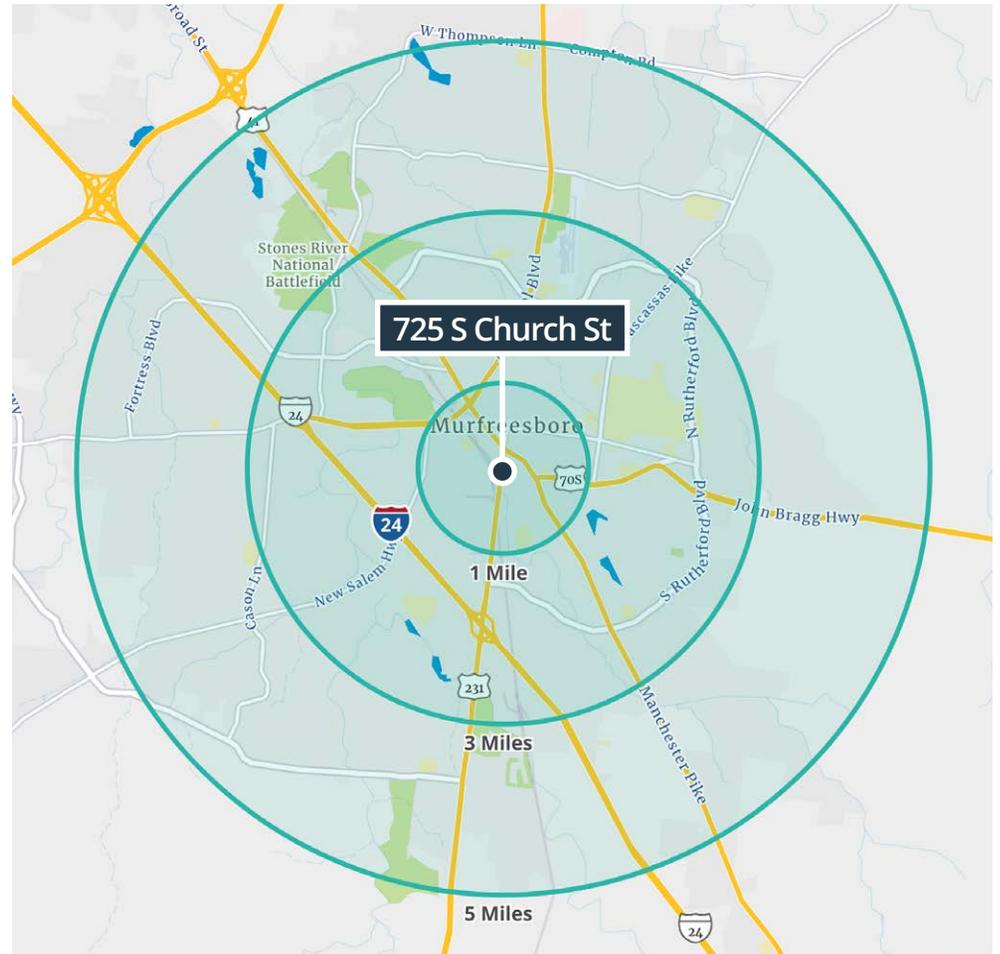
# DEMOGRAPHICS

Murfreesboro, TN has experienced significant population growth in recent years, making it one of the fastest-growing cities in Tennessee. According to U.S. Census data and recent estimates, the city's population has more than doubled since 2000. As of 2024, Murfreesboro is home to over 170,000 residents, up from around 110,000 in 2010. This rapid growth is fueled by the city's strong economy, quality of life, and proximity to Nashville. Murfreesboro attracts a mix of young professionals, families, and retirees, thanks to its affordable housing, expanding job market, and educational opportunities, particularly through Middle Tennessee State University. The surge in population has led to increased development, including new neighborhoods, schools, and infrastructure projects.

POPULATION	1 MILE	3 MILES	5 MILES
2024 Total Population	7,491	67,564	161,891
2029 Total Population	7,838	72,649	175,416
2024 - 2029 Population Change	4.6%	7.5%	8.4%
2000 - 2024 Population Change	1.9%	36.9%	97.4%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	3,262	27,443	63,806
2029 Households	6,442	29,824	69,686
2024 - 2029 Household Change	5.5%	8.7%	9.2%
2000 - 2024 Household Change	4.1%	40.9%	105.1%

2024 INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$74,223	\$77,210	\$96,810
Median Household Income	\$57,690	\$58,598	\$76,043
Per Capita Income	\$32,885	\$31,773	\$38,200



# DEMOGRAPHICS

Nashville Metropolitan Area



**2,072,283**  
Metro Population



**60,000**  
Businesses



**1,122,262**  
Workforce



**2.9%**  
Unemployment Rate



**\$80,217**  
Median Household Income



**\$569,609**  
Median Home Value



**34**  
Median Age

# TRANSACTION GUIDELINES

The offering of 725 S Church Street is being conducted exclusively by Colliers International (“Colliers”). All questions and inquiries should be directed to the Colliers representatives listed in this Offering Memorandum. Prospective investors are strongly discouraged from directly contacting Seller without the express written consent of Colliers. Seller and Colliers reserve the right to alter the Transaction Guidelines in their sole discretion. Colliers will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this Offering Memorandum. The prospective investor will be selected by Ownership in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Purchase price;
- The source of capital, both equity and debt, for the transaction;
- The amount of earnest money deposit;
- Detail on the closing expenses to be borne by either buyer or seller (i.e. escrow, title insurance, transfer taxes, etc.); and
- A detailed schedule of the due diligence and requisite approval process.

**DISCLAIMER:** Materials contained in this Investment Offering Memorandum are confidential, furnished solely for the purpose of considering the purchase of 725 S Church Street (the “Property”) located in Murfreesboro, Tennessee; described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of Colliers International (“Colliers”). The material is based, in part, upon information supplied by Seller and, in part, upon information obtained by Colliers from sources they deem to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather are outlines of some of the principal provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, Colliers or any of their related entities as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections and conclusions. Interested buyers should be aware that the Seller is selling the Property in “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. It is expected that prospective investors will conduct their own independent due diligence concerning the Property, including such engineering and environmental inspections as they deem necessary to determine the condition of the Property and the existence or absence of any potentially hazardous materials used in the construction or maintenance of the Property. No representations, expressed or implied, are made as to the foregoing matters by Seller, Colliers or any of their officers, employees, affiliates and/or agent. Information contained in this Investment Offering Memorandum is further governed by the Confidentiality Agreement.

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**Patrick Inglis**  
Senior Vice President  
patrick.inglis@colliers.com  
+1 615 850 2766



615 3rd Avenue S, #500  
Nashville, TN 37210  
+1 615 850 2700  
colliers.com

