

OFFERING MEMORANDUM

FOR SALE

**Land Entitled for Self-Storage
Development**

1402 Old Lascassas Rd, Murfreesboro, TN

Prime Opportunity to Purchase

±14 acres in the Heart of Murfreesboro

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EXECUTIVE SUMMARY

Charles Hawkins Co. is pleased to present 1402 Old Lascassas Road, approximately 14.81 acres of entitled land in Murfreesboro, Tennessee, **one of the nation's fastest-growing cities**.

The property has been **rezoned to PCD (Planned Commercial Development)** specifically for **self-storage use**, eliminating entitlement risk for developers. The approved concept plan accommodates a **3-story, ±60,000 SF climate-controlled building with 550 units, 10 additional 15'x40' drive-up units, and 238 RV/boat parking spaces (73 covered, 165 uncovered)**.

Murfreesboro's population exceeds 170,000 and continues growing at roughly 2% annually. The city's young median age (31.4 years) and \$76,000 median household income create ideal demand drivers for storage. Situated in the Nashville MSA—one of the nation's most active self-storage markets—this site offers developers a shovel-ready opportunity in a proven, high-growth corridor.

Population (3mi Radius)	
2023	63,963
2025	66,740 (+4.34% change)
2027	69,571 (+8.77% change)



PROPERTY HIGHLIGHTS

- **Sale Price:** Unpriced

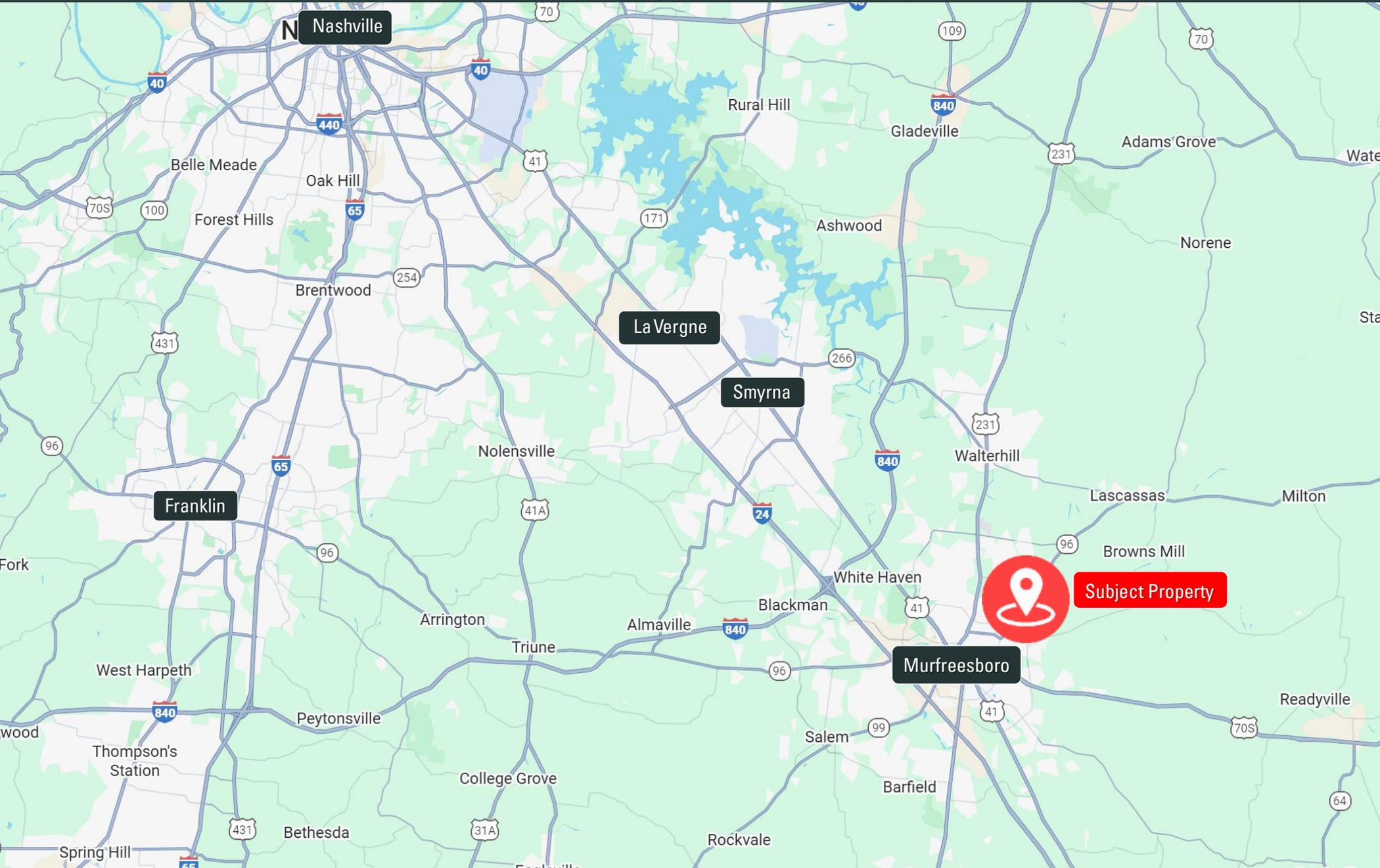
Property Information

- **±14.81 Acres**
- Property has been **re-zoned to PCD (Planned Commercial Development)**
 - The PCD will enable the development of a self-service storage facility
- The residential house and surrounding acreage on the Northwest corner of this property is not for sale (marked on pictures) as well as the small parcel on Old Lascassas Road occupied by the “Geographic Center of Tennessee” marker.
- **Approved For:**
 - 3-story climate-controlled building
 - ±60,000 SF | 550 units
 - 10 additional 15'x40' drive-up units
 - 238 RV/boat/Parking spaces
 - 73 covered | 165 Uncovered

LOCATION MAP

Murfreesboro, TN

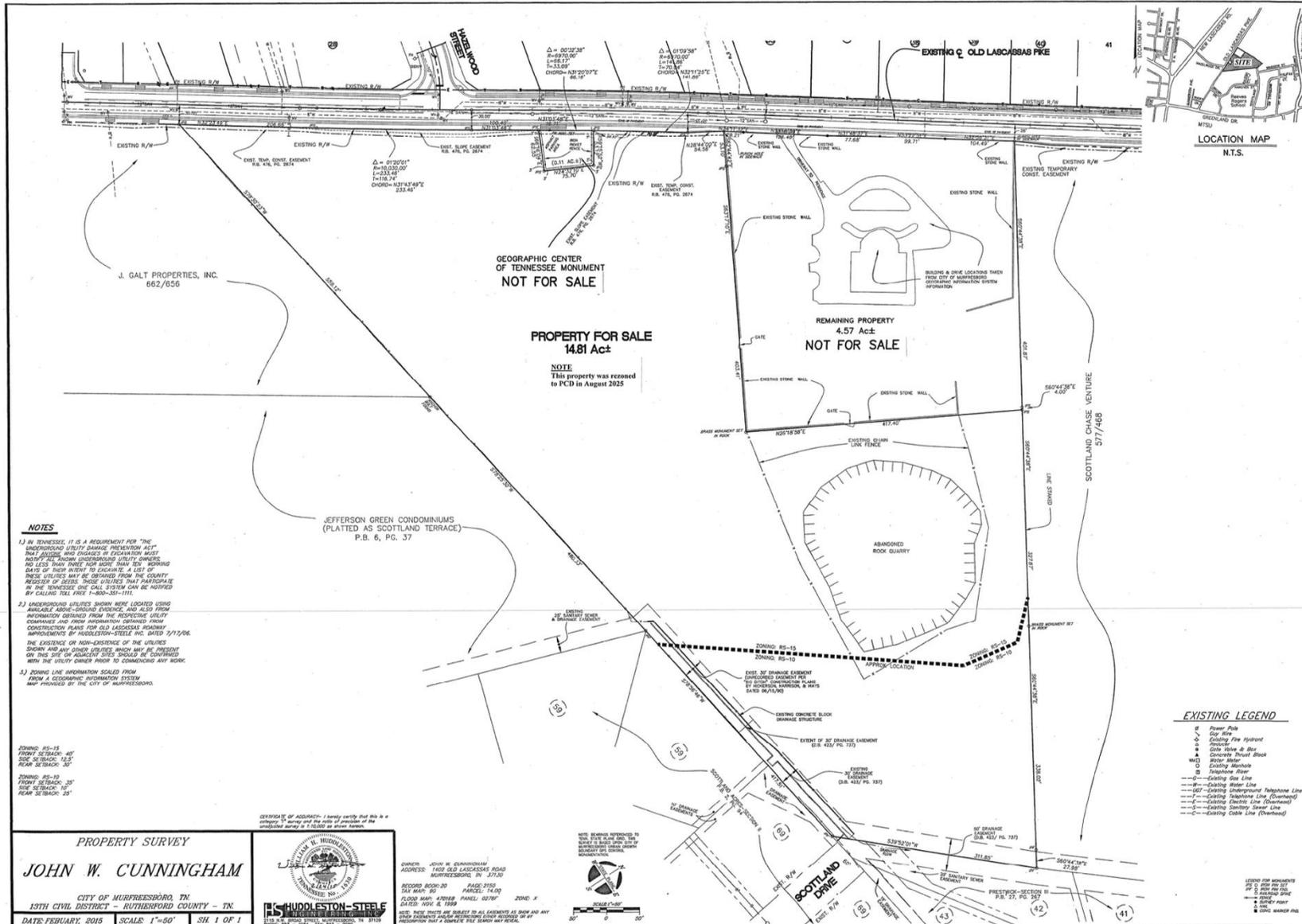
The subject property is located in Murfreesboro, the largest suburb of the Nashville MSA and the sixth-most populous city in the state. The city is positioned immediately southwest of Nashville on the I-24 corridor.



PROPERTY PHOTOS

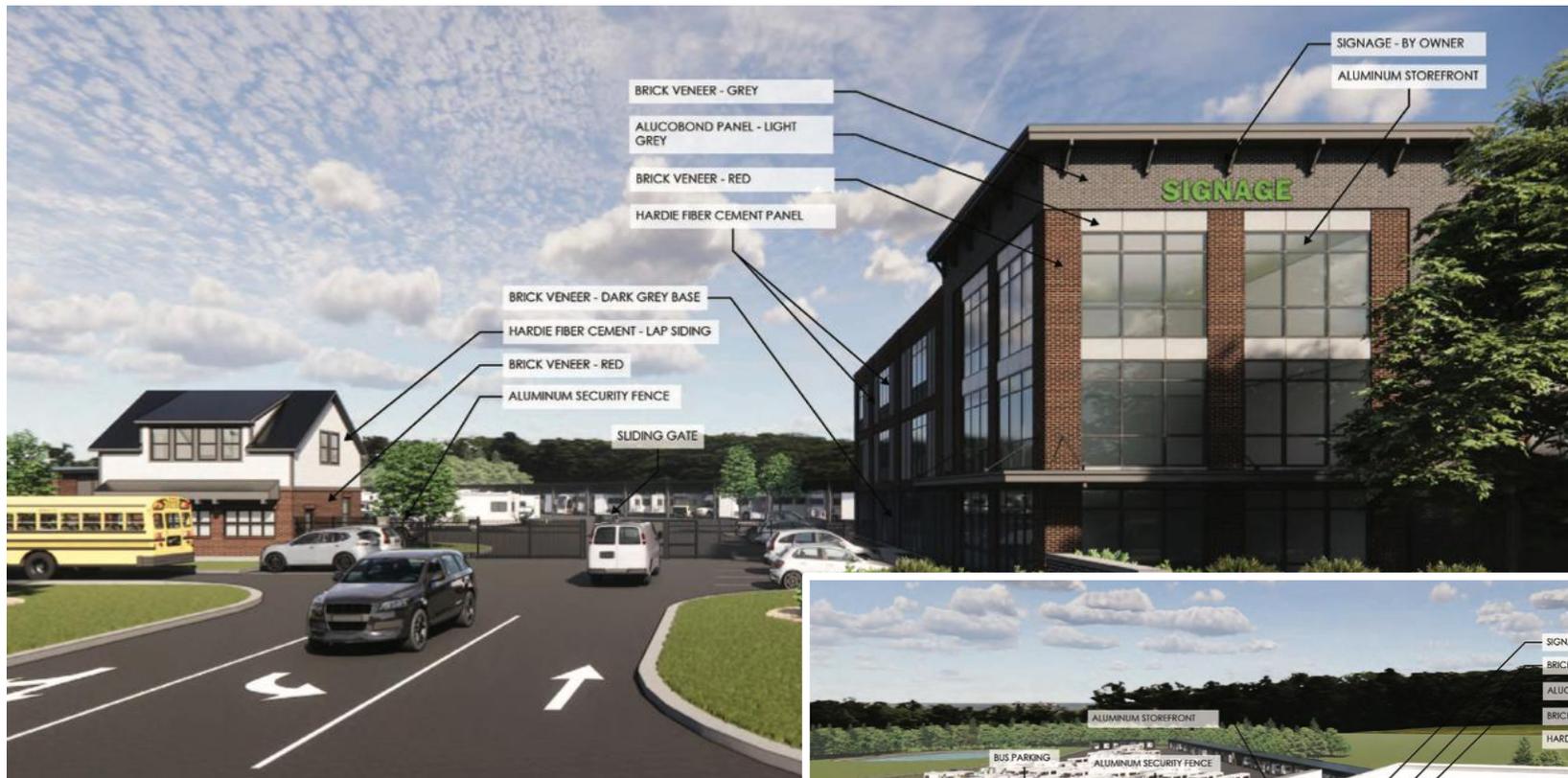
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PROPERTY RENDERINGS

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PROPERTY CONCEPT

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DEVELOPMENT LAND USE DATA:

Total Land Area:	±14.81 Acres
Storage Facility	±14.68 Acres
Monument Parcel	±0.13 Acres
Climate Controlled Units:	550 units
15'x40' Storage Units Provided:	10 units
Total RV & Boat Parking Provided:	238 Spaces
Covered RV & Boat Spaces:	73 Spaces
Uncovered RV & Boat Spaces:	165 Spaces

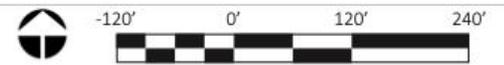
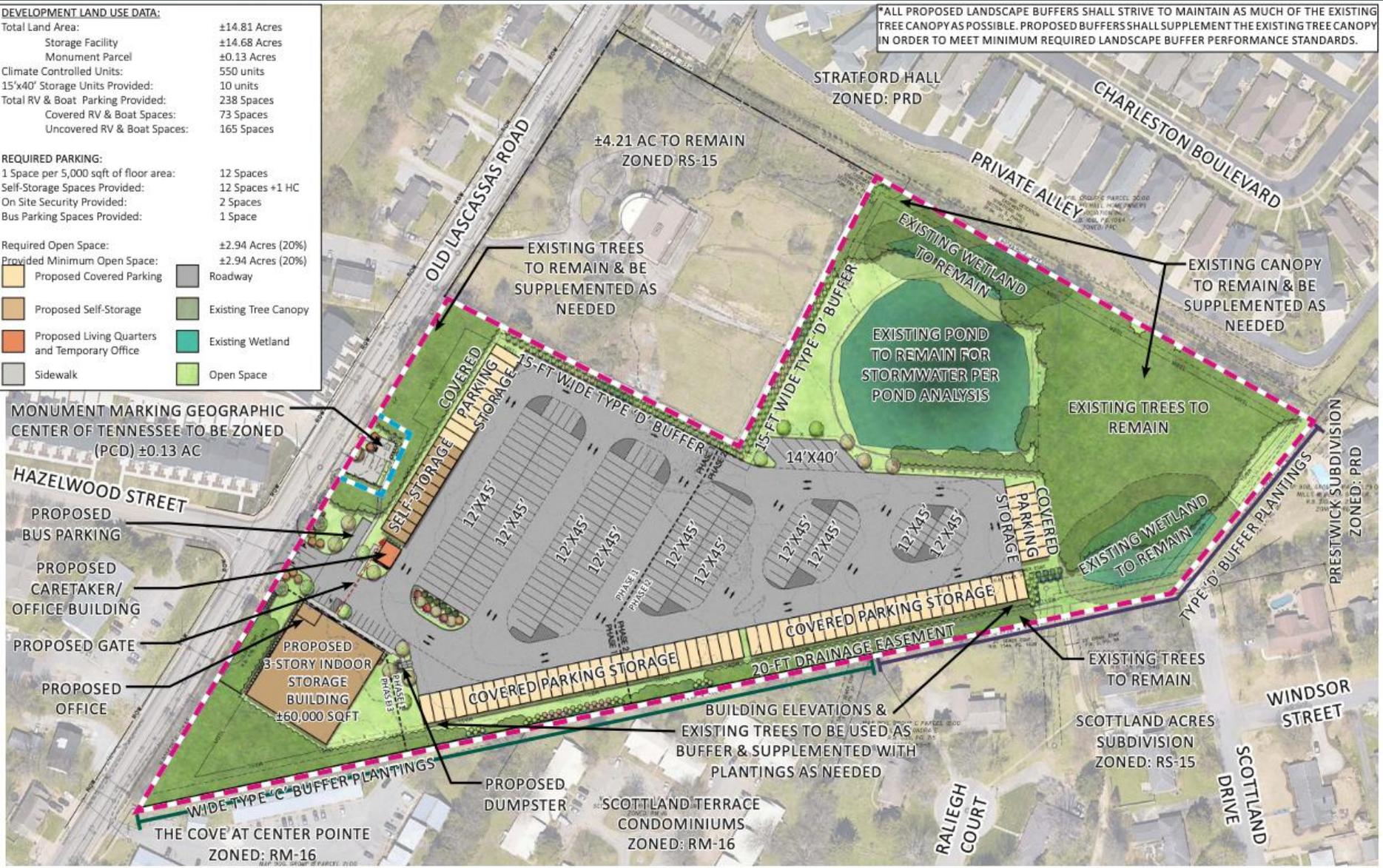
REQUIRED PARKING:

1 Space per 5,000 sqft of floor area:	12 Spaces
Self-Storage Spaces Provided:	12 Spaces +1 HC
On Site Security Provided:	2 Spaces
Bus Parking Spaces Provided:	1 Space

Required Open Space: ±2.94 Acres (20%)
Provided Minimum Open Space: ±2.94 Acres (20%)

Proposed Covered Parking	Roadway
Proposed Self-Storage	Existing Tree Canopy
Proposed Living Quarters and Temporary Office	Existing Wetland
Sidewalk	Open Space

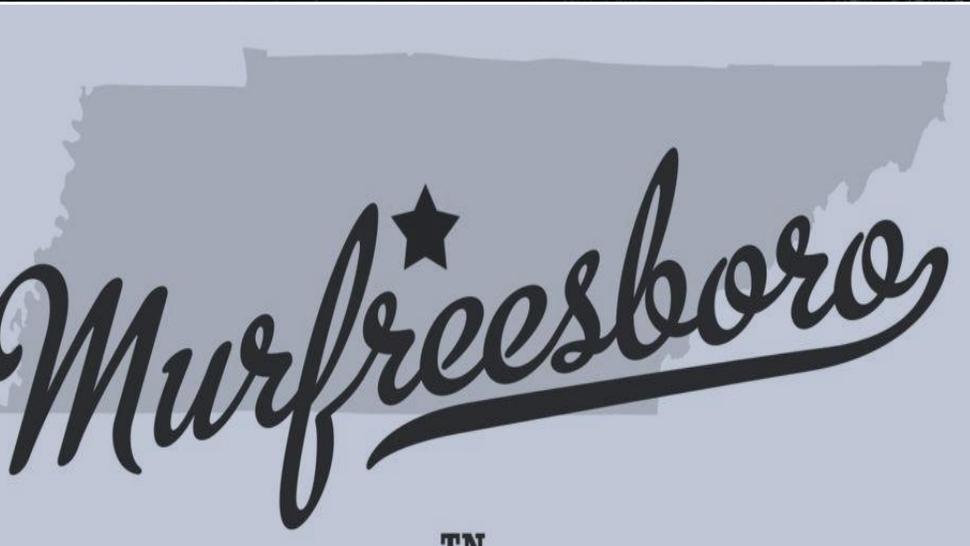
ALL PROPOSED LANDSCAPE BUFFERS SHALL STRIVE TO MAINTAIN AS MUCH OF THE EXISTING TREE CANOPY AS POSSIBLE. PROPOSED BUFFERS SHALL SUPPLEMENT THE EXISTING TREE CANOPY IN ORDER TO MEET MINIMUM REQUIRED LANDSCAPE BUFFER PERFORMANCE STANDARDS.



LOCATION INFORMATION

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Photo Credits:
<https://tnced.com/news/community-spotlight-murfreesboro-tennessee/>



Murfreesboro, TN: Self-Storage Development Opportunity

Murfreesboro presents a compelling case for self-storage development driven primarily by exceptional population growth. The city has more than doubled in size since the 1990s, now exceeding 170,000 residents, making it one of the top 20 fastest-growing cities in the nation. It's currently growing at approximately 2% annually with no signs of slowing—the population has not experienced a single year of decline since 2000.

The demographics skew **favorably for storage demand**. Murfreesboro's median age is just 31.4 years, reflecting a young, mobile population experiencing life transitions that drive storage use—relocations, household formation, and lifestyle changes.

Median household income sits around \$76,000, supporting discretionary spending on storage.

Murfreesboro benefits enormously from its position **35 miles southeast of Nashville**, which has become a magnet for corporate relocations (Oracle, Enjoin, Pink Lily among recent announcements). The broader Nashville metro has been one of the most active self-storage construction markets nationally, with builders working to meet demand created by population influx. Notably, Nashville has been one of the only major metros to maintain positive year-over-year street rate growth for both climate-controlled and non-climate-controlled units.

Tennessee's business-friendly environment—including no personal state income tax—continues attracting residents and employers alike. Middle Tennessee, particularly the Nashville-Murfreesboro corridor, has captured the lion's share of this migration.

The combination of sustained population growth, favorable demographics, strong regional economics, and proven storage market performance in the Nashville metro makes Murfreesboro a strategically sound location for self-storage development.

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Murfreesboro, TN 37130

CHARLES HAWKINS CO.

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