



## FOR SALE

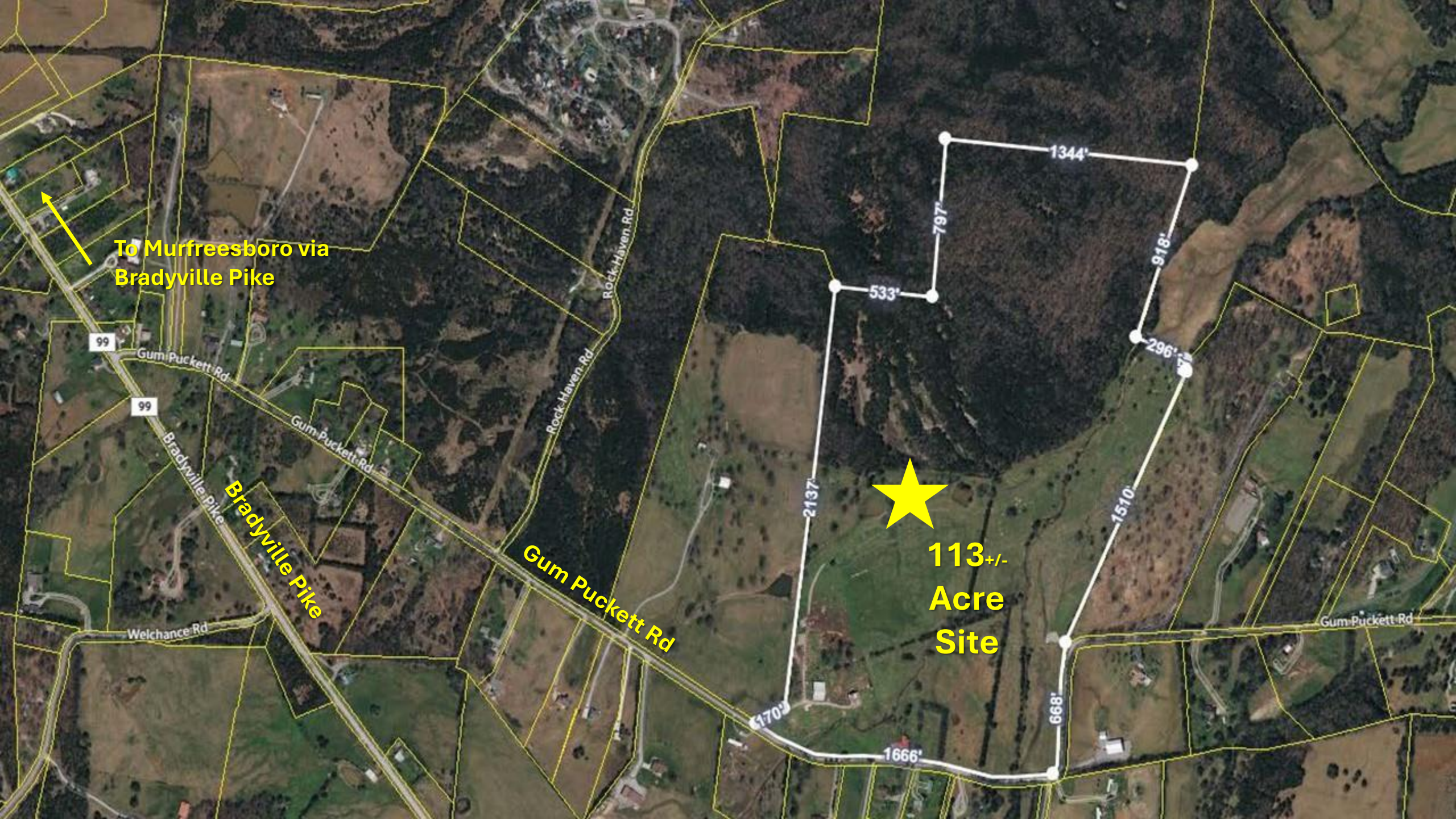
7415 Gum Puckett Rd - Murfreesboro

**ParkTrust**  
COMMERCIAL

John Harney  
615.542.0715 Cell  
615.234.5020 Office  
john@parktrust.com  
TNLIC# 221569

- Price: \$2,395,000
- 113+/- Acres
- Potential development with 78 lots with STEP system
- See concept plan
- CUD Water
- 1,250 SF House w/ 2 Beds/1 Bath, 2 Barns w/ Shop, Partially Fenced, 2 ponds & Small creek

1225 GARRISON DRIVE, SUITE 202 MURFREESBORO, TN 37129



To Murfreesboro via  
Bradyville Pike

99

99

Gum Puckett Rd

Gum Puckett Rd

Bradyville Pike

Bradyville Pike

Welchance Rd

Rock Haven Rd

Rock Haven Rd

Gum Puckett Rd

Gum Puckett Rd

170'

2137'

533'

797'

668'



113+/-  
Acre  
Site

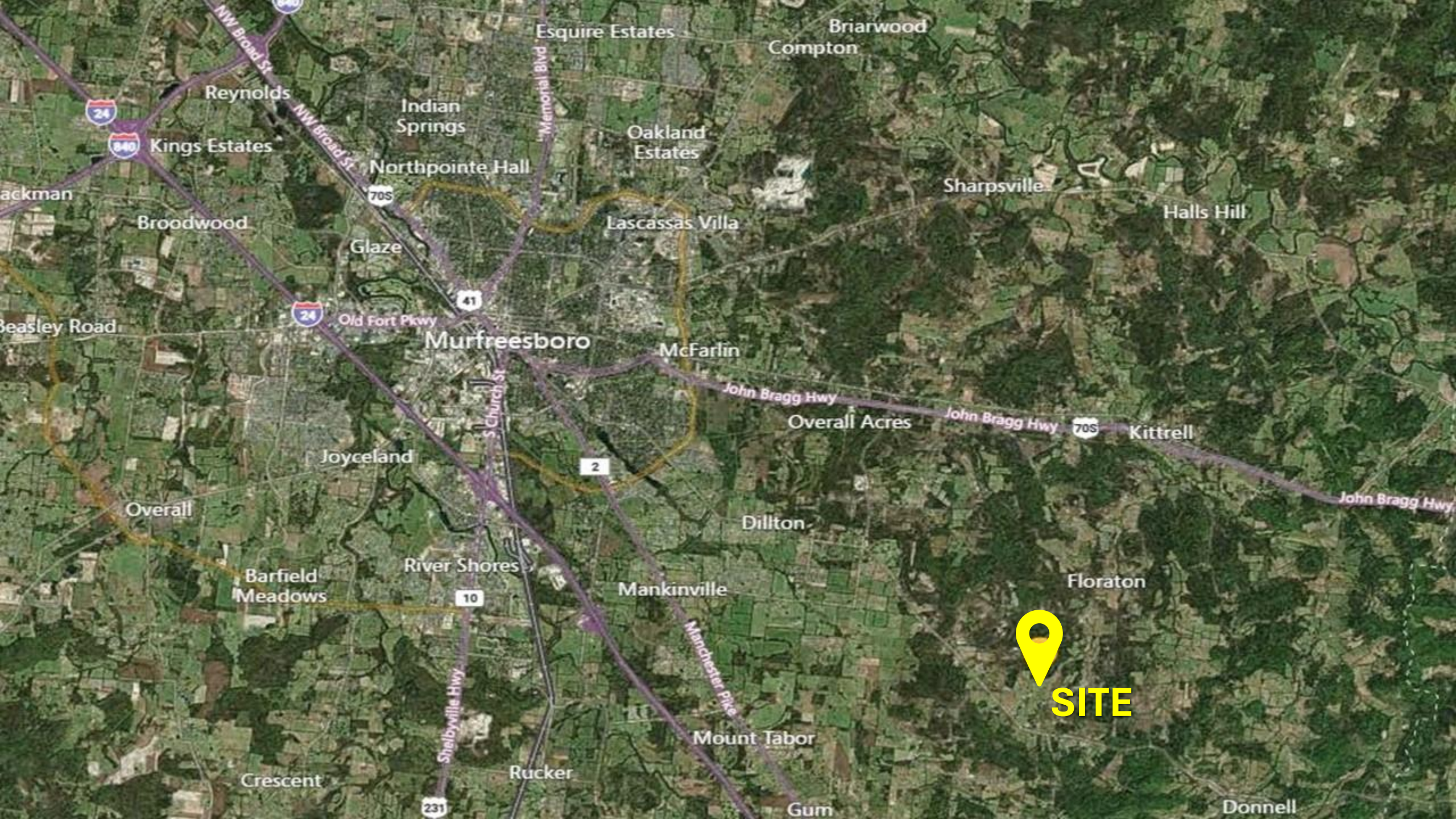
1666'

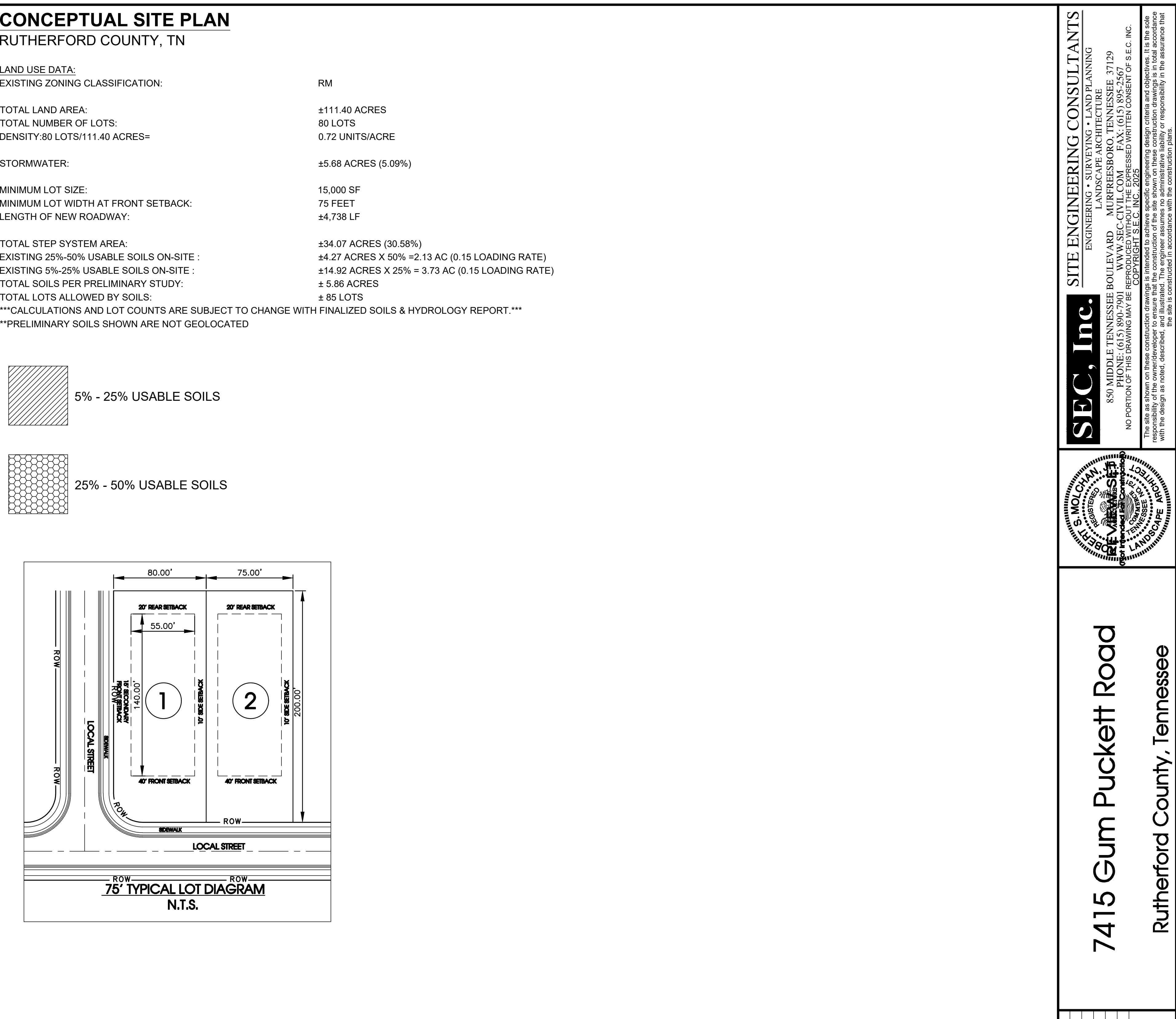
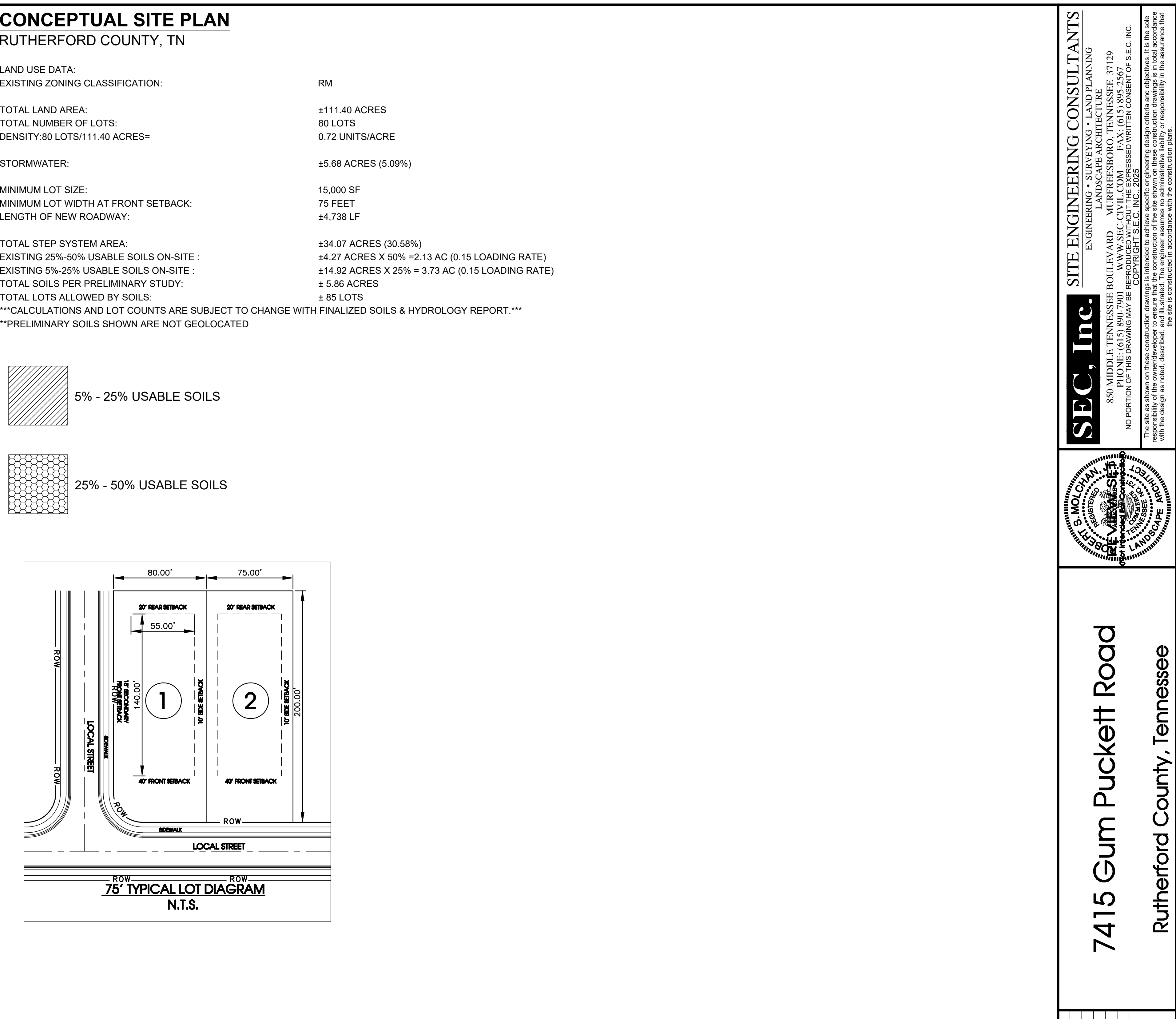
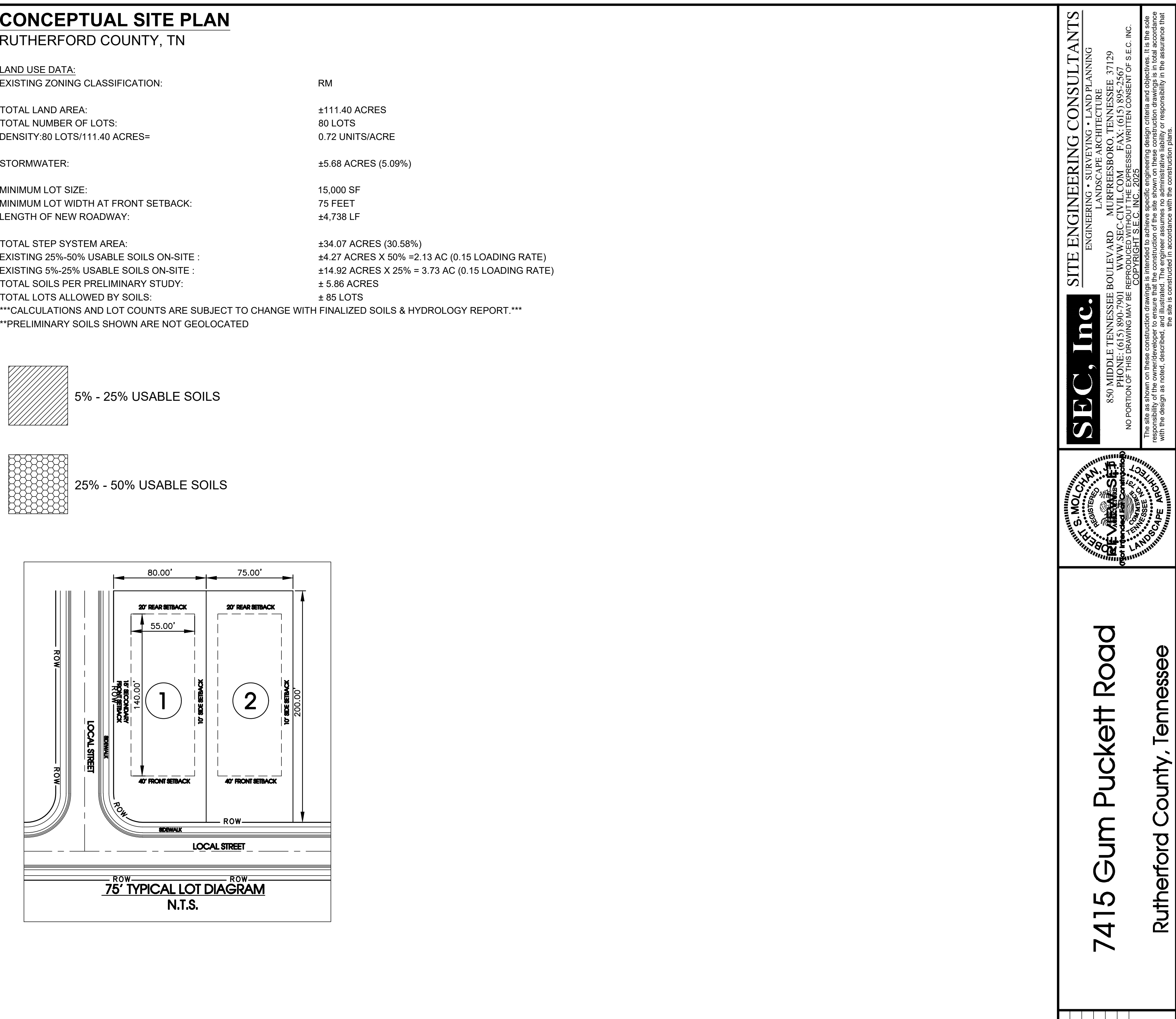
1344'

296'

918'

1510'





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# COMMUNITY SNAPSHOT

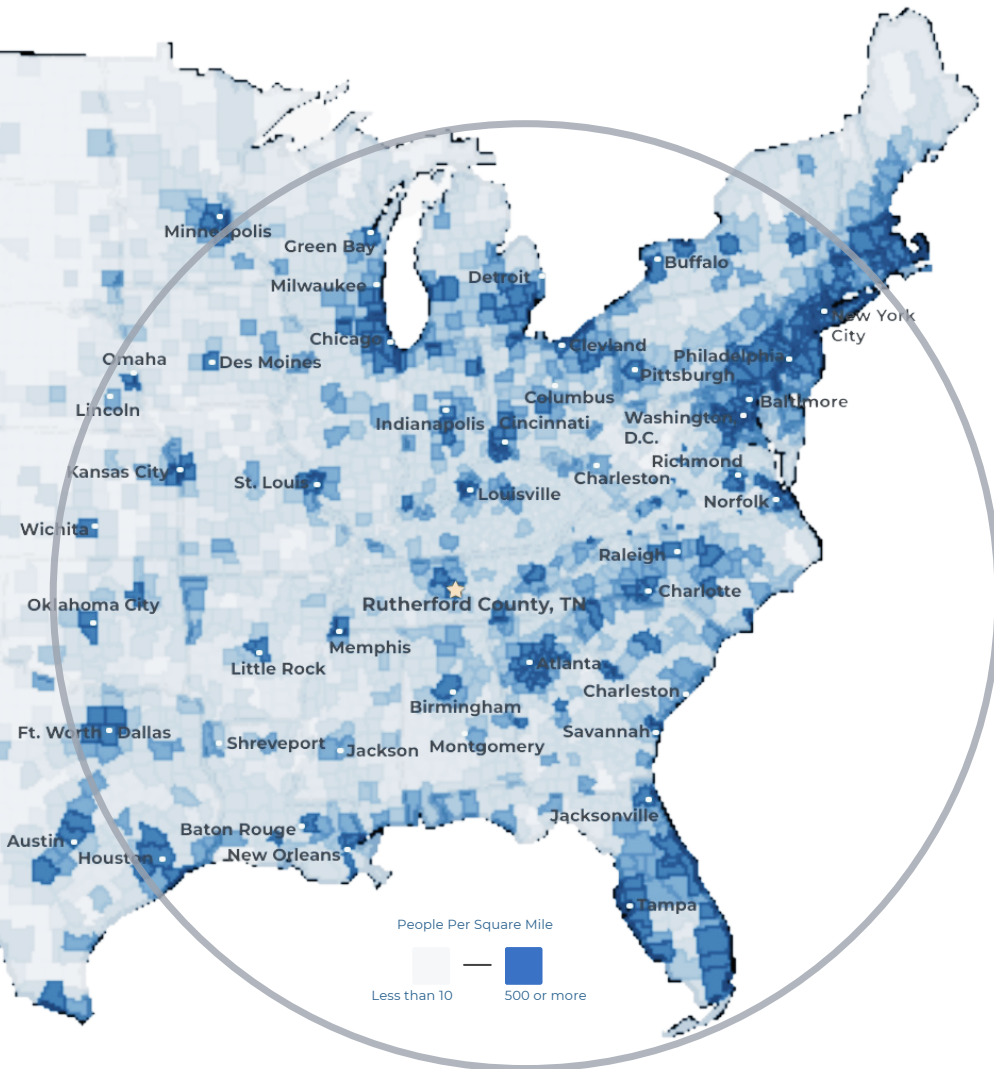
Rutherford County, TN

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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  
within 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

|                              |                                       |                                                       |
|------------------------------|---------------------------------------|-------------------------------------------------------|
| <b>Population</b><br>369,868 | <b>Median Home Price</b><br>\$415,000 | <b>3 Colleges</b><br>25,000 students                  |
| <b>Median Age</b><br>34      | <b>Median HH Income</b><br>\$81,505   | <b>College Degrees</b><br>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



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.



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



