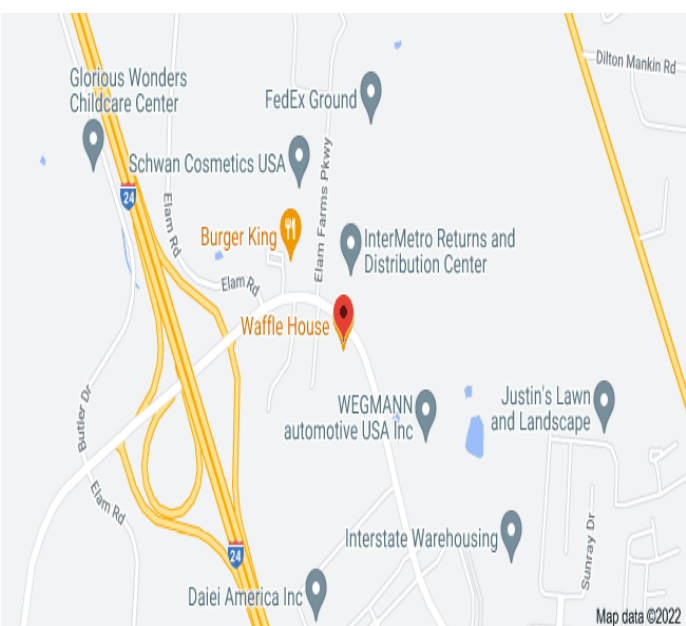




1.4 Acre Commercial Lot

Joe B Jackson Pkwy @ Elams Farms Pkwy - MURFREESBORO, TN



DETAILS:

- Lot 5 - 1.4 Ac: \$675,000
- Lot 8 – 2.34 Ac- SOLD to Woodspring Suites
- Zoned Heavy Industrial (allows Retail & Commercial uses)
- All utilities available
- All lots have common easement access to Elam Farms Drive & Joe B Jackson Pkwy
- New traffic lighted Intersection
- Good frontage on 5 lane Joe B Jackson Pkwy
- Easy access to I-24 / Exit 84
- Traffic Count I-24: 49,336

John Harney
AFFILIATE BROKER

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ParkTrust
COMMERCIAL

1225 Garrison Drive, Suite 202
Murfreesboro, TN 37129

615.234.5020
www.parktrustcommercial.com



SOLD
Restaurant



**TACO
BELL**



**WOODSPRING
SUITES**

CHOICE
HOTELS

Key Oil Company

1.4 Ac
Lot 5

**SOLD – TDOT
Region 3
Headquarters**

Wegman Automotive

Interstate Warehousing

DEXTER

Daiei

Pretoria

Amazon

FUTURE



I-24 Exit 84

The Village of Elam Farms

I-24 Exit 84

Joe B Jackson Pkwy

Elam Farms Pkwy

Hollis Westbrooks Ln

Butler Dr

Warmingfield Dr

Sunray Dr

Golden Sun Ct

Ridge Dr

Treasure Dr

Mannon Ct

Panatoni

Waffle House

Taco Bell

Shell

WoodSpring Suites

Key Oil Company

Dexter

Daiei

Amazon

Wegman Automotive

Interstate Warehousing

Pretoria

Buc-ee's

1.4 Ac Lot 5

SOLD Restaurant

SOLD - TDOT Region 3 Headquarters

7 ELEVEN

BURGER KING

WARMINGFIELD DR

SUNRAY DR

GOLDEN SUN CT

RIDGE DR

TREASURE DR

MANNON CT



Demographic Summary Report

1.4 to 2.34 Ac Commercial Lots

Joe B. Jackson Pky, Murfreesboro, TN 37133

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	2,209	32,308	85,277
2023 Estimate	2,001	30,340	79,689
2010 Census	1,065	24,646	61,710
Growth 2023 - 2028	10.39%	6.49%	7.01%
Growth 2010 - 2023	87.89%	23.10%	29.13%
2023 Population by Hispanic Origin	93	2,514	6,908
2023 Population	2,001	30,340	79,689
White	1,600 79.96%	21,489 70.83%	55,725 69.93%
Black	290 14.49%	5,901 19.45%	17,205 21.59%
Am. Indian & Alaskan	9 0.45%	203 0.67%	429 0.54%
Asian	72 3.60%	1,613 5.32%	3,541 4.44%
Hawaiian & Pacific Island	0 0.00%	31 0.10%	91 0.11%
Other	29 1.45%	1,103 3.64%	2,697 3.38%
U.S. Armed Forces	28	219	359
Households			
2028 Projection	765	12,062	31,423
2023 Estimate	694	11,349	29,405
2010 Census	373	9,288	22,854
Growth 2023 - 2028	10.23%	6.28%	6.86%
Growth 2010 - 2023	86.06%	22.19%	28.66%
Owner Occupied	591 85.16%	7,575 66.75%	17,282 58.77%
Renter Occupied	103 14.84%	3,774 33.25%	12,123 41.23%
2023 Households by HH Income	694	11,349	29,405
Income: <\$25,000	13 1.87%	1,669 14.71%	4,965 16.88%
Income: \$25,000 - \$50,000	96 13.83%	2,711 23.89%	7,285 24.77%
Income: \$50,000 - \$75,000	201 28.96%	2,350 20.71%	5,835 19.84%
Income: \$75,000 - \$100,000	103 14.84%	1,232 10.86%	3,297 11.21%
Income: \$100,000 - \$125,000	105 15.13%	1,096 9.66%	2,876 9.78%
Income: \$125,000 - \$150,000	58 8.36%	899 7.92%	2,010 6.84%
Income: \$150,000 - \$200,000	115 16.57%	907 7.99%	2,043 6.95%
Income: \$200,000+	3 0.43%	485 4.27%	1,094 3.72%
2023 Avg Household Income	\$95,755	\$82,798	\$78,178
2023 Med Household Income	\$83,980	\$64,051	\$60,454

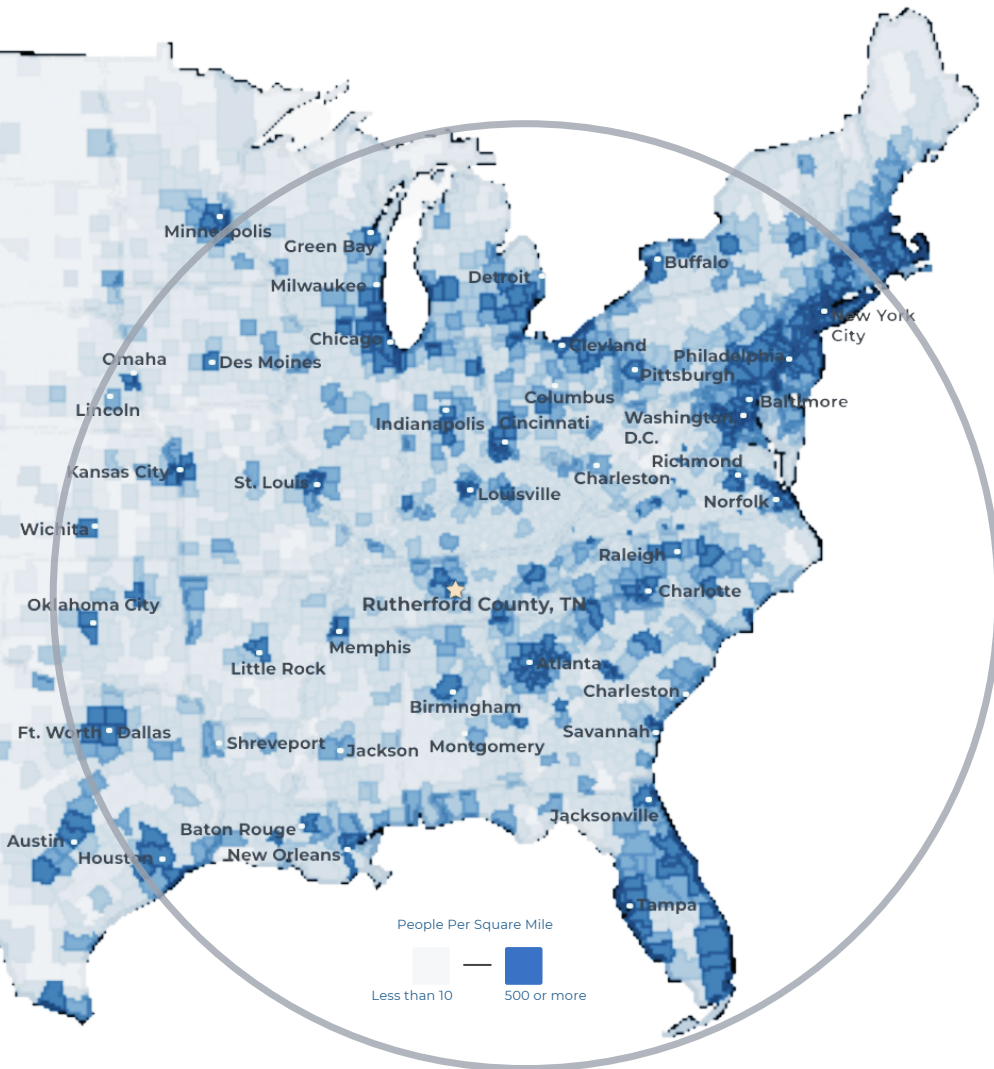
COMMUNITY SNAPSHOT

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



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



