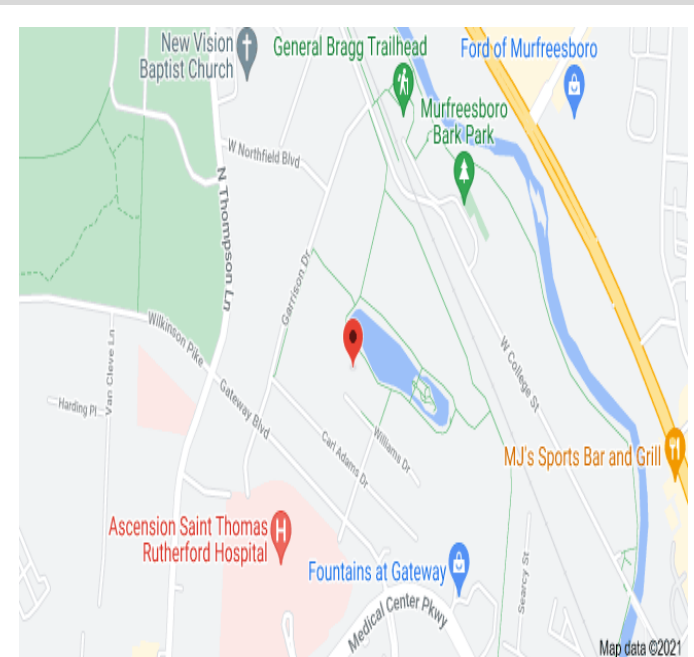




## 2.92 Commercial Lot in the Gateway Corridor

### 1620 Williams Drive - Murfreesboro, TN



#### DETAILS:

- **PRICE: \$1,900,000 or \$15 PSF**
- **Owner Will Divide**
- Zoned mixed use – allows office, retail & high density residential
- High visibility commercial/office lot
- Great location in Murfreesboro's hot Gateway corridor
- Close Ascension St Thomas
- Rutherford Hospital & Murfreesboro Medical Clinic
- Grade ready with all utilities
- Overlooks the Gateway Lake Park

**John Harney**

**BROKER**

**615.542.0715**

[john@parktrust.com](mailto:john@parktrust.com)

TNLIC# 221569

**ParkTrust**  
COMMERCIAL

1225 Garrison Drive, Suite 202  
Murfreesboro, TN 37129  
615.234.5020

[www.parktrustcommercial.com](http://www.parktrustcommercial.com)





★  
**SITE**

Gateway Island  
Park

Williams Dr





TrustPoint  
HOSPITAL

MMC  
MURFREESBORO  
MEDICAL CLINIC  
& SURGICENTER

★ SITE

Saint Thomas Health | ASCENSION

FOUNTAINS  
AT GATEWAY

Saint Thomas Rutherford Hospital

THE AVENUE  
MURFREESBORO

Walgreens

Red Robin  
GOURMET BURGERS AND BEERS

Medical Center Pkwy

Medical Center Pkwy  
Gateway Blvd

Searcy St

Tune Ave  
Warren St



# Section III Lots 8,9,11-13

MAP 91, PARCEL 2.01  
MARK PIRTLE GATEWAY LLC  
R.BK. 672, PG. 1615  
R.BK. 875, PG. 2484  
ZONING: LI/CH



**SITE**

⑨  
COMBINATION OF LOTS 9 & 10  
SECTION III  
PARKWAY OFFICE PARK  
P.BK. 34, PG. 110  
MAP 91A, GROUP C, PARCEL 2  
LAKESIDE PROFESSIONAL LLC  
122 HERITAGE PARK DRIVE  
MURFREESBORO, TN 37129  
R.BK. 861, PG. 1868  
ZONING: LI  
127,434 SQ.FT.  
2.926 ACRES

⑧  
LOTS 8-II, SECTION III  
PARKWAY OFFICE PARK  
P.BK. 33, PG. 237  
MAP 91A, GROUP C, PARCEL 3  
MARK PIRTLE GATEWAY LLC  
R.BK. 917, PG. 1672  
ZONING: LI  
65,796 SQ.FT.  
1.510 ACRES

⑫  
LOTS 12 & 13, SECTION III  
PARKWAY OFFICE PARK  
P.BK. 34, PG. 234  
MAP 91A, GROUP C, PARCEL 12  
DIALYSIS CLINIC INC.  
1633 CHURCH ST/SUITE 500  
NASHVILLE, TN 37203  
R.BK. 917, PG. 1616  
ZONING: LI  
75,802 SQ.FT.  
1.740 ACRES

⑪  
LOTS 8-II, SECTION III  
PARKWAY OFFICE PARK  
P.BK. 33, PG. 237  
MAP 91A, GROUP C, PARCEL 4  
EDH GATEWAY CENTER LLC  
310 25TH AVE N/SUITE 301  
NASHVILLE, TN 37203  
R.BK. 816, PG. 2382  
ZONING: LI  
75,201 SQ.FT.  
1.726 ACRES

⑬  
LOTS 12 & 13, SECTION III  
PARKWAY OFFICE PARK  
P.BK. 34, PG. 234  
MAP 91A, GROUP C, PARCEL 13  
MARK PIRTLE GATEWAY LLC  
R.BK. 875, PG. 2484  
ZONING: CH/LI  
92,465 SQ.FT.  
2.123 ACRES

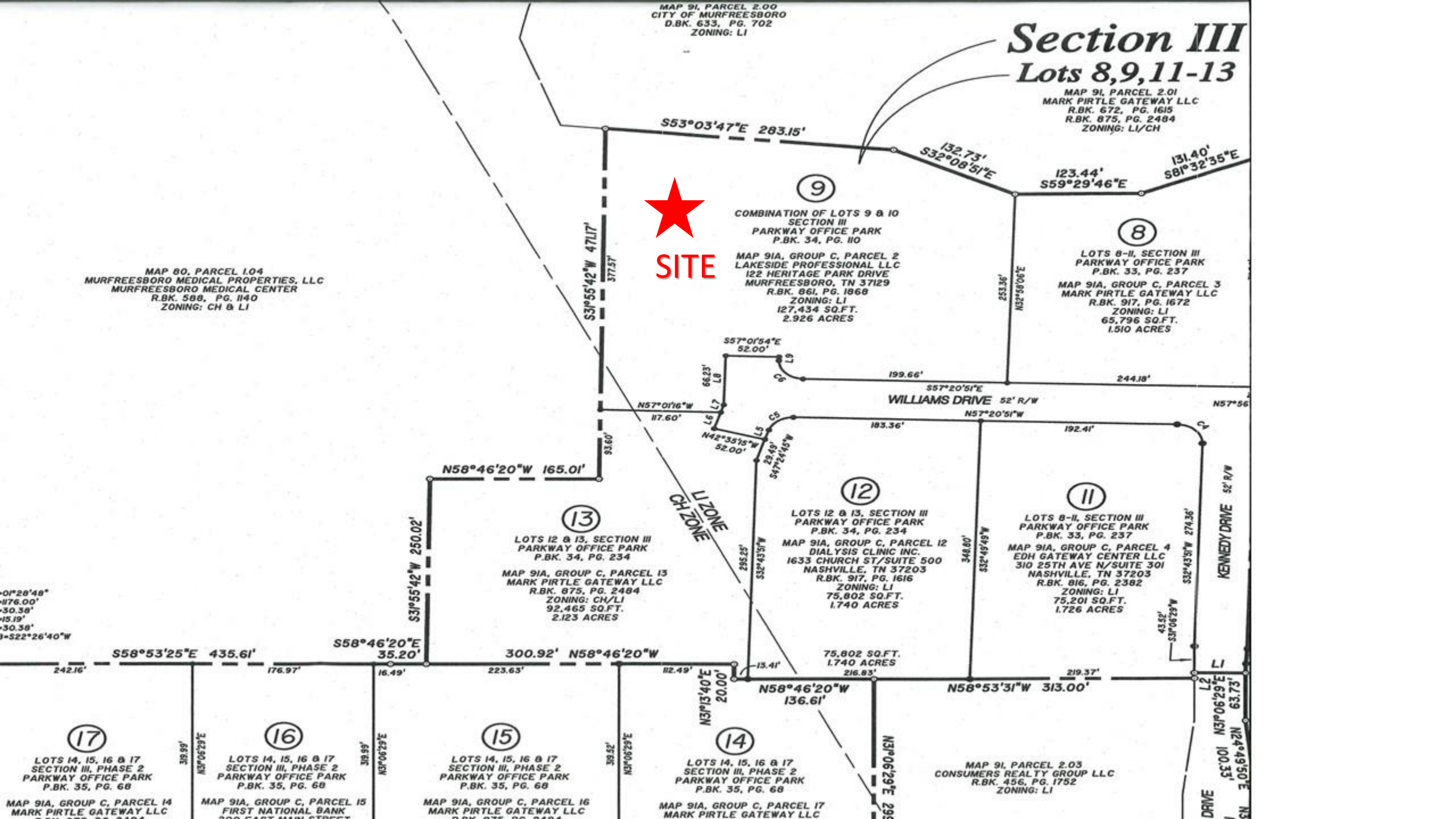
⑰  
LOTS 14, 15, 16 & 17  
SECTION III, PHASE 2  
PARKWAY OFFICE PARK  
P.BK. 35, PG. 68  
MAP 91A, GROUP C, PARCEL 14  
MARK PIRTLE GATEWAY LLC

⑯  
LOTS 14, 15, 16 & 17  
SECTION III, PHASE 2  
PARKWAY OFFICE PARK  
P.BK. 35, PG. 68  
MAP 91A, GROUP C, PARCEL 15  
FIRST NATIONAL BANK

⑮  
LOTS 14, 15, 16 & 17  
SECTION III, PHASE 2  
PARKWAY OFFICE PARK  
P.BK. 35, PG. 68  
MAP 91A, GROUP C, PARCEL 16  
MARK PIRTLE GATEWAY LLC

⑭  
LOTS 14, 15, 16 & 17  
SECTION III, PHASE 2  
PARKWAY OFFICE PARK  
P.BK. 35, PG. 68  
MAP 91A, GROUP C, PARCEL 17  
MARK PIRTLE GATEWAY LLC

MAP 91, PARCEL 2.03  
CONSUMERS REALTY GROUP LLC  
R.BK. 456, PG. 1752  
ZONING: LI





# Demographic Summary Report

1620 Williams Dr, Murfreesboro, TN 37129

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	4,388	64,243	174,153
2021 Estimate	3,818	57,947	156,581
2010 Census	1,864	44,186	115,246
Growth 2021 - 2026	14.93%	10.87%	11.22%
Growth 2010 - 2021	104.83%	31.14%	35.87%
<b>2021 Population by Hispanic Origin</b>	242	4,368	12,027
<b>2021 Population</b>	3,818	57,947	156,581
White	3,090 80.93%	43,798 75.58%	117,014 74.73%
Black	469 12.28%	9,943 17.16%	28,046 17.91%
Am. Indian & Alaskan	11 0.29%	287 0.50%	763 0.49%
Asian	153 4.01%	2,155 3.72%	6,023 3.85%
Hawaiian & Pacific Island	0 0.00%	34 0.06%	173 0.11%
Other	95 2.49%	1,729 2.98%	4,561 2.91%
U.S. Armed Forces	8	89	381
<b>Households</b>			
2026 Projection	1,632	25,536	65,586
2021 Estimate	1,429	23,082	59,035
2010 Census	758	17,908	43,935
Growth 2021 - 2026	14.21%	10.63%	11.10%
Growth 2010 - 2021	88.52%	28.89%	34.37%
Owner Occupied	996 69.70%	13,104 56.77%	34,922 59.15%
Renter Occupied	433 30.30%	9,979 43.23%	24,113 40.85%
<b>2021 Households by HH Income</b>	1,430	23,081	59,036
Income: <\$25,000	224 15.66%	3,481 15.08%	8,710 14.75%
Income: \$25,000 - \$50,000	291 20.35%	5,101 22.10%	13,250 22.44%
Income: \$50,000 - \$75,000	373 26.08%	4,856 21.04%	11,483 19.45%
Income: \$75,000 - \$100,000	177 12.38%	3,211 13.91%	7,545 12.78%
Income: \$100,000 - \$125,000	124 8.67%	2,481 10.75%	6,078 10.30%
Income: \$125,000 - \$150,000	47 3.29%	1,362 5.90%	4,300 7.28%
Income: \$150,000 - \$200,000	172 12.03%	1,639 7.10%	4,696 7.95%
Income: \$200,000+	22 1.54%	950 4.12%	2,974 5.04%
<b>2021 Avg Household Income</b>	\$77,818	\$81,258	\$85,078
<b>2021 Med Household Income</b>	\$62,279	\$64,713	\$66,246



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# COMMUNITY SNAPSHOT

Rutherford County, TN

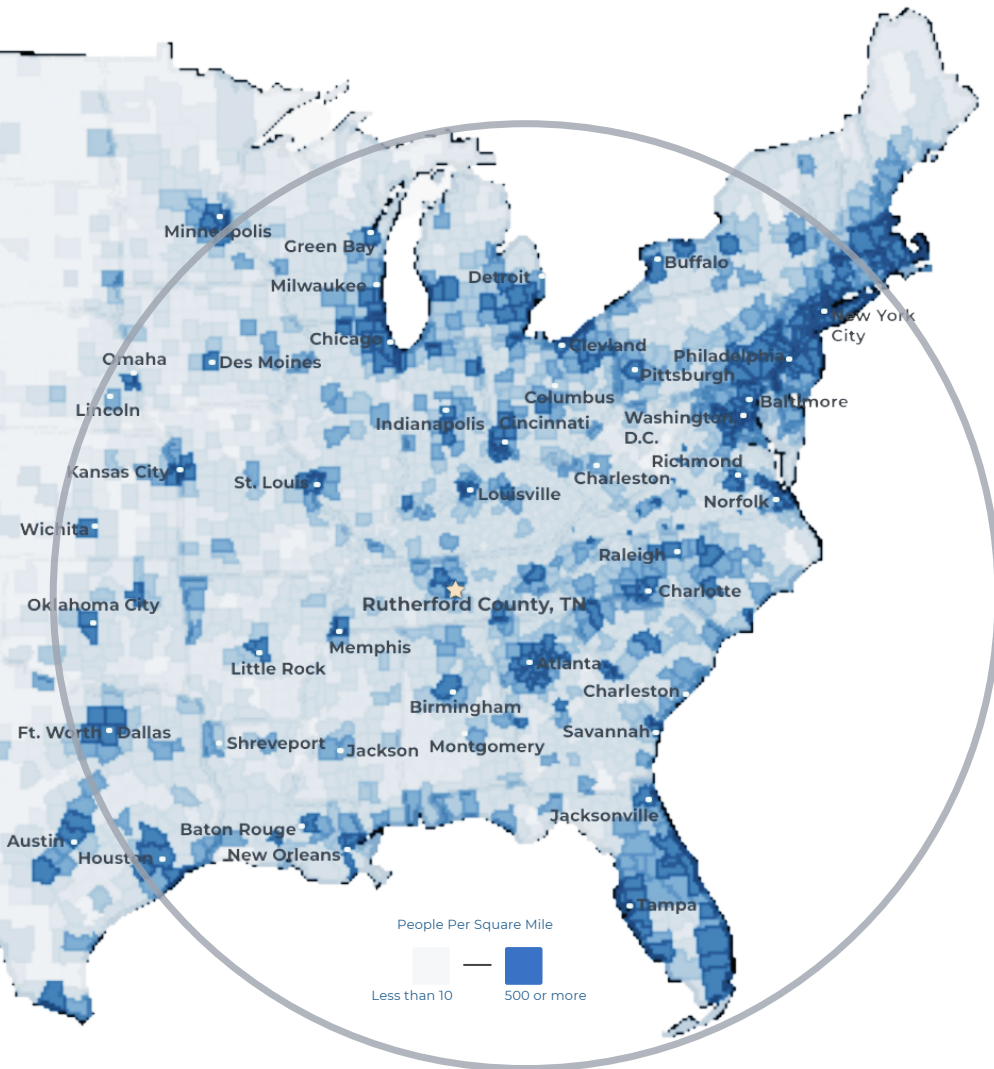
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RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



# 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  
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

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





