



FOR SALE

1120 Fortress Blvd - Murfreesboro

ParkTrust
COMMERCIAL

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

- 5.94+/- Ac Site off Fortress Blvd @ I-24 Exit 76
- Owner will Subdivide
- Call Agent for Pricing Details
- Zoned Commercial Hwy
- All Utilities
- Near The Avenue, Gateway Corridor & Saint Thomas Rutherford Hospital
- Traffic Count: Approx. 38,093+/-

1225 GARRISON DRIVE, SUITE 202 MURFREESBORO, TN 37129



TOYOTA of
Murfreesboro



ZAXBY'S



NELSON MAZDA
MURFREESBORO



★ SITE

FORTRESS
SQUARE

Fortress Blvd

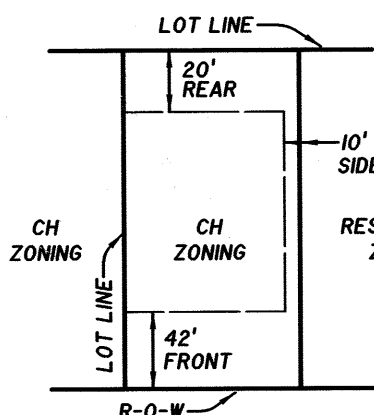
John Rice Blvd

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE AN EXISTING LOT OF RECORD AND A PARCEL OF LAND IN ORDER TO CREATE TWO LOTS OF RECORD, AND TO RECORD EASEMENTS AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO THE T.D.O.T. GNS REFERENCE NETWORK (NAD 83-95) (NAD-80).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0255 J, EFFECTIVE DATE MAY 9, 2023.
- ANY MINIMUM FINISHED FLOOR ELEVATION (MNF) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED CH. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: FRONT = 45 FT. / SIDE = 10 FT. / REAR = 20 FT. (THE MINIMUM SIDE YARD SHALL APPLY ONLY IF THE PROPERTY ABUTS OR IS ADJACENT TO PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES OR THE RESIDENTIAL PORTION OF AN APPROVED PLANNED DEVELOPMENT. OTHERWISE, NO SIDE YARD IS REQUIRED). ADDITIONALLY, THIS PROPERTY IS WITHIN THE GATEWAY DESIGN OVERLAY DISTRICT, GDO-I. PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THIS ZONING WHICH MAY AFFECT MINIMUM BUILDING SETBACKS.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MIDDLE TENNESSEE ELECTRIC, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
- UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (MFE) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
- THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL POST A BUILDING PERMIT SURETY IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS. SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- CUD ACCESS TO THE DESIGNATED METER LOCATION AREA SHALL BE UNENCUMBERED BY DRIVEWAYS, SIDEWALKS, FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON AT THE METER LOCATION. THIS 10'X10' EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE METER(S) AND SERVICE LINE(S). CUD WILL NOT BE LIABLE TO REPAIR OR REPLACE ANY REMOVED OR DAMAGED ENCROACHMENTS WITHIN THE EASEMENT AND WILL NOT BE FINANCIALLY LIABLE FOR DAMAGES TO ANY ENCROACHMENTS.
- CONSOLIDATED UTILITY DISTRICT (CUD) MAY REQUIRE AN AMENDMENT PLAT OR SURVEY METES AND BOUNDS DESCRIPTION WITH EXHIBIT TO DEDICATE ANY NECESSARY EASEMENTS ONCE CONSTRUCTION IS COMPLETE.
- THIS PROPERTY IS WITHIN THE OVERALL CREEK SANITARY SEWER ASSESSMENT DISTRICT.
- THIS SITE CONTAINS POST-CONSTRUCTION BEST MANAGEMENT PRACTICES UTILIZED IN TREATING STORMWATER RUNOFF IN ORDER TO COMPLY WITH MURFREESBORO CITY CODE. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN RECORD BOOK 1706, PAGE 1706 IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE AND OBLIGATES ALL SUBSEQUENT OWNERS TO ADHERE TO THE STORMWATER MAINTENANCE PLAN ON FILE WITH THE CITY OF MURFREESBORO.
- A DECLARATION OF EASEMENTS AND COVENANTS IS RECORDED IN RECORD BOOK 2247, PAGE 2693 IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.
- IN ORDER TO FINALIZE THE CONVEYANCE AS PLATTED, THE SUBJECT PROPERTY NEEDS TO BE DEEDED TO/BETWEEN THE PARTIES, WHICH SHOULD REFERENCE THE NEW PLAT.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)



*THE MINIMUM SIDE YARD OF 10 FT. SHALL APPLY ONLY IF THE PROPERTY ABUTS OR IS ADJACENT TO PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES OR THE RESIDENTIAL PORTION OF AN APPROVED PLANNED DEVELOPMENT. OTHERWISE, NO SIDE YARD IS REQUIRED. ADDITIONALLY, THIS PROPERTY IS WITHIN THE GATEWAY DESIGN OVERLAY DISTRICT, GDO-I. PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THIS ZONING WHICH MAY AFFECT MINIMUM BUILDING SETBACKS.

TYPICAL MINIMUM BUILDING SETBACKS FOR CH ZONING

N.T.S.

OWNER:

TT OF G. MURFREESBORO, INC.
505 SOUTH FLAGLER DR, STE 1400
WEST PALM BEACH, FL 33401
MAP 79, PARCEL 100.02
R.B.K. 2247, PG. 2708 R.O.R.C., TN

OWNER:

RANDAL FORTRESS PARTNERS, LLC.
505 WHIRLAWAY CT.
BURNS, TN 37029
MAP 79, PARCEL 100.04
R.B.K. 2224, PG. 2337 R.O.R.C., TN

SITE DATA:

TOTAL AREA = 10.672 ± ACRES
NO. OF LOTS = 2
ZONING = CH & GDO-I

LOT AREAS

LOT NO.	FEET/ACRES
2	2,205.898 / 4.727
3	2,589.957 / 5.945
Total	4,684.856 / 10.672

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	739.50'	2°51'14"	36.83'	N23°24'03"E	36.83'
C2	39.97'	4°51'03"	78.96'	S88°39'16"E	78.96'
C3	650.00'	25°31'19"	289.54'	S62°16'47"E	287.15'

LINE DATA

LINE	BEARING	DISTANCE
LI	N66°00'04"E	6.63'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE
RECORD BOOK 2247, PAGE 2708
MAP 79, PARCEL 100.02

TERRY R. TAYLOR
PRESIDENT
TT OF G. MURFREESBORO, INC.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

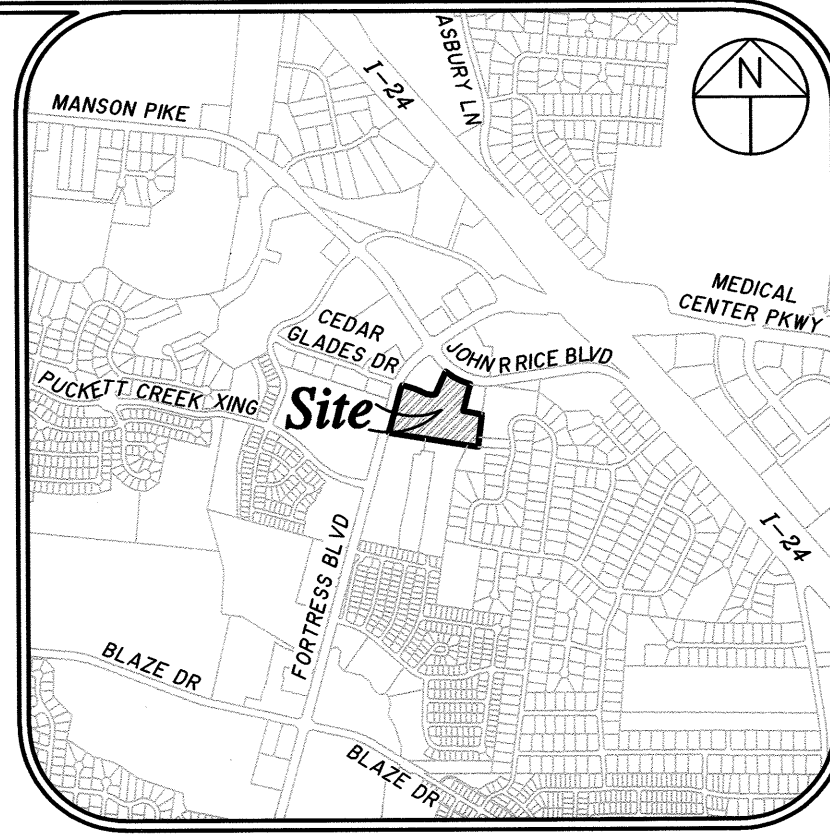
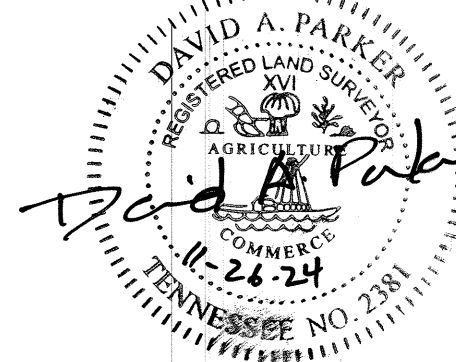
DATE
RECORD BOOK 2224, PAGE 2337
MAP 79, PARCEL 100.04

PARESH PATEL
VICE PRESIDENT
RANDAL FORTRESS PARTNERS, LLC.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS. THIS SURVEY WAS PERFORMED USING A SURVEY GRADE DUAL FREQUENCY REAL TIME KINEMATICS (RTK) GLOBAL POSITIONING SYSTEM (GPS) BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 DERIVED USING THE T.D.O.T. TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) BEARING 1995 AND NAVD83 HORIZONTAL AND VERTICAL POSITIONAL ACCURACY DOES NOT EXCEED ±0.05' BASED ON A 95% CONFIDENCE LEVEL WITH THE ALLOWABLE TOLERANCE BEING 0.07' ± 50.07MM.

SEC, INC.
11-26-24
DATE
REGISTERED SURVEYOR
TENN. RLS No. 2381



LOCATION MAP

N.T.S.

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS; OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE CITY ENGINEER

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY WATER SERVICE JURISDICTION I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS, OR THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY IF THEY ARE MORE STRINGENT, AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY TO ASSURE COMPLETION OF SAME.

DATE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DESIGN CRITERIA FOR SEWAGE WORKS; (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME; OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

DATE MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC SERVICE JURISDICTION
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTE) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTE AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTE, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTE WEBSITE AT MTE.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTE'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTE. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTE'S REQUIREMENTS.

DATE MIDDLE TENNESSEE ELECTRIC

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

DATE PLANNING COMMISSION SECRETARY

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 2 ON A FINAL PLAT ENTITLED "LOT 1 & 2, FORTRESS SQUARE SUBDIVISION", AS RECORDED IN PLAT BOOK 47, PAGE 165, R.O.R.C., TN. ALL OTHER MATTERS SHOWN ON SAID PLAT ARE TO REMAIN THE SAME.

PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

FINAL PLAT

Lot 3 & 1st Resubdivision of Lot 2 Fortress Square SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
7th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #
07174.98

DATE: 10-17-24
REV: 11-25-24

FILE:
FS-Road0102

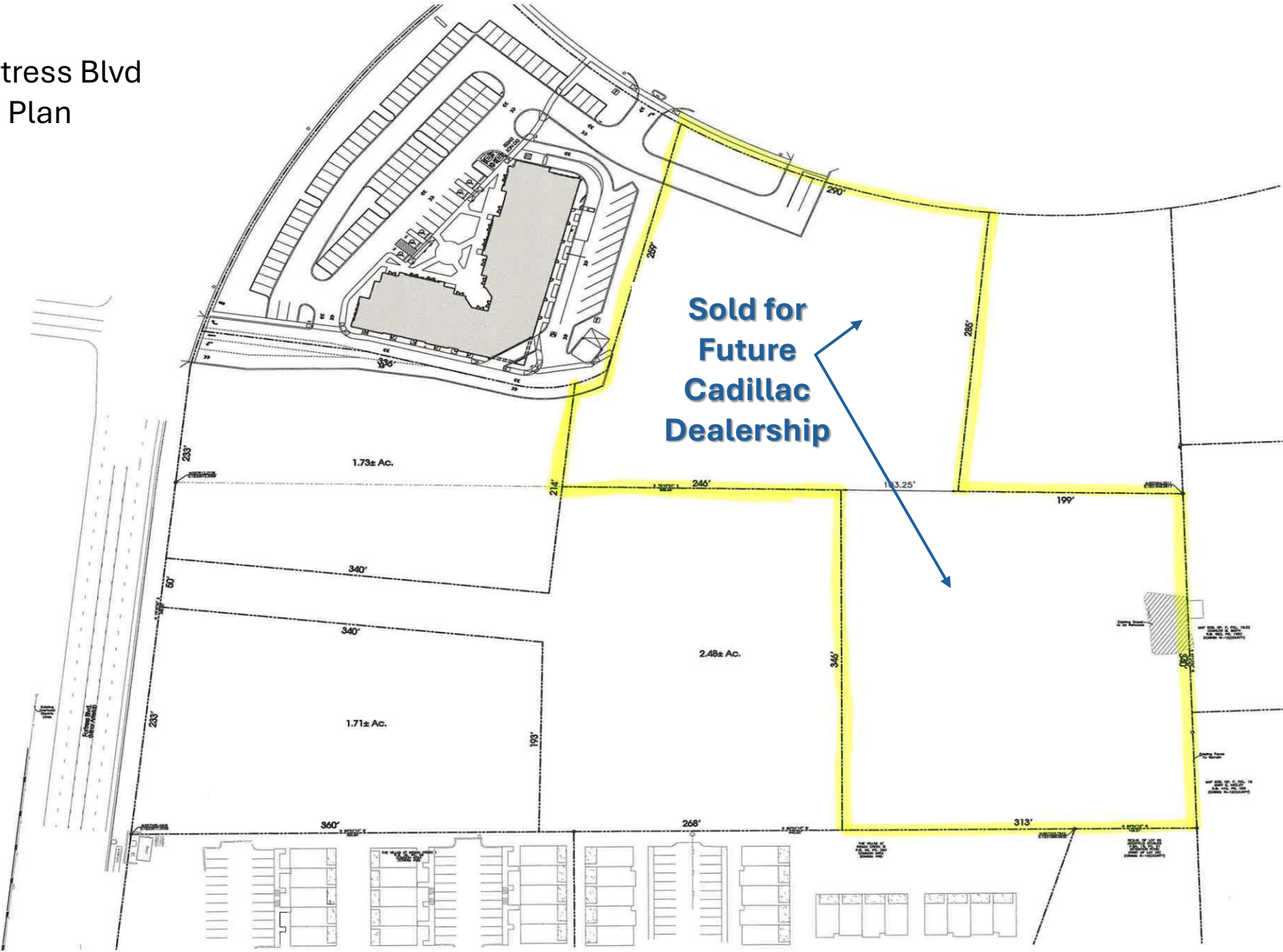
DRAWN BY:
JDC

SCALE:
1" = 60'

SHEET
1 OF 1

*REVISIONS PER CITY PLANNING COMMENTS 8-24-24
*REVISIONS PER STOP PC COMMENTS 8-25-24

1120 Fortress Blvd
Concept Plan



MAP 79, PARCEL 100.02
REMAINING LANDS
OF TWIN B FARM, L.P.
R.B. 242, PG. 2410

A PORTION OF
MAP 79, PARCEL 100.02
TWIN B FARM, L.P.
R.B. 242, PG. 2410
319,497 SQ.FT.
7.335 ACRES

RESUB. OF LOT 26
DEERFIELD STABLES
P.BK. 15, PG. 91
DETENTION POND
(PART OF LOT 26)

A PORTION OF THE LANDS OF TWIN B FARM, L.P.
CITY OF MURFREESBORO, 7TH CIVIL DISTRICT RUTHERFORD COUNTY, TENNESSEE

MAP 79, PART OF PARCEL 100.02
RECORD BOOK 242, PAGE 2410, REGISTER'S OFFICE, RUTHERFORD CO., TN.

 SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
840 N. HILL, TENNESSEE BLVD. • MANFRESSBURG, TENNESSEE 37055
PHONE (615) 596-7201 • FAX (615) 596-0587

P304.4 07774	DATE: 06/26/2006	P.L.E: LIMASTA	DRAWN BY: ACAO/ABD	SCALE: 1" = 30'	SHEET 1 OF 1
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Demographic Summary Report

1120 Fortress, Murfreesboro, TN 37128

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	12,435	61,694	124,566
2023 Estimate	11,197	55,969	114,473
2010 Census	5,421	30,414	73,812
Growth 2023 - 2028	11.06%	10.23%	8.82%
Growth 2010 - 2023	106.55%	84.02%	55.09%
2023 Population by Hispanic Origin	921	4,153	8,279
2023 Population	11,197	55,969	114,473
White	8,441 75.39%	43,726 78.13%	88,527 77.33%
Black	1,673 14.94%	7,505 13.41%	17,039 14.88%
Am. Indian & Alaskan	63 0.56%	298 0.53%	585 0.51%
Asian	647 5.78%	2,704 4.83%	4,866 4.25%
Hawaiian & Pacific Island	7 0.06%	71 0.13%	106 0.09%
Other	367 3.28%	1,664 2.97%	3,349 2.93%
U.S. Armed Forces	17	170	313
Households			
2028 Projection	4,493	22,012	45,823
2023 Estimate	4,053	20,027	42,269
2010 Census	1,997	11,226	28,199
Growth 2023 - 2028	10.86%	9.91%	8.41%
Growth 2010 - 2023	102.95%	78.40%	49.90%
Owner Occupied	2,702 66.67%	14,436 72.08%	28,866 68.29%
Renter Occupied	1,351 33.33%	5,591 27.92%	13,402 31.71%
2023 Households by HH Income	4,053	20,026	42,267
Income: <\$25,000	316 7.80%	1,442 7.20%	4,302 10.18%
Income: \$25,000 - \$50,000	663 16.36%	3,574 17.85%	7,701 18.22%
Income: \$50,000 - \$75,000	1,023 25.24%	4,408 22.01%	8,664 20.50%
Income: \$75,000 - \$100,000	728 17.96%	3,316 16.56%	6,317 14.95%
Income: \$100,000 - \$125,000	470 11.60%	2,356 11.76%	5,201 12.31%
Income: \$125,000 - \$150,000	469 11.57%	2,074 10.36%	3,729 8.82%
Income: \$150,000 - \$200,000	286 7.06%	2,037 10.17%	4,146 9.81%
Income: \$200,000+	98 2.42%	819 4.09%	2,207 5.22%
2023 Avg Household Income	\$87,957	\$94,144	\$93,583
2023 Med Household Income	\$75,841	\$79,440	\$76,846

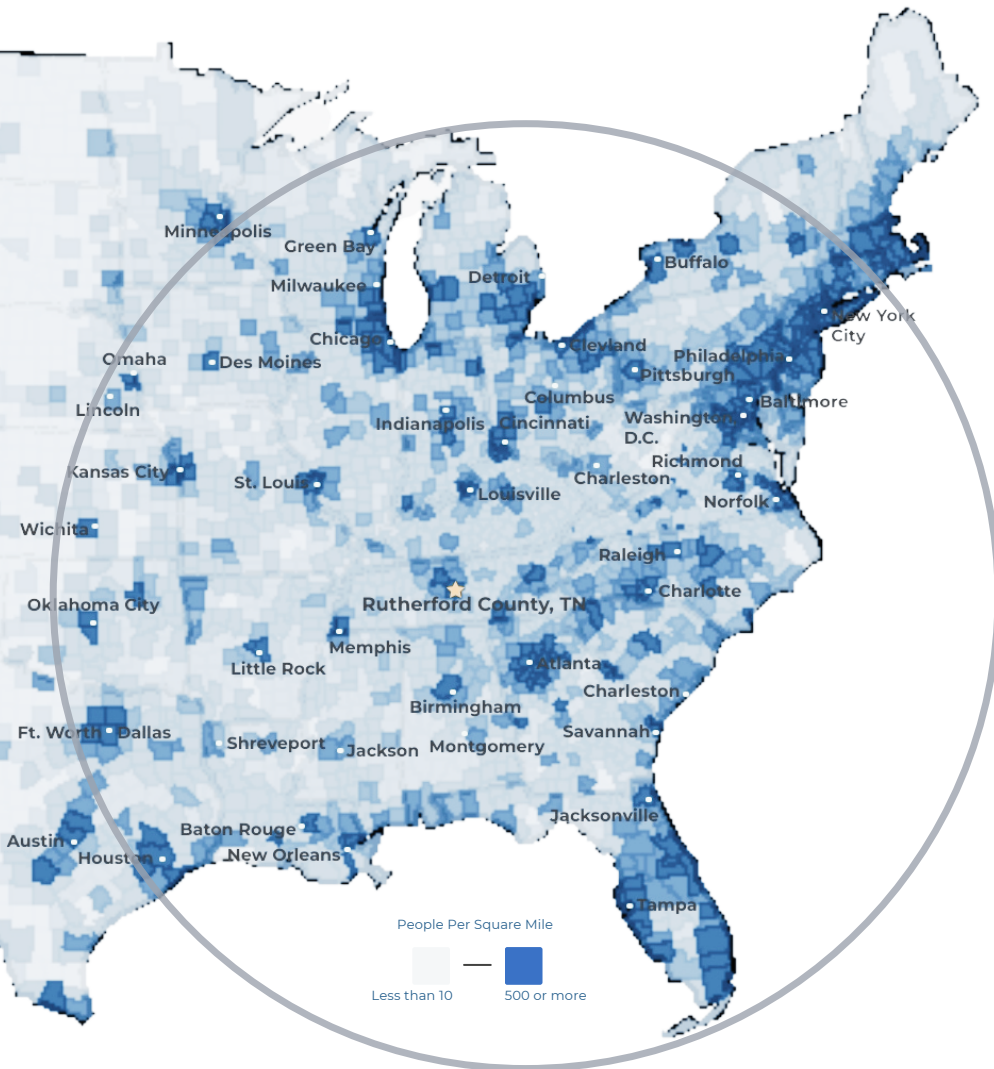
COMMUNITY SNAPSHOT

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.



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



