



2.71 ACRES – OLD FORT PKWY - Murfreesboro, TN

FOR SALE - \$1,475,000



Property Features:

- Price: \$1,475,000 or \$12.50 PSF
- Great location on one of Murfreesboro's most traveled roads
- Across from Old Fort Park and Golf Course
- Zoned Commercial Hwy
- Easy access to I-24 and downtown Murfreesboro
- Stones River Mall area – next to In Town Suites
- Dual Road Access
- Traffic Count: Approx. 28,661

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COMMERCIAL

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Adams
Tennis
Complex

← I-24

96

Old Fort Pkwy

Northern
Tool



2.71 Ac
Site



Tenn. College of
Applied Technology

New Salem Hwy



Smith St

Battle Ave

Power Ave

Bridge Ave

January St

February St

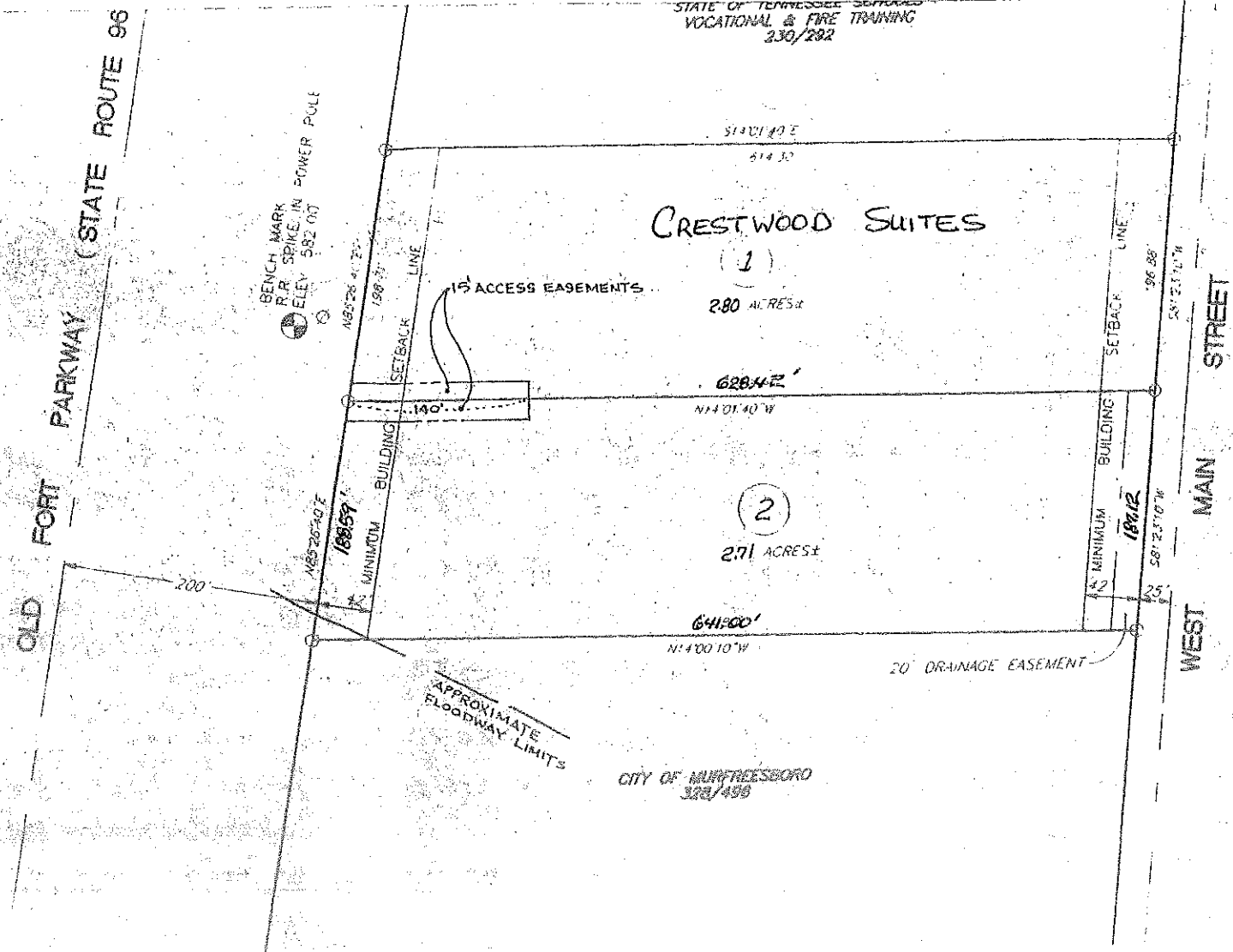
99

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Google Earth

1997

Imagery Date: 10/23/2016 35°50'43.56" N 86°24'37.64" W elev 591 ft eye alt 5007 ft



Demographic Summary Report

2.71 Ac Lot

Old Fort Pky, 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 | |
|------------------------------------|----------|--------|----------|--------|----------|--------|
| Population | | | | | | |
| 2029 Projection | 2,464 | | 77,391 | | 195,975 | |
| 2024 Estimate | 2,184 | | 68,284 | | 171,263 | |
| 2020 Census | 2,215 | | 66,952 | | 158,291 | |
| Growth 2024 - 2029 | 12.82% | | 13.34% | | 14.43% | |
| Growth 2020 - 2024 | -1.40% | | 1.99% | | 8.20% | |
| 2024 Population by Hispanic Origin | 303 | | 6,561 | | 13,766 | |
| 2024 Population | 2,184 | | 68,284 | | 171,263 | |
| White | 1,124 | 51.47% | 42,659 | 62.47% | 113,488 | 66.27% |
| Black | 626 | 28.66% | 14,129 | 20.69% | 30,732 | 17.94% |
| Am. Indian & Alaskan | 4 | 0.18% | 123 | 0.18% | 251 | 0.15% |
| Asian | 85 | 3.89% | 2,392 | 3.50% | 6,809 | 3.98% |
| Hawaiian & Pacific Island | 0 | 0.00% | 54 | 0.08% | 136 | 0.08% |
| Other | 344 | 15.75% | 8,928 | 13.07% | 19,847 | 11.59% |
| U.S. Armed Forces | 9 | | 139 | | 533 | |
| Households | | | | | | |
| 2029 Projection | 623 | | 31,623 | | 75,790 | |
| 2024 Estimate | 549 | | 27,944 | | 66,468 | |
| 2020 Census | 528 | | 27,157 | | 61,456 | |
| Growth 2024 - 2029 | 13.48% | | 13.17% | | 14.02% | |
| Growth 2020 - 2024 | 3.98% | | 2.90% | | 8.16% | |
| Owner Occupied | 122 | 22.22% | 10,144 | 36.30% | 33,906 | 51.01% |
| Renter Occupied | 427 | 77.78% | 17,799 | 63.70% | 32,562 | 48.99% |
| 2024 Households by HH Income | 550 | | 27,944 | | 66,467 | |
| Income: <\$25,000 | 167 | 30.36% | 4,310 | 15.42% | 8,071 | 12.14% |
| Income: \$25,000 - \$50,000 | 135 | 24.55% | 6,357 | 22.75% | 12,474 | 18.77% |
| Income: \$50,000 - \$75,000 | 110 | 20.00% | 6,055 | 21.67% | 13,102 | 19.71% |
| Income: \$75,000 - \$100,000 | 90 | 16.36% | 4,812 | 17.22% | 10,698 | 16.10% |
| Income: \$100,000 - \$125,000 | 29 | 5.27% | 2,429 | 8.69% | 6,800 | 10.23% |
| Income: \$125,000 - \$150,000 | 3 | 0.55% | 1,508 | 5.40% | 5,191 | 7.81% |
| Income: \$150,000 - \$200,000 | 14 | 2.55% | 1,479 | 5.29% | 5,933 | 8.93% |
| Income: \$200,000+ | 2 | 0.36% | 994 | 3.56% | 4,198 | 6.32% |
| 2024 Avg Household Income | \$54,345 | | \$76,535 | | \$92,515 | |
| 2024 Med Household Income | \$46,029 | | \$60,637 | | \$74,078 | |

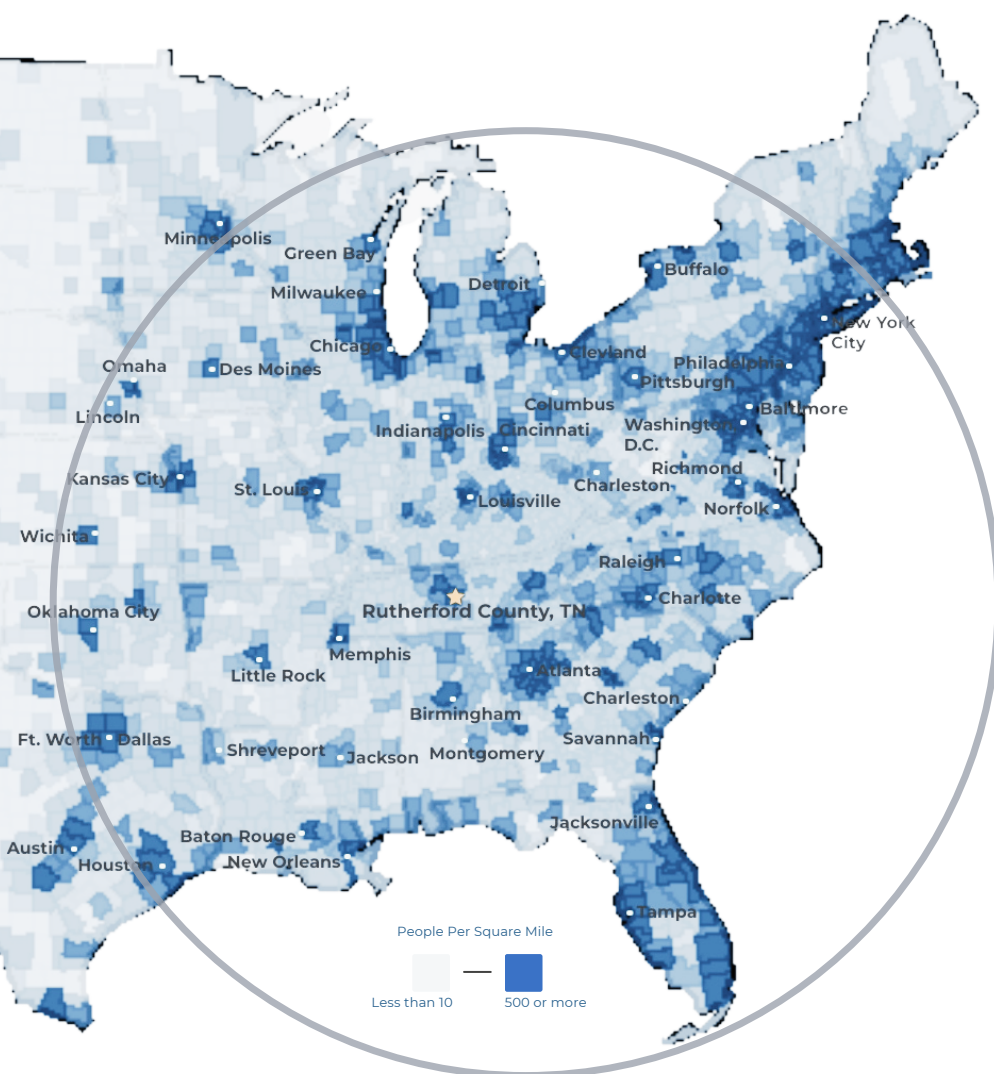
COMMUNITY SNAPSHOT

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
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

| | | |
|------------------------------|---------------------------------------|---|
| 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



