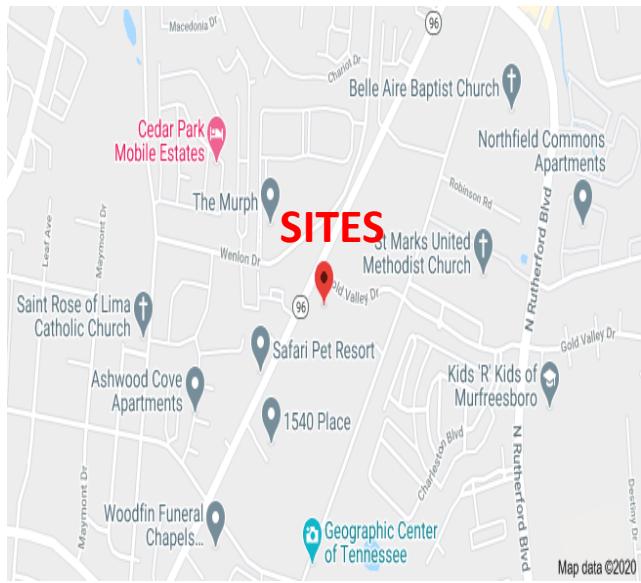




## FOR SALE – Commercial Lots

Lascassas Pike & Gold Valley Dr – Murfreesboro, TN



### DETAILS:

- **1 +/- Ac Corner Lot \$775,000**
- Zoned Commercial Local
- All utilities
- 91 ft frontage on Lascassas Pike & 293 ft frontage on Gold Valley Drive

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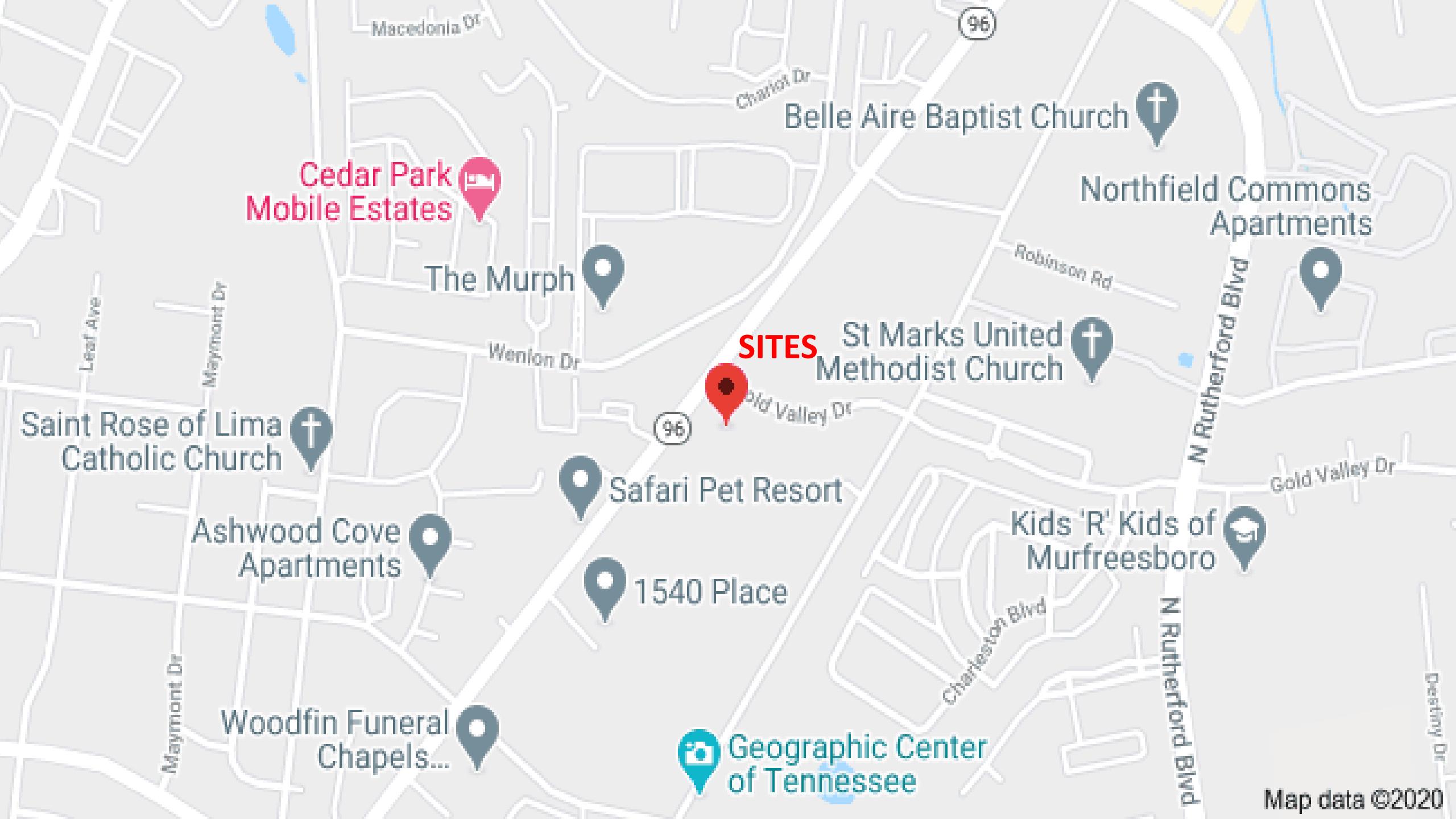
- **1 +/- Ac Lot \$525,000**
- Zoned Residential/Potential Commercial

**John Harney**  
AFFILIATE BROKER  
**615.542.0715**  
[john@parktrust.com](mailto:john@parktrust.com)  
TNLIC# 221569

**ParkTrust**  
C O M M E R C I A L

1225 Garrison Drive, Suite 202  
Murfreesboro, TN 37129  
615.234.5020  
[www.parktrustcommercial.com](http://www.parktrustcommercial.com)







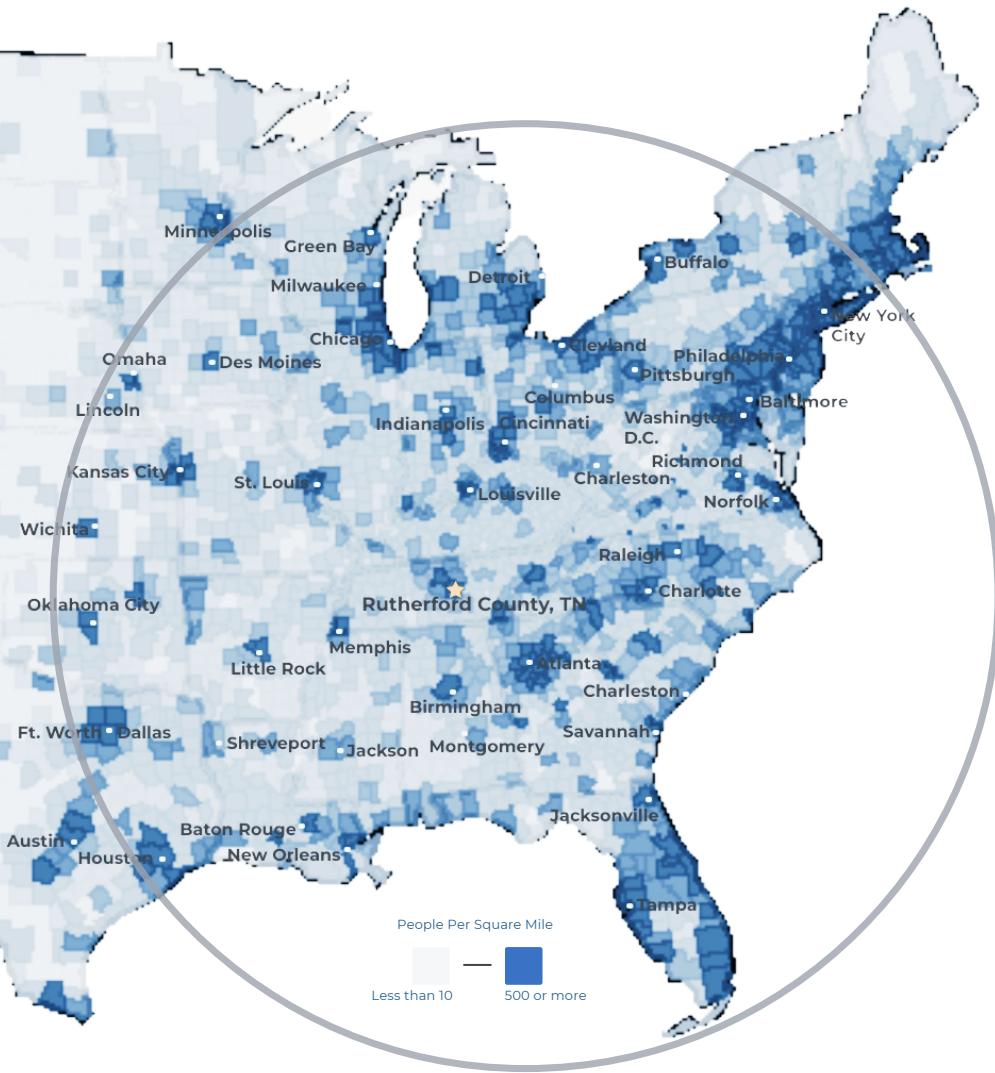
RUTHERFORD COUNTY, TN

# COMMUNITY SNAPSHOT

Rutherford County, TN

# 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> 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
<b>Labor Force</b>	199,566	3,392,133	166,661,000
<b>Unemployment Rate</b>	2.4%	3.5%	3.7%
<b>Labor Force Participation Rate</b>	68.0%	59.2%	62.2%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of January 2024

## RECENT ANNOUNCEMENTS

### McNeilus

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



