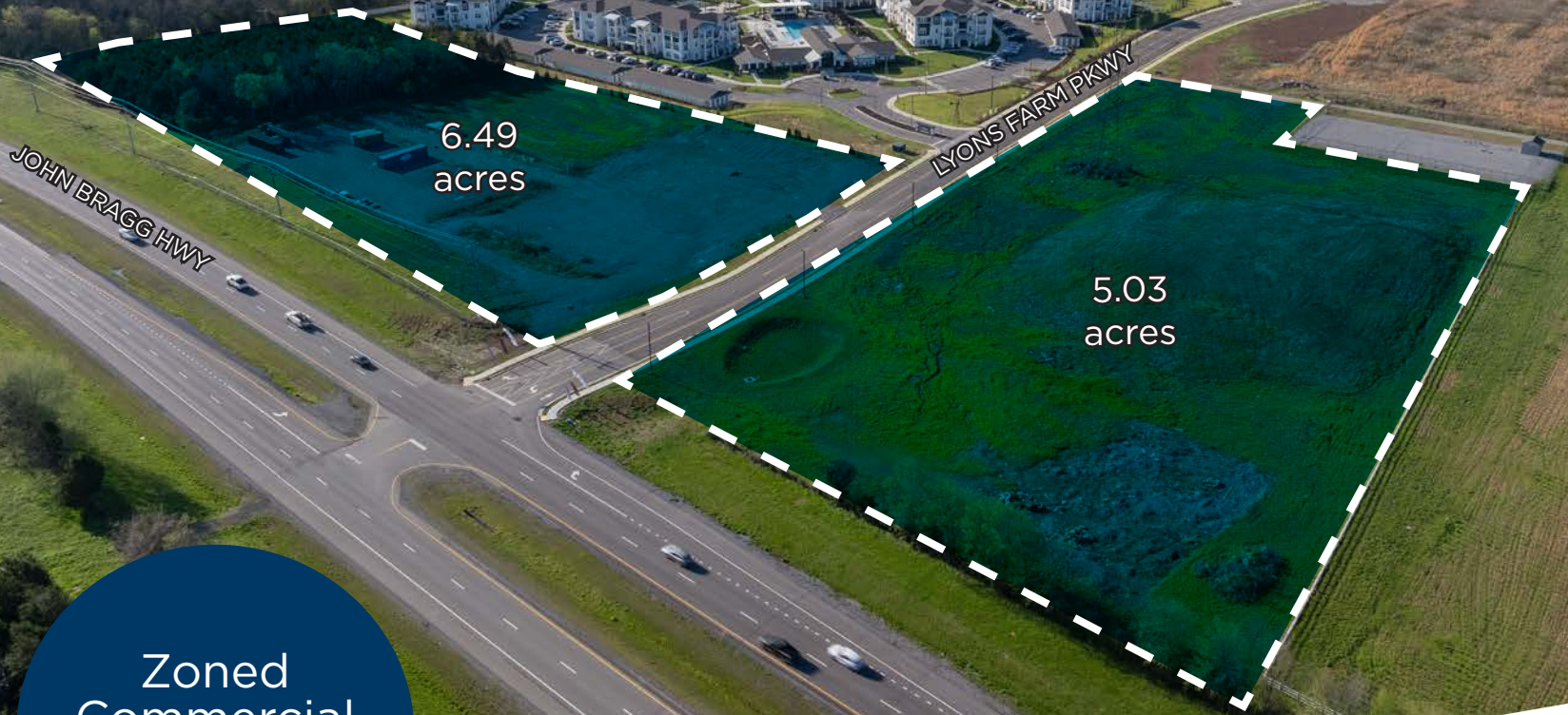


FOR SALE

11.52 ACRES ON JOHN BRAGG HWY

MURFREESBORO, TN



Zoned
Commercial
Highway

PROPERTY FEATURES

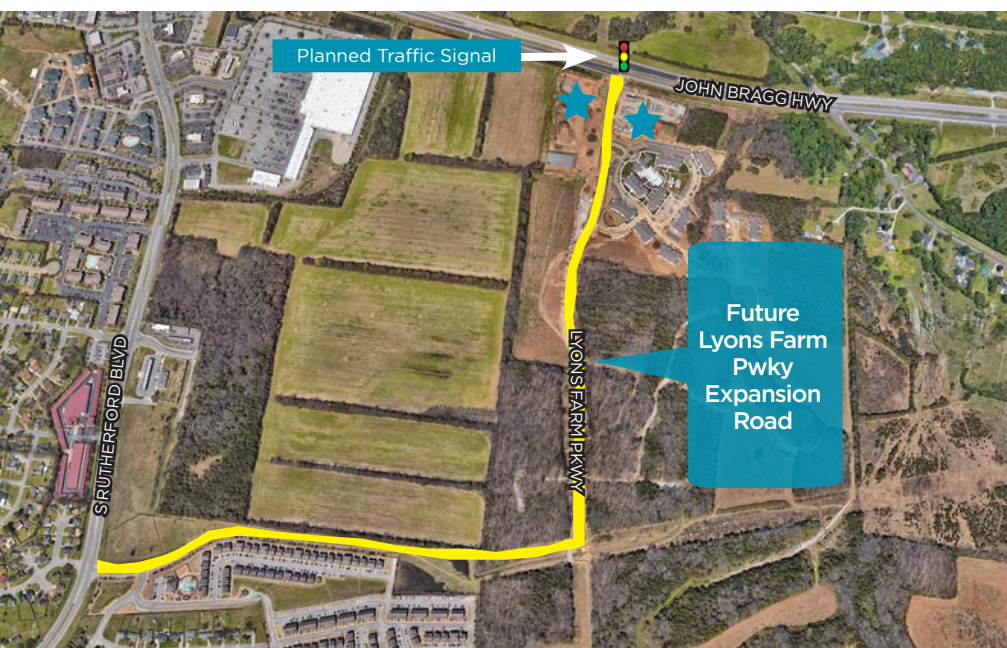
Cushman & Wakefield is pleased to present the opportunity to acquire 11.52 acres in Rutherford County, Tennessee's 2nd fastest growing county. Situated in front of 288 multifamily units with more single family homes breaking ground this year, the parcels display high visibility for future commercial expansion growth.



Address:	John Bragg Hwy @ Lyons Farm Pkwy Murfreesboro, TN
County:	Rutherford
Parcel Size:	11.52 acres
Zoning:	Commercial Highway

HIGHLIGHTS

- Fronts 288 multifamily units with 391 single family homes breaking ground Q2 2024
- Planned traffic signal at John Bragg Hwy and Lyons Farm Pkwy
- City is expanding Lyons Farm Pkwy and connecting it to South Rutherford Blvd.
- High visibility for future commercial expansion growth
- Less than 2 miles from MTSU (Tennessee's largest University)





391 single family homes
to break ground Q2
2024

Farmhouse Luxury
Apartments
288 Units

6.49
acres

5.03
acres



JOHN BRAGG HWY - 16,105 VPD

LYONS FARM PKWY



Planned Traffic Signal



SURROUNDING AREA



THE LOCATION



MAJOR EMPLOYERS

NISSAN

INGRAM



source: <https://www.nashvillechamber.com/economic-development/our-region/rutherford>

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population Summary			
2023 Total Population	46,990	94,584	160,185
2023 Total Daytime Population	35,881	104,416	165,368
Workers	14,265	59,086	90,157
Residents	21,616	45,017	75,211
Median Age			
2023	28.0	31.3	33.7
2028	28.4	32.1	34.7
Household Summary			
2023 Households	18,144	37,239	62,590
2028 Households	19,516	40,206	67,833
Median Household Income			
2023	\$52,848	\$60,742	\$74,230
2028	\$58,344	\$68,353	\$81,769
Median Home Value			
2023	\$306,335	\$324,451	\$331,728
2028	\$356,087	\$357,631	\$358,524

JOB GROWTH

“Research shows that the Advanced Manufacturing, Construction, Finance, Health Care, Information Technology and Supply Chain industries are projected to have significant and steady growth in Rutherford County, TN beyond 2028.”

<https://rutherfordworks.com/workforce-development/jobseekers/>

McNeilus Truck and Manufacturing, Inc. will invest \$25.2 million to expand manufacturing presence in Murfreesboro creating 100 new jobs

<https://www.rutherfordchamber.org/news.html>

ONE OF THE HOTTEST MARKETS IN AMERICA

Thanks to booming economic growth over in recent years, Nashville has become a magnet for major corporations like Oracle, Amazon, Phillips, who have all contributed to 25% growth in the city's workforce over the past five years.

#1 Best real estate prospects on Forbes' "Emerging Trends in Real Estate" list (3rd straight year at #1)

Tennessee is a growth market, very attractive to 1031 trade buyers & investors

#1 Hottest Job Market According to the Wall Street Journal

#4 for Economic Strength, Policom, 2022

Rutherford County is considered one of the most desirable communities to call home in Middle Tennessee

ACCOLADES

#6 on Moneygeek's List of Top Cities for Job Seekers

#4 on Milken Institute's 2023 Rankings of the Nation's Best Performing Large Cities

#5 on Southern Living's "The South's Best Cities" in 2023

#9 in SmartAsset's Top 10 "Best Cities for New College Grads"

Rutherford County is the 2nd fastest growing county in TN & 30th in the U.S.





JOHN BRAGG HWY

6.49
acres

5.03
acres

LYONS FARM PKWY



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