

# FOR SALE

23.07 ACRES / LA VERGNE, TN

Floyd Mayfield Dr

Lillian Buchanan Dr

Veterans Memorial Pkwy

Murfreesboro Road



Zoning  
C-2 Highway

 CUSHMAN &  
WAKEFIELD



## // SITE FEATURES

### Lot 1

9.37 acres

Price: \$2,240,000

### Lot 2

9.14 acres

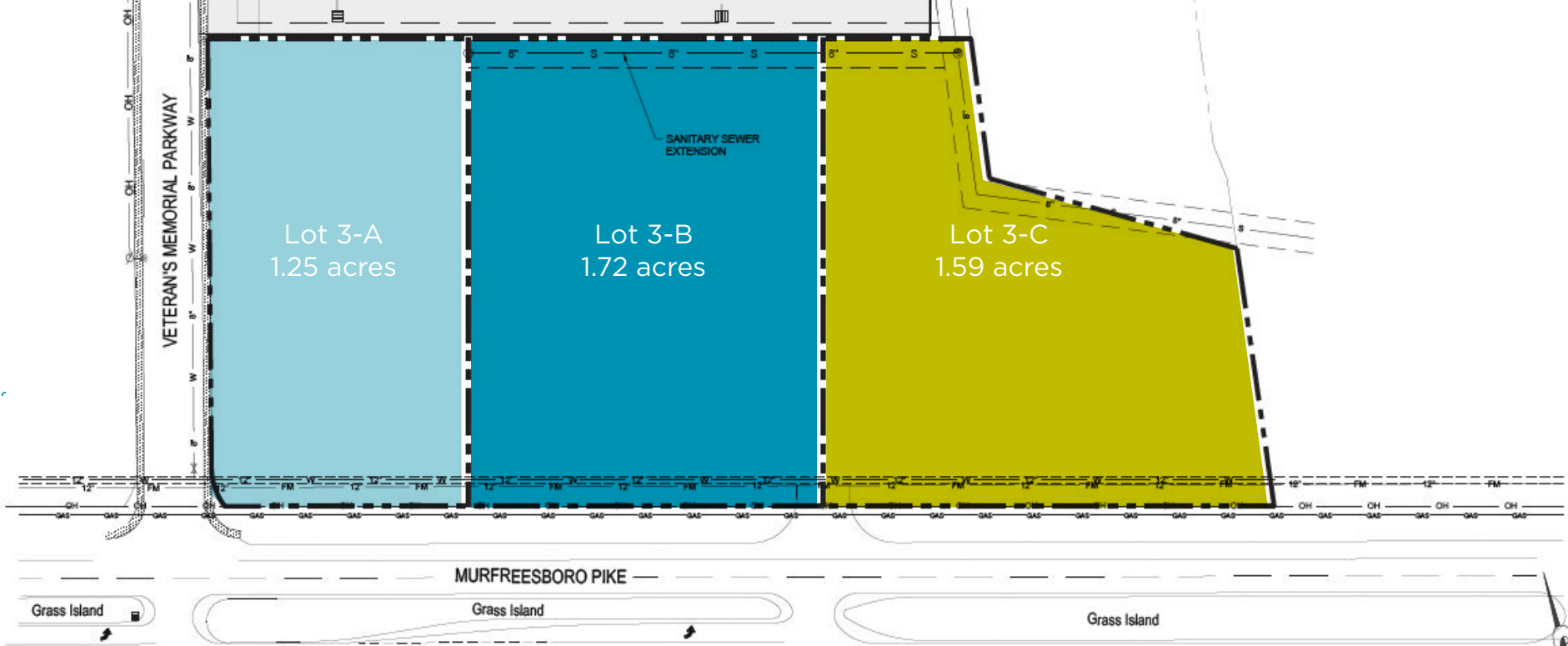
Price: \$2,800,000

### Lot 3

4.56 acres (divisible)

Price: \$1,800,000

- +/-1,385 total feet of frontage on Murfreesboro Road
  - 675' of frontage for lot 2
  - 710' of frontage for lot 3
- Zoned C-2 Hwy
  - permitted uses provide a wide range of retail and offices including, but not limited to convenience retail sales and services, food and beverage services, food service take-out, general business services, general retail trade, medical services and health care facilities



# // LOT 3

**Lot 3-A**  
**1.25 acres**  
**Price: \$650,000**

**Lot 3-B**  
**1.72 acres**  
**Price: \$600,000**

**Lot 3-C**  
**1.59 acres**  
**Price: \$550,000**

# // DEMOGRAPHICS

## 1 MILE RADIUS

**6,890**

Total Population

**3,050**

Employees

**\$52,877**

Average HH Income

**34.1**

Median Age

## 3 MILE RADIUS

**49,938**

Total Population

**31,844**

Employees

**\$60,875**

Average HH Income

**33.6**

Median Age

## 5 MILE RADIUS

**115,166**

Total Population

**53,191**

Employees

**\$62,962**

Average HH Income

**34.5**

Median Age



Walmart  
 Publix  
 PETSMART  
 Goodwill  
 POPCORN

Kroger  
 McDonald's  
 AutoZone  
 Burger King  
 Taco Bell  
 Papa John's  
 Better Ingredients. Better Pizza.

Murfreesboro Road  
 9.37  
 9.14  
 4.56  
 Dollar General  
 CVS/pharmacy  
 Dunkin' Donuts  
 United States Postal Service

Walmart  
 Wendy's

Smyrna/  
 Rutherford  
 County Airport

Waffle House

McDonald's

Pilot  
 Flight Tracking Services

24

Lowes  
 Improving Home Improvement  
 Academy  
 Sports + Outdoors  
 Hobby Lobby  
 Buffalo Wild Wings  
 T.J. Maxx

Walgreens  
 Five Guys  
 Burgers and Fries  
 Dollar General

Chili's  
 Wendy's  
 Waffle House

Charley's  
 The Home Depot  
 Kroger  
 Arby's  
 CVS/pharmacy

Target  
 Kohls.com  
 expect great things  
 Ross  
 Dress for Less  
 PetSmart  
 Cheddar's  
 Starbucks Coffee

Nissan

23.07 ACRES  
 La Vergne, TN



### DISTANCES

I-24	3.9 Miles
BNA	12.1 Miles
Nashville	15.7 Miles

# TRAFFIC COUNTS

**23.07 ACRES**  
La Vergne, TN

# // LA VERGNE, TN - RUTHERFORD COUNTY

Rutherford County, located just southeast of Nashville, is home to the well-known cities of Murfreesboro, Smyrna, LaVergne and Eagleville. It is strategically located with easy access to I-24 and I-840, rail and the Nashville International Airport.

Notably, 50% of the U.S. population lives within 650 miles of Rutherford County. Its location near Nashville means close proximity to 3 professional sports teams, the State Capitol, and world-renowned music at the Ryman Auditorium, Grand Ole Opry House and Bluebird Cafe. Tennessee was ranked #1 for Business Climate in 2019 by *Business Facilities*.

Rutherford County is projected to see an 8% increase in its population in the next five years. It is home to the 5th Best High School in the nation and the state's second largest university with over 28,000 students enrolled. Rutherford County is also a regional healthcare destination with 5 hospital expansions 2018 servicing infants to seniors.

source: [rutherfordchamber.org](http://rutherfordchamber.org)



## RUTHERFORD COUNTY RANKINGS

8TH FASTEST GROWING

Midsized City in U.S.

LARGEST SUBURB

In Nashville MSA

11TH BEST REAL ESTATE

Market in the U.S.

# // RUTHERFORD COUNTY DEMOGRAPHICS

## Population Summary

2021 Total Population	347,824
2026 Forecasted Population	388,874
2021-2026 Annual Growth Rate	2.26%

## Median Age

2021	34.7
2026	35.1

## Household Summary

2021 Households	128,359
2026 Households	143,826

## Median Household Income

2021	\$66,353
2026	\$73,907

## Median Home Value

2021	\$257,159
2026	\$281,931







**Lot 1**  
9.37 acres

**Lot 2**  
9.14 acres

**Lot 3**  
4.56 acres

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## CONTACT

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