

PRIME FRANKLIN LAND
FRANKLIN, TN

DAVID BAKER

☎ 615.544.4529 📠 615.627.3963

dbaker@bsmproperties.com

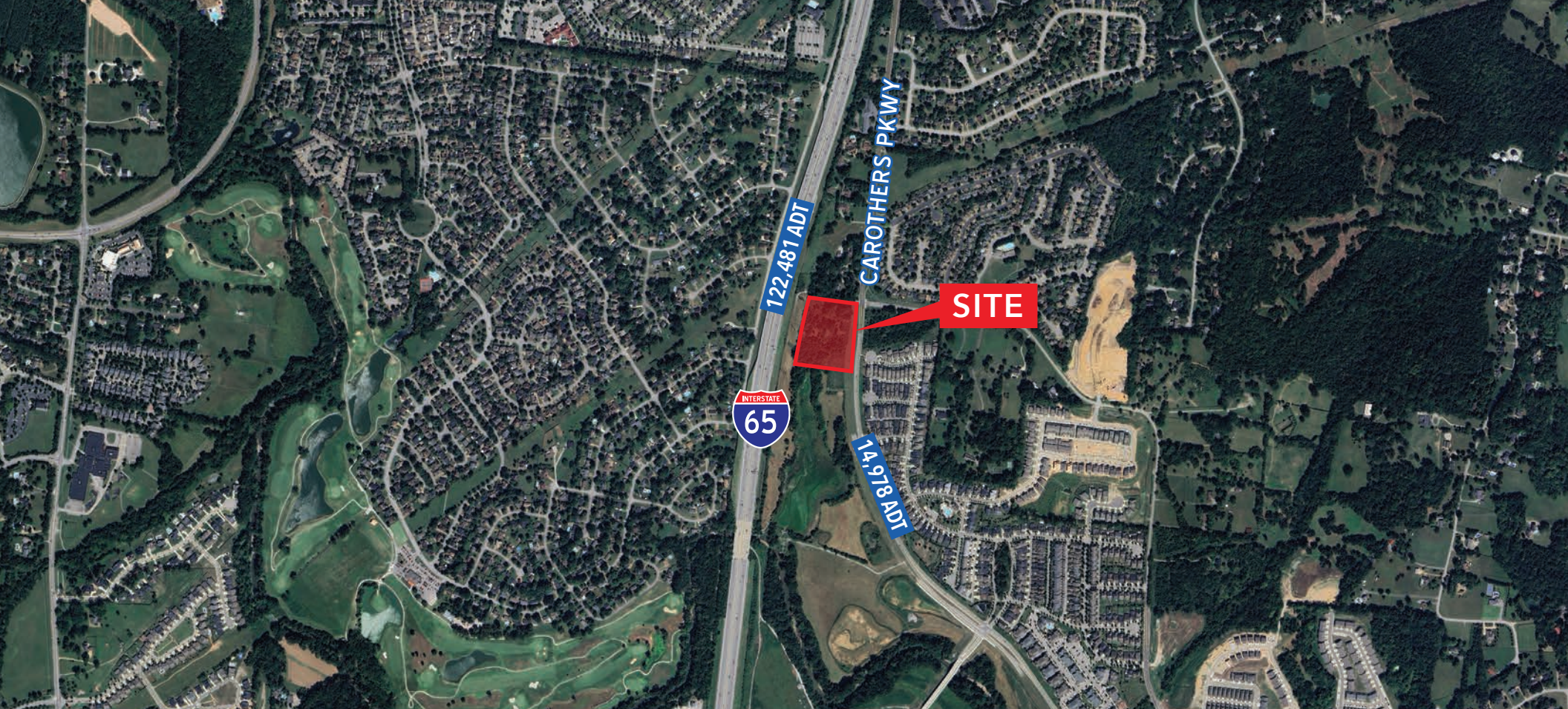
KEVIN TRUJILO

☎ 615.544.4529 📠 480.371.8717

ktrujillo@bsmproperties.com

Baker Storey McDonald
Properties
Proven Real Estate Solutions

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PROPERTY HIGHLIGHTS

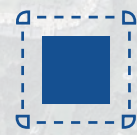
- 5.35 AC with 3.5 buildable zoned for neighborhood commercial
- Rare opportunity with Adjacent visibility to Interstate 65
- 1 mile south of Murfreesboro road which sees (26k CPD)
- Located in highly affluent neighborhood with incomes exceeding (\$178k per household)



AVERAGE HH INCOME
\$178,119



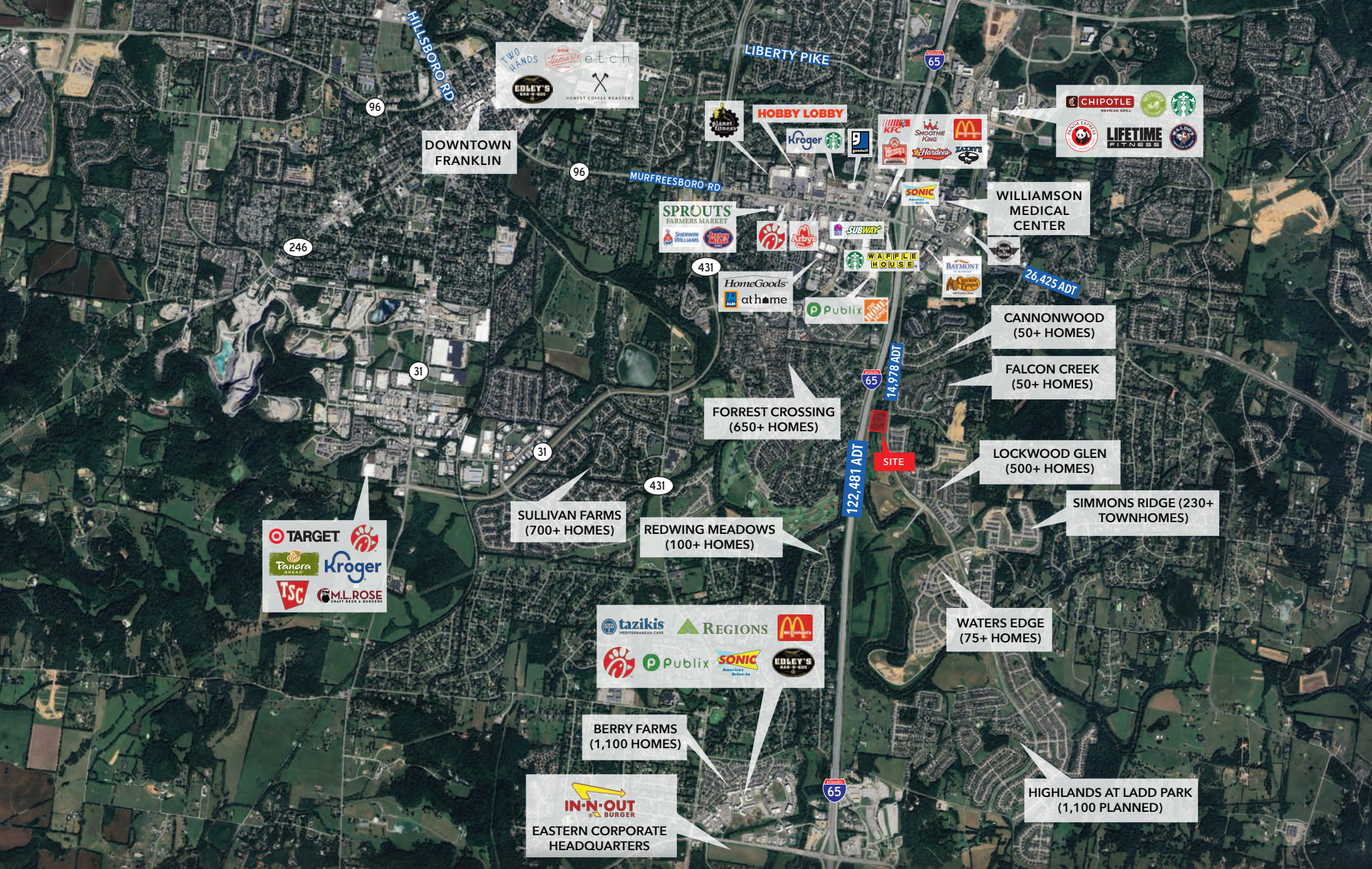
TRAFFIC COUNT
14,978



TOTAL AC
5.35

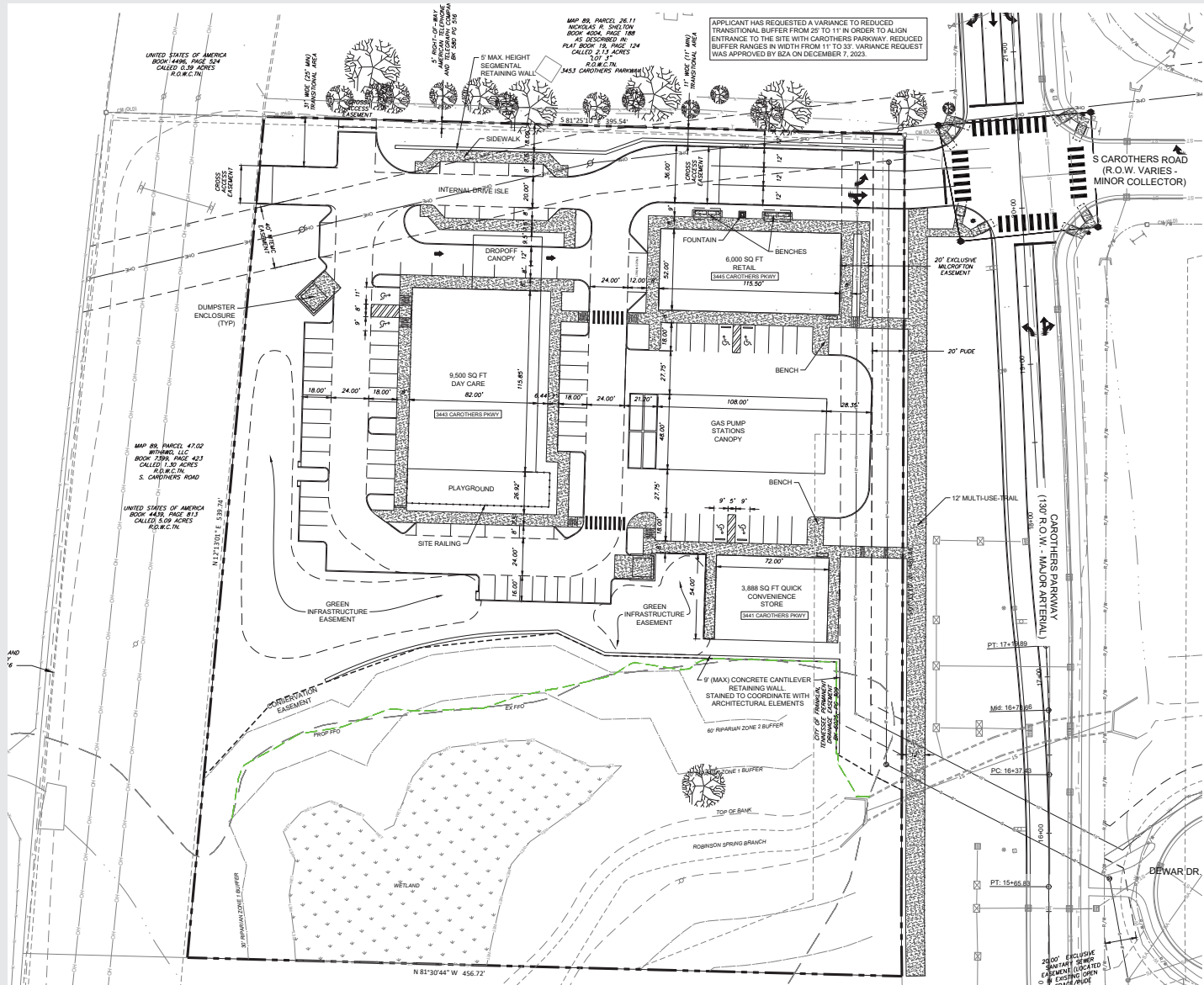
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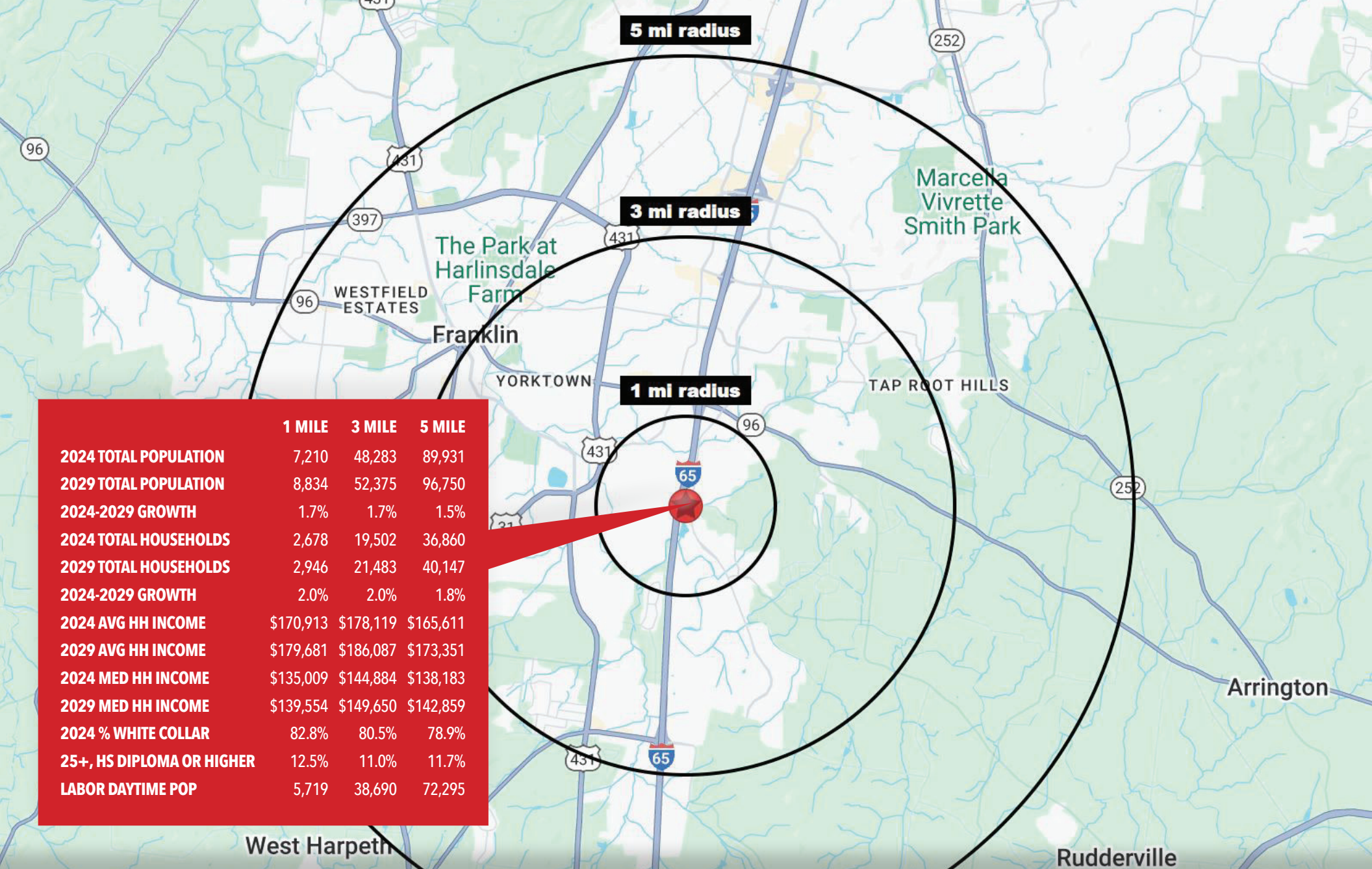
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HIGH AERIAL



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CONCEPTUAL SITE PLAN



	1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION	7,210	48,283	89,931
2029 TOTAL POPULATION	8,834	52,375	96,750
2024-2029 GROWTH	1.7%	1.7%	1.5%
2024 TOTAL HOUSEHOLDS	2,678	19,502	36,860
2029 TOTAL HOUSEHOLDS	2,946	21,483	40,147
2024-2029 GROWTH	2.0%	2.0%	1.8%
2024 AVG HH INCOME	\$170,913	\$178,119	\$165,611
2029 AVG HH INCOME	\$179,681	\$186,087	\$173,351
2024 MED HH INCOME	\$135,009	\$144,884	\$138,183
2029 MED HH INCOME	\$139,554	\$149,650	\$142,859
2024 % WHITE COLLAR	82.8%	80.5%	78.9%
25+, HS DIPLOMA OR HIGHER	12.5%	11.0%	11.7%
LABOR DAYTIME POP	5,719	38,690	72,295

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DEMOGRAPHIC SUMMARY

Baker Storey McDonald Properties has been serving Nashville, Middle Tennessee and the Central South with professional expertise in commercial retail real estate since 2002. BSMP serves the retail real estate community with the decades of experience and millions of square feet absorbed offering a unique advantage in accomplishing your retail and commercial real estate goals through tenant representation, Landlord representation, development, property management, and other real estate services.



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CONTACT FOR MORE INFORMATION

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