



THREE RIVERS COMMERCIAL SITES

New Salem Hwy. and Cason Lane


Murfreesboro, TN



AMENITIES:

- **14.19 Ac Site: \$1,585,000**
- **1.1 – 4.5 AC sites for \$13.50 PSF**
- Commercial Sites Available – Owner Will Divide
- Great location near I-24 at Exit 78/Old Fort Pkwy. and Exit 80/New Salem Hwy.
- Located on rapidly growing Highway 99 corridor

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THE PARKS GROUP
COMMERCIAL REAL ESTATE



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615.896.4045
www.parks-group.com



Wal-Mart Fuel Station

Willow Tree Academy
The Leader in Early Education

WAFFLE HOUSE®

Common Access Road

GASONIEN
GASONIEN

PRIVATE RD

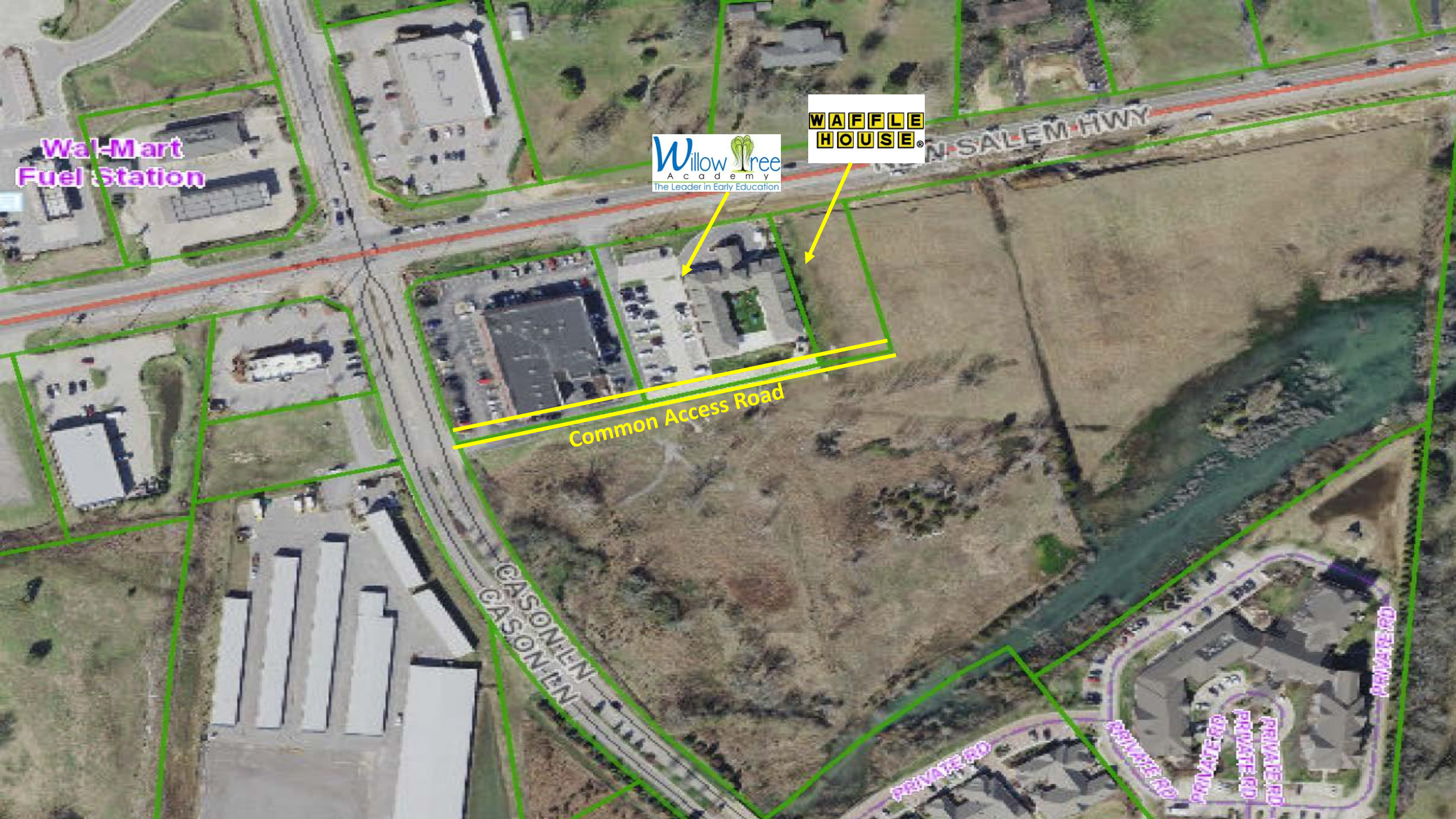
PRIVATE RD

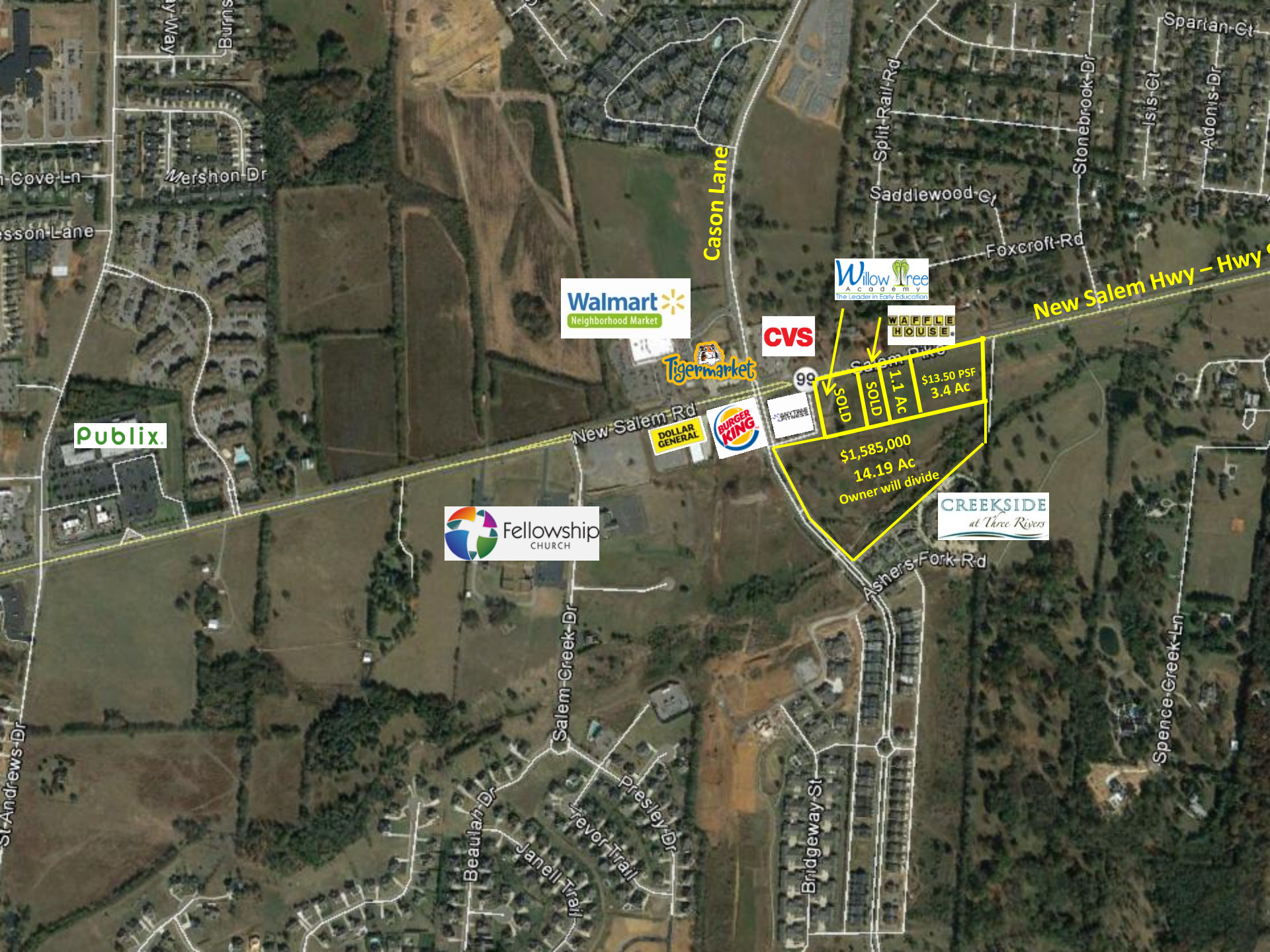
PRIVATE RD

PRIVATE RD

PRIVATE RD

PRIVATE RD





Publix

Walmart
Neighborhood Market

CVS

Tigermarket

Willow Tree
Academy
The Leader in Early Education

WAFFLE
HOUSE

DOLLAR
GENERAL

BURGER
KING

99

SOLD
SOLD

\$1,585,000
14.19 Ac
Owner will divide

1.1 Ac

\$13.50 PSF

3.4 Ac

Fellowship
CHURCH

CREEKSIDE
at Three Rivers

Merston Dr

Cason Lane

Split-Rail Rd

Saddlewood Ct

Foxcroft Rd

Stonebrook Dr

Isis Ct

Adonis Dr

Spartan Ct

New Salem Hwy - Hwy 99

New Salem Rd

Ashers Fork Rd

Salem-Creek-Dr

Beulah Dr

Janell Trail

Hevor Trail

Presley Dr

Bridgeway St

Spence Creek Ln

Easton Place
A Gwaltney Community

Wal-Mart
Market



Wal-Mart
Fuel Station



NEW SALEM HWY 99



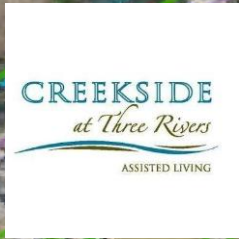
SITES



WASH/ROLL

Salem Creek
Church of
Christ

United Fellowship
Methodist Church



Three Rivers
Residential 700+
Units

New Salem
substation



Exit 80 @ I-24



Cason Ln Elementary School

Scales Elementary School

Saint Andrews Drive

600 Apts

380 Apts. Coming

Cason Lane Apts

Apts

New Salem Hwy - Hwy 99

WORLD OUTREACH CHURCH
10,000 Attendance



325 Apts.



SITES



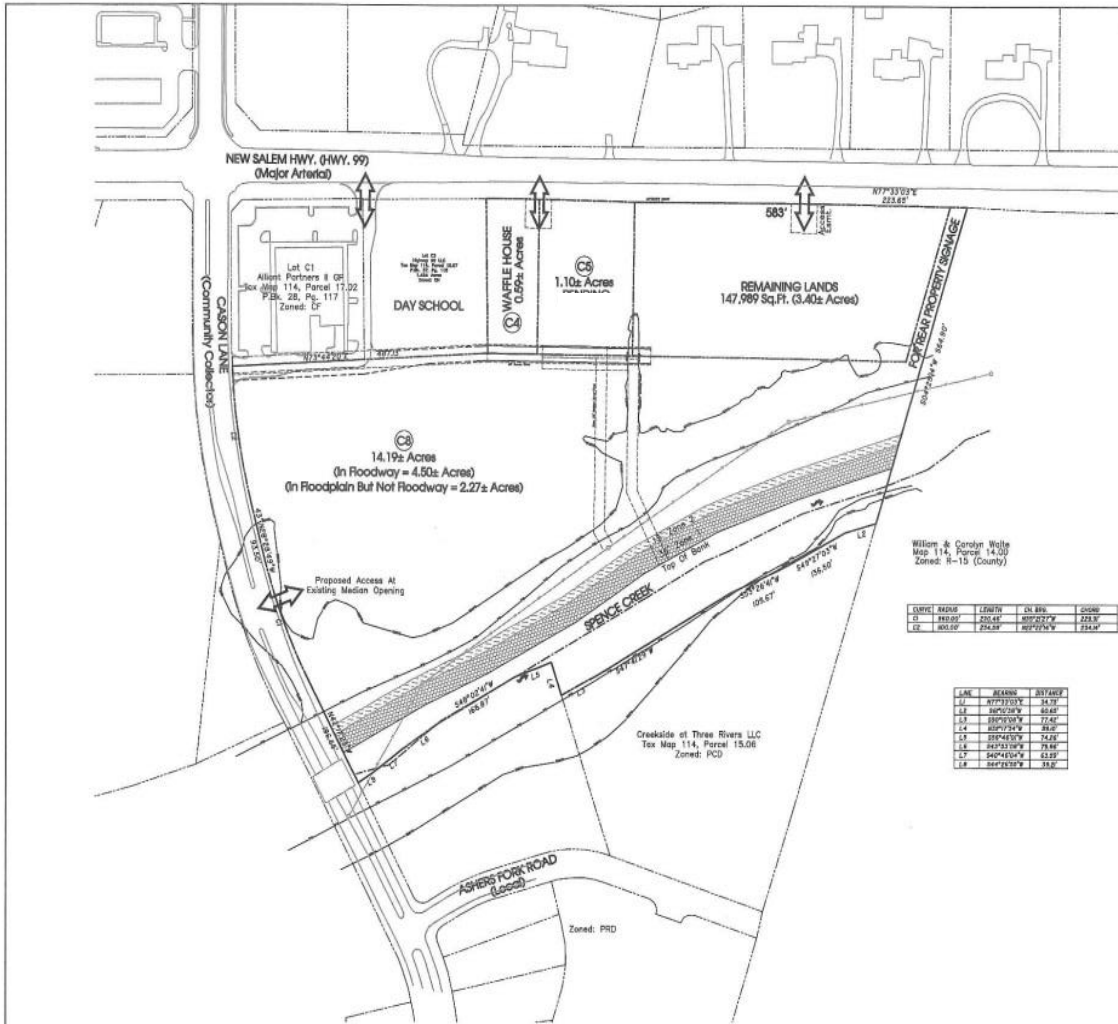
St Thomas Regional Clinic

Three Rivers Development

Google Earth

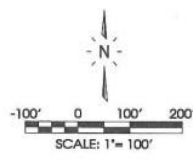
© 2018 Google

Imagery Date: 4/19/2018 35°49'01.28" N 86°26'12.95" W elev 614 ft eye alt 15793 ft



LINE	BEARING	DISTANCE	IN BEARING	COMMENTS
D	N80°05'00"W	228.67	N80°05'00"W	228.67'
E	S89°55'00"W	228.67	S89°55'00"W	228.67'

LINE	BEARING	DISTANCE
L1	N77°13'01"W	34.51
L2	S80°07'00"W	68.02
L3	S10°07'00"W	71.00
L4	S80°07'00"W	68.02
L5	S84°48'00"W	42.00
L6	S43°13'00"W	78.00
L7	S43°13'00"W	63.00
L8	S43°13'00"W	39.00



Legend:

□	EXIST. CONCRETE MONUMENT	□	WILEY PROTECTION FENCE
○	IRON PIN SET (P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (P.F.)	—	HC SIGN
—	EXIST. SIGN POST	—	HEADBILL
○	EXIST. SIGN CEMENT	—	WINDED HEADBILL
○	EXIST. MANHOLE (SEWER & PHONE)	○	WAPSOLE
○	EXIST. CATCH BASIN (STORM SEWER)	63.00	PROPOSED SPOT ELEVATION
○	EXIST. WATER/GAS VALVE	(N.S.)	EXIST. SPOT ELEVATION
○	EXIST. TELEPHONE RISER	○	POST INDICATOR VALVE
□	EXIST. GAS RISER	□	REDAGER
□	ELECTRICAL ENCLOSURE	—	REDAGER FIVE FOOT CONNECTION
□	EXIST. MISC. METER	△	REDAGER NUMBER
○	EXIST. UTILITY POLE	○	HP HWY
○	EXIST. FIRE HYDRANT	→	SEWER/STORM FLOW DIRECTION
+	BENCHMARK	+	SEWER/STORM FLOW DIRECTION
+	BLOW OFF VALVE	+	TRAFFIC ARROW
+	CONCRETE BOLLARD	+	TURN LANE ARROWS
+	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	CURB WALK	+	WATER METER
+	AREA ERNAN	+	WHEEL STOP
+	CONCRETE THURST BLOCK	+	GREASE TRAP
+	DOUBLE DETECTOR CHECK VALVE	+	DRAINAGE STRUCTURE DESIGNATION
+	FIRE COPE	+	DRAINAGE PIPE DESIGNATION
+	FIRE HYDRANT	+	CONCRETE SIDEWALK
+	GAS METER	+	EXTENDED CURB
+	GATE VALVE & BOX	+	CURB & GUTTER
+	EXTERIOR CLEANGUT	+	CONCRETE SHALE
+	EXISTING PHONE	+	
+	EXISTING ELECTRIC	+	
+	PROPERTY LINE	+	
+	EASEMENTS	+	
+	RISE OF WAY	+	
+	EROSION CONTROL SILT FENCE	+	
+	EXISTING TREES	+	
+	EXISTING FENCELINE	+	
+	MINIMUM BUILDING SETBACK LINE	+	
+	PRICE BOUNDARY	+	
+	EXISTING GAS LINE	+	
+	PROPOSED GAS LINE	+	
+	EXISTING STORM	+	
+	PROPOSED STORM	+	
+	EXISTING CONTOUR LINES	+	501
+	PROPOSED CONTOUR LINES	+	601
+	EXISTING SANITARY SIGNS	+	
+	PROPOSED SANITARY SIGNS	+	
+	EXISTING WATER	+	
+	PROPOSED WATER	+	

SEC Inc
SITE ENGINEERING CONSULTANTS
LANDSCAPE ARCHITECTURE
KINGSTOWN, TENNESSEE

REVIEWS
of Interiors

Three Rivers
Commercial Property
Master Plan
Murfreesboro, Tennessee

Master Plan

DATE: 10-18-18
CHECKED: [Signature]
DATE: October 2018
SCALE: 1" = 100'
JOB NO: 07106
SHEET: 1 of 1

Demographic Summary Report

Three Rivers 0 New Salem Hwy, Murfreesboro, TN 37128

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -

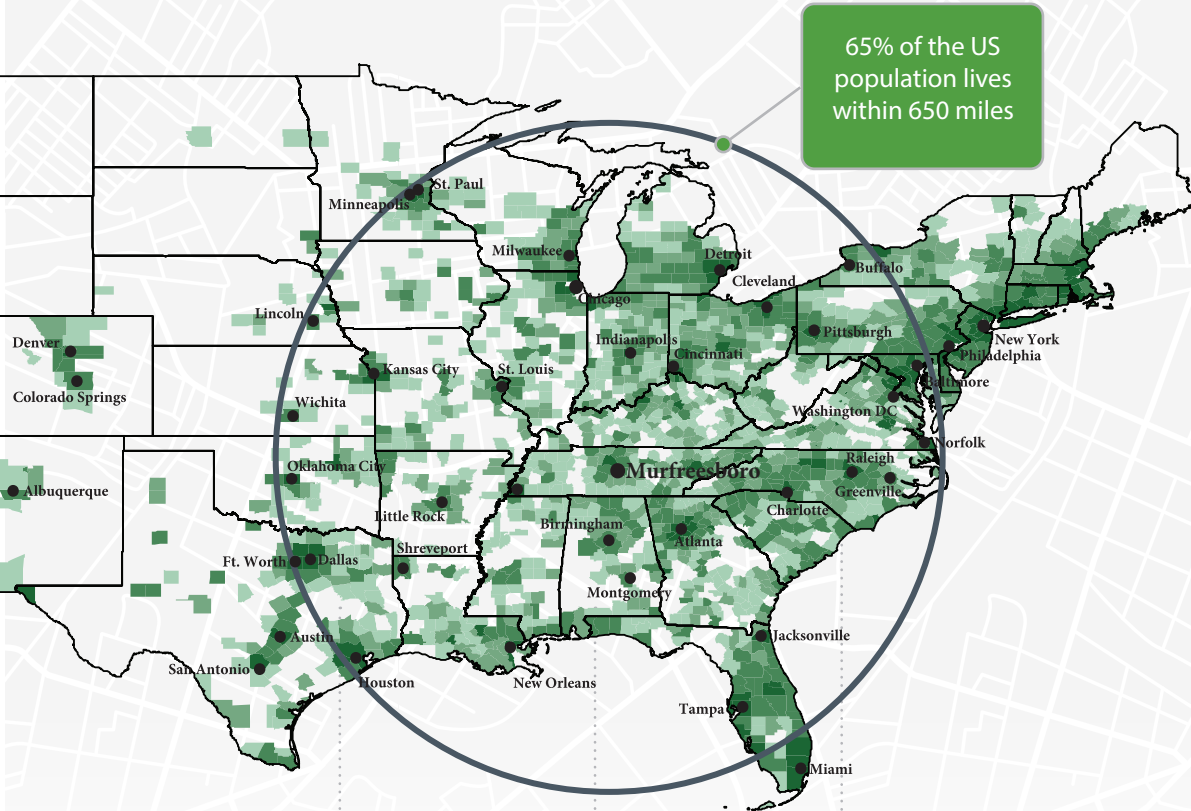


Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	9,689	54,838	124,360
2020 Estimate	8,563	48,417	110,161
2010 Census	6,166	34,512	80,790
Growth 2020 - 2025	13.15%	13.26%	12.89%
Growth 2010 - 2020	38.87%	40.29%	36.35%
2020 Population by Hispanic Origin	478	2,755	7,916
2020 Population	8,563	48,417	110,161
White	6,505 75.97%	37,158 76.75%	83,451 75.75%
Black	1,233 14.40%	7,296 15.07%	18,480 16.78%
Am. Indian & Alaskan	22 0.26%	224 0.46%	555 0.50%
Asian	556 6.49%	2,175 4.49%	4,282 3.89%
Hawaiian & Pacific Island	7 0.08%	46 0.10%	96 0.09%
Other	241 2.81%	1,517 3.13%	3,296 2.99%
U.S. Armed Forces	35	218	280
Households			
2025 Projection	3,614	20,590	46,528
2020 Estimate	3,201	18,217	41,272
2010 Census	2,345	13,171	30,679
Growth 2020 - 2025	12.90%	13.03%	12.74%
Growth 2010 - 2020	36.50%	38.31%	34.53%
Owner Occupied	2,348 73.35%	12,191 66.92%	25,350 61.42%
Renter Occupied	853 26.65%	6,025 33.07%	15,922 38.58%
2020 Households by HH Income	3,202	18,216	41,272
Income: <\$25,000	225 7.03%	1,644 9.03%	5,754 13.94%
Income: \$25,000 - \$50,000	629 19.64%	3,845 21.11%	9,497 23.01%
Income: \$50,000 - \$75,000	827 25.83%	4,732 25.98%	9,577 23.20%
Income: \$75,000 - \$100,000	715 22.33%	3,597 19.75%	6,913 16.75%
Income: \$100,000 - \$125,000	455 14.21%	2,135 11.72%	4,082 9.89%
Income: \$125,000 - \$150,000	102 3.19%	869 4.77%	1,857 4.50%
Income: \$150,000 - \$200,000	127 3.97%	815 4.47%	2,228 5.40%
Income: \$200,000+	122 3.81%	579 3.18%	1,364 3.30%
2020 Avg Household Income	\$83,608	\$80,329	\$76,905
2020 Med Household Income	\$72,841	\$69,213	\$63,703

Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



65% of the US population lives within 650 miles

95.4

Nashville MSA Cost of Living Index vs. National Average of 100
Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day
Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)
Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

NISSAN
8,000 Employees

amazon.com
2,700 Employees

INGRAM
1,918 Employees

Saint Thomas Health
1,741 Employees

asurion
1,250 Employees

verizon
1,068 Employees

General Mills
1,000 Employees

ADIENT
1,000 Employees

BRIDGESTONE
987 Employees

CardinalHealth
816 Employees

Quick Facts



Rutherford County

2021 Population: 344,329
 2026 Projection: 369,889
 Households: 125,957
 Avg. HH Income: \$83,720
 Med. HH Income: \$67,859

City of Murfreesboro

2021 Population: 149,258
 2026 Projection: 159,756
 Households: 56,774
 Avg. HH Income: \$82,310
 Med. HH Income: \$64,403

Town of Smyrna

2021 Population: 53,268
 2026 Projection: 57,303
 Households: 20,008
 Avg. HH Income: \$74,705
 Med. HH Income: \$63,008

City of La Vergne

2021 Population: 41,444
 2026 Projection: 44,765
 Households: 13,608
 Avg. HH Income: \$78,525
 Med. HH Income: \$64,687

City of Eagleville

2021 Population: 796
 2026 Projection: 860
 Households: 310
 Avg. HH Income: \$88,456
 Med. HH Income: \$64,733

Sources:

2021 Claritas Estimate
 November 2020
 TN Department of Labor

Top Ranked Schools

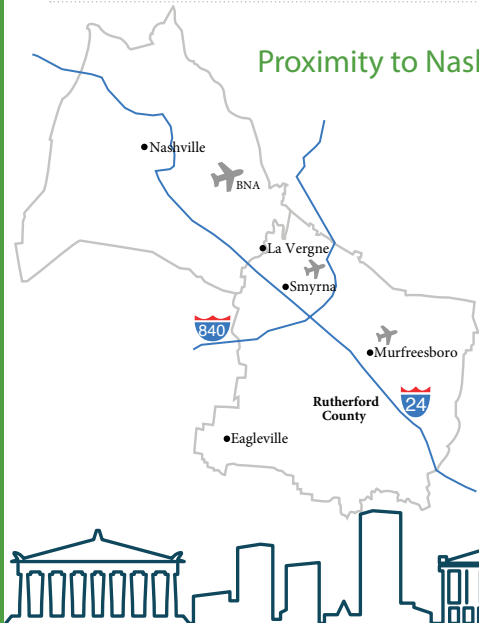
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

Proximity to Nashville



Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates



2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

TN ranked #1 for Business Climate in 2019
 -Business Facilities



30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



Recent Additions

Gutterglove

Manufacturing & Distribution Facility
 Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

Woods AIR MOVEMENT

North American HQ & Manufacturing Facility
 UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.

Hunter

Divisional HQ, R&D & Manufacturing Operation
 Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000