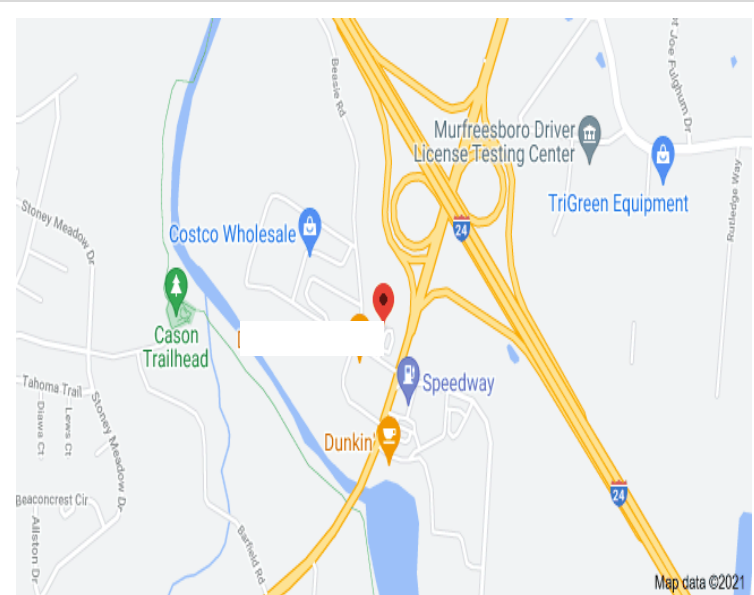




# WEST POINT - COSTCO ANCHORED RETAIL DEVELOPMENT

New Salem Hwy/Hwy 99 @ I-24 Exit 80- Murfreesboro, TN



## Property Features:

- See Aerial for Pricing
- Newly Opened Costco
- Development in Opportunity Zone for Tax Cuts Act of 2017
- Land Parcels Available from 1 ac to 25 ac
- Great retail/commercial high visibility to I-24
- All utilities available
- Easy access to Exit 80 / I-24
- Traffic count on I-24: Approx. 104,453

**John Harney**  
AFFILIATE BROKER

615.542.0715  
johnh@parks-group.com  
TNLIC# 221569

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7  
Murfreesboro, TN 37129  
615.896.4045  
www.parks-group.com



New Bridge Construction  
with Access to  
River Rock Blvd



I-24 Exit 80



New Salem Hwy / Hwy 99



Future Bridge to River Rock Blvd

Thompson CAT

Lazydays RV  
THE RV AUTHORITY

The OUTPOST ARMORY  
GUNS. GEAR. EXPERTS.

See Broker  
for Pricing

SOLD

COSTCO  
WHOLESALE

Freddy's  
Steakburger

US Community  
CREDIT UNION

## Pricing Table:

Lot 5 – 0.88 Ac: **SOLD**  
 Lot 6 – 1.04 Ac: **PENDING**  
 Lot 7 – 1.88 Ac: **PENDING**  
 Lot 14 – 2.91 Ac : \$20 PSF  
 Lot 17 - 1.87 Ac: **SOLD**  
 Lot 18 - 1.49 Ac: \$24 PSF  
 Lot 19 - 1.66 Ac: \$24 PSF  
 Lot 20 – 1.49Ac: \$24 PSF  
 Lot 21 – 1.50 Ac: \$24 PSF  
 Lot 22 – 1.42 Ac: \$24 PSF  
 Lot 23 – 1.89 Ac: \$18 PSF  
 Lot 24 – 2.10 Ac: \$18 PSF  
 Lot 25 – 2.03 Ac: \$18 PSF  
 Lot 26 – 23.14 Ac: See Broker  
for Pricing

Legend:	
EXIST. CONCRETE MOVEMENT	BOOKMARK
IRON PIN SET (P.F.S.)	FRACKING PAVING STONES
IRON PIN FOUND (P.F.F.)	V.A. MIN ACCESSIBLE PARADEG DESCRIPTION
EXIST. SIGN POST	HC SIGN
EXIST. SEWER CLEARING	PROPOSED SIGN POST
EXIST. MANHOLE COVER & PIPES	CONCRETE ISLAND
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP
EXIST. WATER/VALVE	CONCRETE SIDEWALK
EXIST. TELEPHONE POLE	CONCRETE CURB
EXIST. GAS PILE	CURB & GUTTER
ELECTRICAL ENCLOSURE	TRAFFIC ARROW
EXIST. WATER METER	TURN LANE ARROWS
EXIST. UTILITY POLE	REGION NUMBER
EXIST. FIRE HYDRANT	DRAINAGE STRUCTURE DESCRIPTION
POST INDICATOR VALVE	DRAINAGE PIPE DESCRIPTION
BLOW OFF VALVE	POP ROP
RESEALER	BLINDLY FLOW ARROW
REMOTE FIRE EXPT. CONNECTION	SAFETY FILTER PROTECTION
CONCRETE THURST BLOCK	PROPOSED SPOT ELEVATION
DOUBLE DETECTOR CHECK VALVE	EXIST. SPOT ELEVATION
FIRE (DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION
FIRE HYDRANT	CATCH BASIN
GATE VALVE & BOX	CURB INLET
WATER METER	AREA DRAIN
GAS METER	HEADWALL
GREASE TRAP	WRECK HEADWALL
EXTERIOR CLEARANCE	CONCRETE DRAIN
MANHOLE	TYPE - W - HEADWALL

EXISTING PAVING	---
EXISTING ELEVATION	---
PROPERTY LINE	---
EXISTING TIE LINE	---
RIGHT OF WAY	---
EROSION CONTROL SLOPE	---
EROSION SLOPE	---
EXISTING TIE LINE	---
EXISTING FENCE LINE	---
MINIMUM BUILDING DETACH LINE	---
PHASE BOUNDARY	---
EXISTING GAS LINE	---
PROPOSED GAS LINE	---
EXISTING STORM	---
PROPOSED STORM	---
EXISTING CONTAINMENT LINES	---
PROPOSED CONTAINMENT LINES	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
EXISTING WATER	---
PROPOSED WATER	---

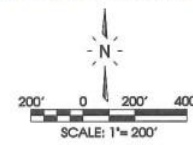
811  
Know what's below.  
Call before you dig.

Scale: 1" = 300'

West Point  
Remaining Lands  
Murfreesboro, Tennessee

Master Plan  
3 of 24





**SITE ENGINEERING CONSULTANTS**  
**SEC, Inc.**  
 800 BIDDLE STENNISSE BOULEVARD, SUITE 200  
 MURFREESBORO, TN 37130  
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF SEC, INC.

# West Point Master Plan

Murfreesboro, Tennessee

REVISIONS	DATE	BY	CHKD
1	11-18-18		
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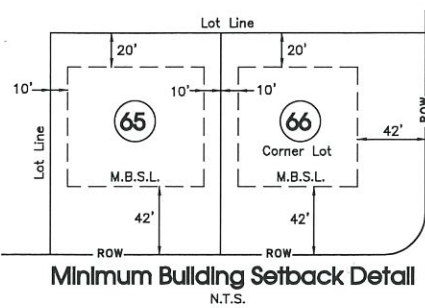
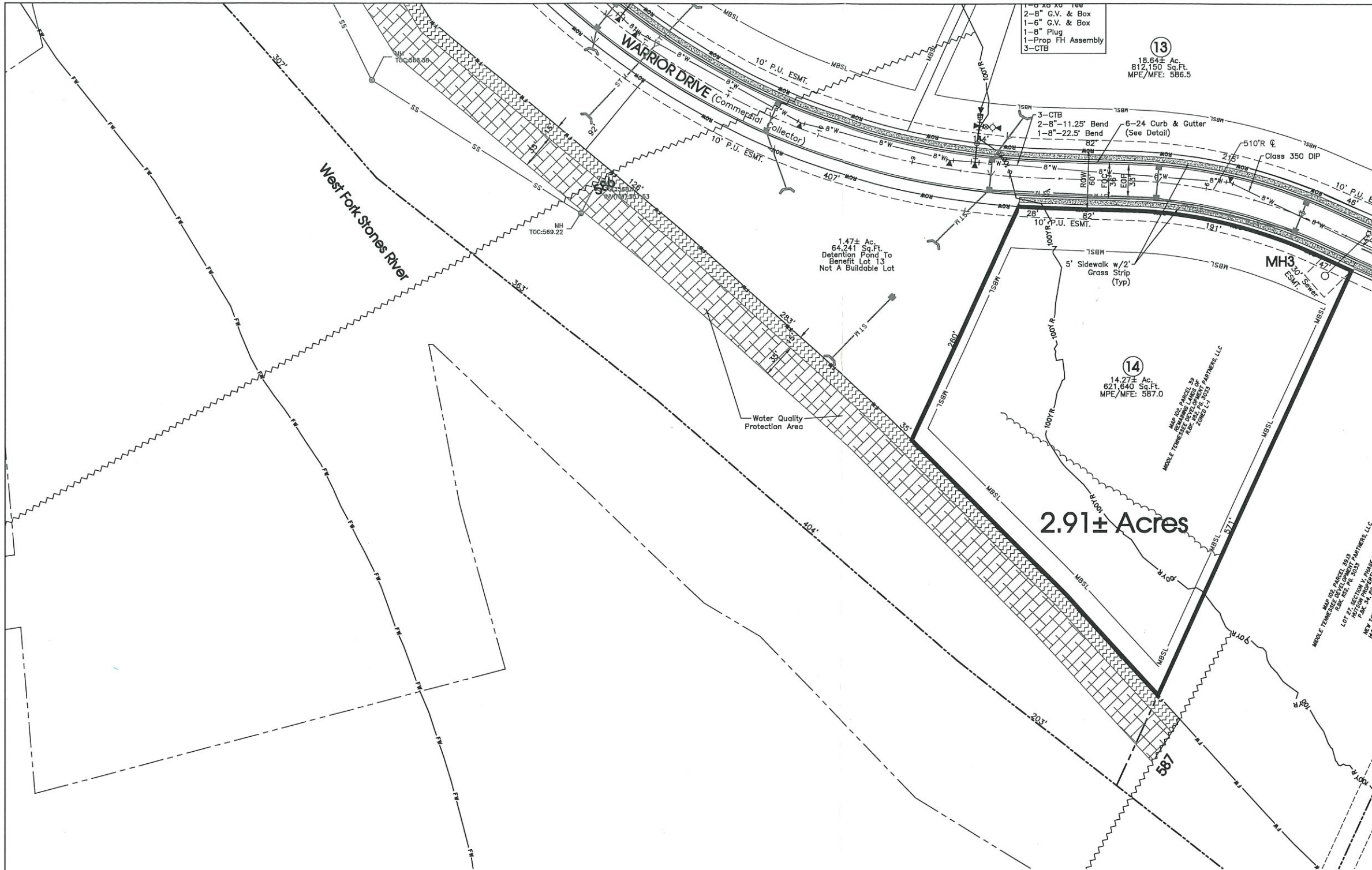




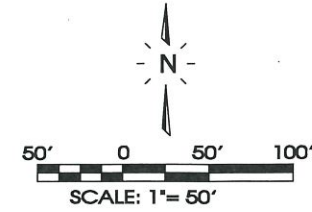
Lot 14







- NOTE:
1. Sidewalks To Be Constructed By Site Plan.
  2. MPE/MFE Due To 100 YR Floodplain.
  3. No Fill In Floodway & WQPA Certification Will Be Required.



**APPROVED FOR CONSTRUCTION**  
THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE  
**MURFREESBORO WATER RESOURCES DEPARTMENT**  
UNDER THE AUTHORITY DELEGATED BY THE  
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
DIVISION OF WATER POLLUTION CONTROL  
DIVISION OF WATER SUPPLY  
AND IS HEREBY APPROVED FOR CONSTRUCTION.  
THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION  
OF CORRECT OPERATION OR AS WARRANTING BY THE MURFREESBORO  
WATER AND SEWER DEPARTMENT THAT THE APPROVED FACILITIES  
WILL REACH THE DESIGNED GOALS.  
APPROVAL DATE \_\_\_\_\_  
APPROVAL EXPIRES IN 12 MONTHS  
BY \_\_\_\_\_

Legend:	
	EXIST. CONCRETE MONUMENT
	IRON PIN SET (L.P.S.)
	IRON PIN FOUND (L.P.F.)
	EXIST. SIGN POST
	EXIST. SEWER CLEANOUT
	EXIST. MANHOLE (SEWER & STORM)
	EXIST. CATCH BASIN (STORM SEWER)
	EXIST. WATER/GAS VALVE
	EXIST. TELEPHONE RISER
	EXIST. GAS RISER
	ELECTRICAL ENCLOSURE
	EXIST. WATER METER
	EXIST. UTILITY POLE
	EXIST. FIRE HYDRANT
	POST INDICATOR VALVE
	BLOW OFF VALVE
	REDUCER
	REMOTE FIRE DEPT. CONNECTION
	CONCRETE THRUST BLOCK
	DOUBLE DETECTOR CHECK VALVE
	FIRE DEPT. CONNECTION
	FIRE HYDRANT
	GATE VALVE & BOX
	WATER METER
	GAS METER
	GREASE TRAP
	EXTERIOR CLEANOUT EOD
	MANHOLE
	BENCHMARK
	HANDICAP PARKING SYMBOL
	VAN ACCESSIBLE HANDICAP DESIGNATION
	HC SIGN
	PROPOSED SIGN POST
	CONCRETE BOLLARD
	WHEEL STOP
	CONCRETE SIDEWALK
	EXTRUDED CURB
	CURB & GUTTER
	TRAFFIC ARROW
	TURN LANE ARROWS
	REVISION NUMBER
	DRAINAGE STRUCTURE DESIGNATION
	DRAINAGE PIPE DESIGNATION
	RIP RAP
	RUNOFF FLOW ARROW
	INLET FILTER PROTECTION
	PROPOSED SPOT ELEVATION
	EXIST. SPOT ELEVATION
	SEWER/STORM FLOW DIRECTION
	CATCH BASIN
	CURB INLET
	AREA DRAIN
	HEADWALL
	WINGED HEADWALL
	CONCRETE SWALE
	TYPE-X HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	-----
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	-601-
PROPOSED CONTOUR LINES	-601-
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer:  
Charlie B. Mitchell Jr.  
5115 Maryland Way  
Brentwood, TN 37027

Deed Reference:  
Tax Map 102, Parcel 6.00  
R.Bk 1346, Pg 2096

Yard Requirements:  
Front: 42'  
Side: 10'  
Rear: 20'

Land Use Data:  
Zoned: LI  
5 Lot on 60.40± Acres

Flood Map No.:  
A portion of this site lies within Zone AE, in the  
100 Year Floodplain, per Community Panel  
47149C0260H dated January 5, 2007.

Approved by the Murfreesboro Planning  
Commission, with such conditions as are  
indicated in the minutes of the commission on  
9-18-19.

Water Provider:  
MWRD

**SEC, Inc.**  
ENGINEERING • SURVEYING • LAND PLANNING  
850 MIDDLE TENNESSEE BOULEVARD  
MURFREESBORO, TENNESSEE 37129  
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567  
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.  
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the engineer to ensure that the site is constructed in accordance with the construction plans.  
In total responsibility with the design engineer, the engineer and the contractor shall be responsible for the construction of the site.

**MATTHEW A. TAYLOR**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TENNESSEE  
No. 35880

**West Point Section 3**  
**An Integrated Preliminary Plat**  
Murfreesboro, Tennessee

REVISED: 9-4-19: Staff Comments

DRAWN: SJA/CFB3	DATE: 8-15-19
CHECKED:	
MAT	
FILE NAME:	12178westpoint3
SCALE:	1"=50'
JOB NO.	12178
SHEET:	8 of 24

**Preliminary Plat**

# Demographic Summary Report

3 New Salem Hwy, Murfreesboro, TN 37128

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

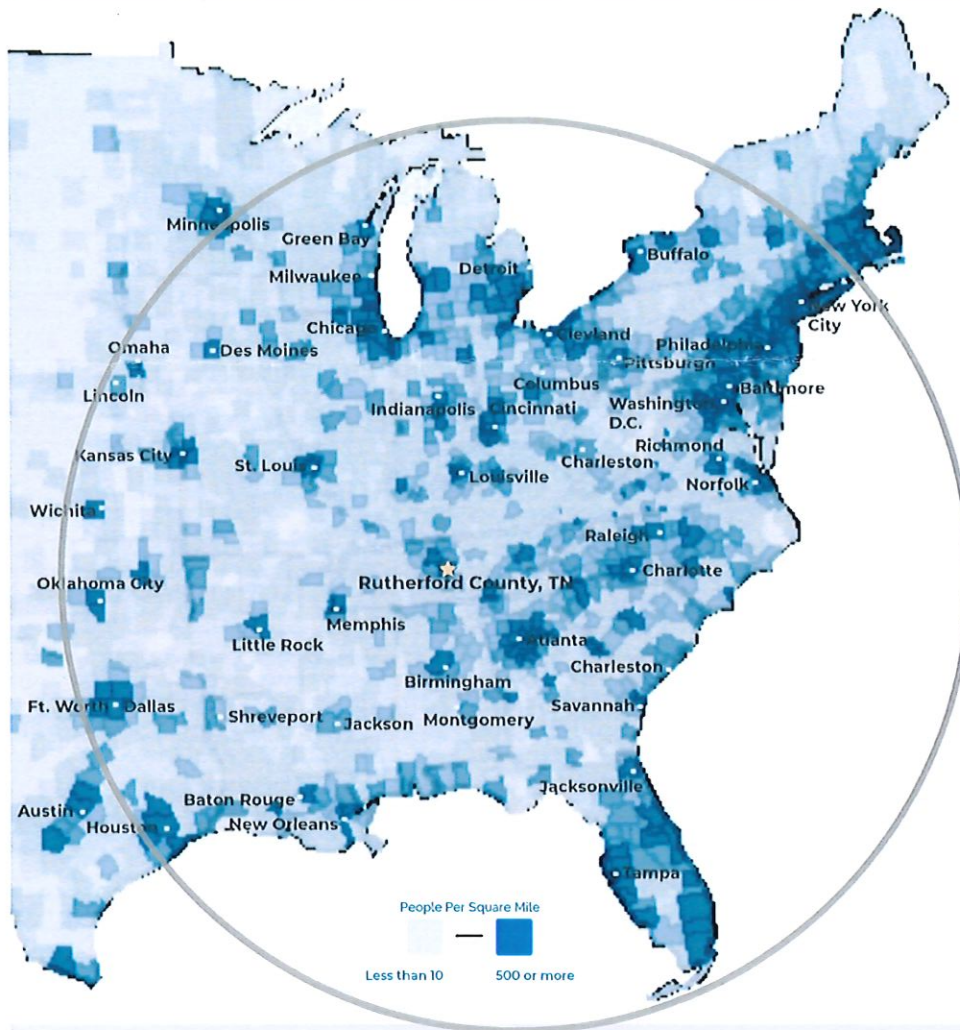


Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	2,175	67,573	165,371
2020 Estimate	1,992	60,225	146,795
2010 Census	1,955	47,126	109,923
Growth 2020 - 2025	9.19%	12.20%	12.65%
Growth 2010 - 2020	1.89%	27.80%	33.54%
<b>2020 Population by Hispanic Origin</b>	120	4,808	11,059
<b>2020 Population</b>	1,992	60,225	146,795
White	1,380 69.28%	43,852 72.81%	109,296 74.45%
Black	397 19.93%	11,701 19.43%	26,493 18.05%
Am. Indian & Alaskan	15 0.75%	306 0.51%	727 0.50%
Asian	106 5.32%	2,379 3.95%	5,685 3.87%
Hawaiian & Pacific Island	2 0.10%	49 0.08%	147 0.10%
Other	92 4.62%	1,939 3.22%	4,446 3.03%
U.S. Armed Forces	2	192	285
<b>Households</b>			
2025 Projection	771	26,638	62,959
2020 Estimate	707	23,796	55,950
2010 Census	699	18,929	42,327
Growth 2020 - 2025	9.05%	11.94%	12.53%
Growth 2010 - 2020	1.14%	25.71%	32.19%
Owner Occupied	515 72.84%	12,823 53.89%	31,526 56.35%
Renter Occupied	192 27.16%	10,973 46.11%	24,424 43.65%
<b>2020 Households by HH Income</b>	707	23,797	55,949
Income: <\$25,000	129 18.25%	4,024 16.91%	9,128 16.31%
Income: \$25,000 - \$50,000	134 18.95%	5,742 24.13%	13,873 24.80%
Income: \$50,000 - \$75,000	138 19.52%	5,880 24.71%	12,308 22.00%
Income: \$75,000 - \$100,000	151 21.36%	3,760 15.80%	8,485 15.17%
Income: \$100,000 - \$125,000	137 19.38%	2,124 8.93%	4,966 8.88%
Income: \$125,000 - \$150,000	3 0.42%	787 3.31%	2,251 4.02%
Income: \$150,000 - \$200,000	11 1.56%	858 3.61%	3,131 5.60%
Income: \$200,000+	4 0.57%	622 2.61%	1,807 3.23%
<b>2020 Avg Household Income</b>	\$67,400	\$69,837	\$73,934
<b>2020 Med Household Income</b>	\$65,104	\$58,533	\$59,436



# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #1** Boomtown in America  
- SmartAsset
- #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  
with 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	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

## 2022 RUTHERFORD COUNTY QUICK FACTS

### Population

344,000

### Median Age

34

### Median Home Price

\$400,000

### Average HH Income

\$82,000

### 3 Colleges

25,000 students

### College Degrees

42% hold Associate or above

\*Sources: 2022 GIS Mapping, Feb. 2022 TN Department of Labor

## LABORFORCE DATA

	County	Tennessee	United States
Labor Force	191,844	3,348,942	163,990,000
Unemployment Rate	2.7%	3.3%	3.8%
Available Labor Pool	7,937	109,741	6,270,000

## RECENT ANNOUNCEMENTS

### Gutterglove PRO™

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



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



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.

Patrick Cammack  
SVP, Economic Development  
pcammack@rutherfordchamber.org



Chad Berringer  
Director, Economic Development  
cberringer@rutherfordchamber.org