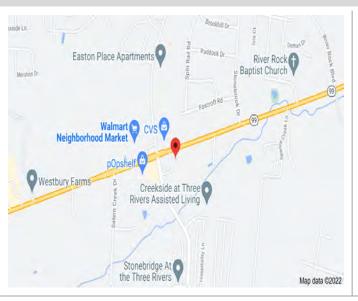


THREE RIVERS COMMERCIAL SITES New Salem Hwy. and Cason Lane

Murfreesboro, TN



AMENITIES:

- 14.19 Ac Site: \$1,795,000
- 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

John Harney

AFFILIATE BROKER

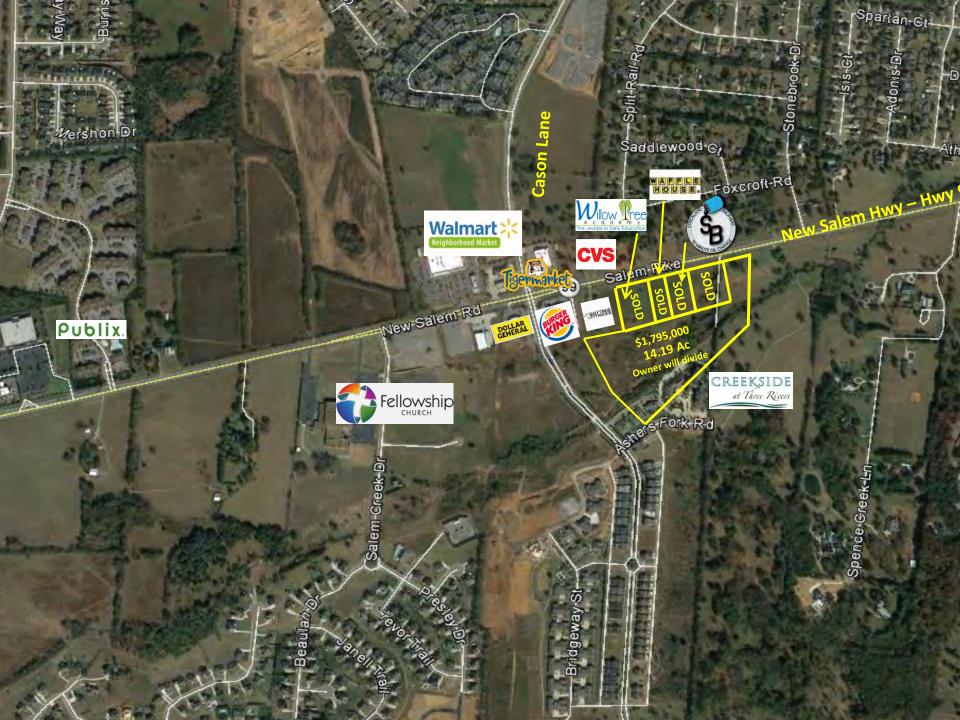
615.542.0715 johnh@parks-group.com TNLIC# 221569 R

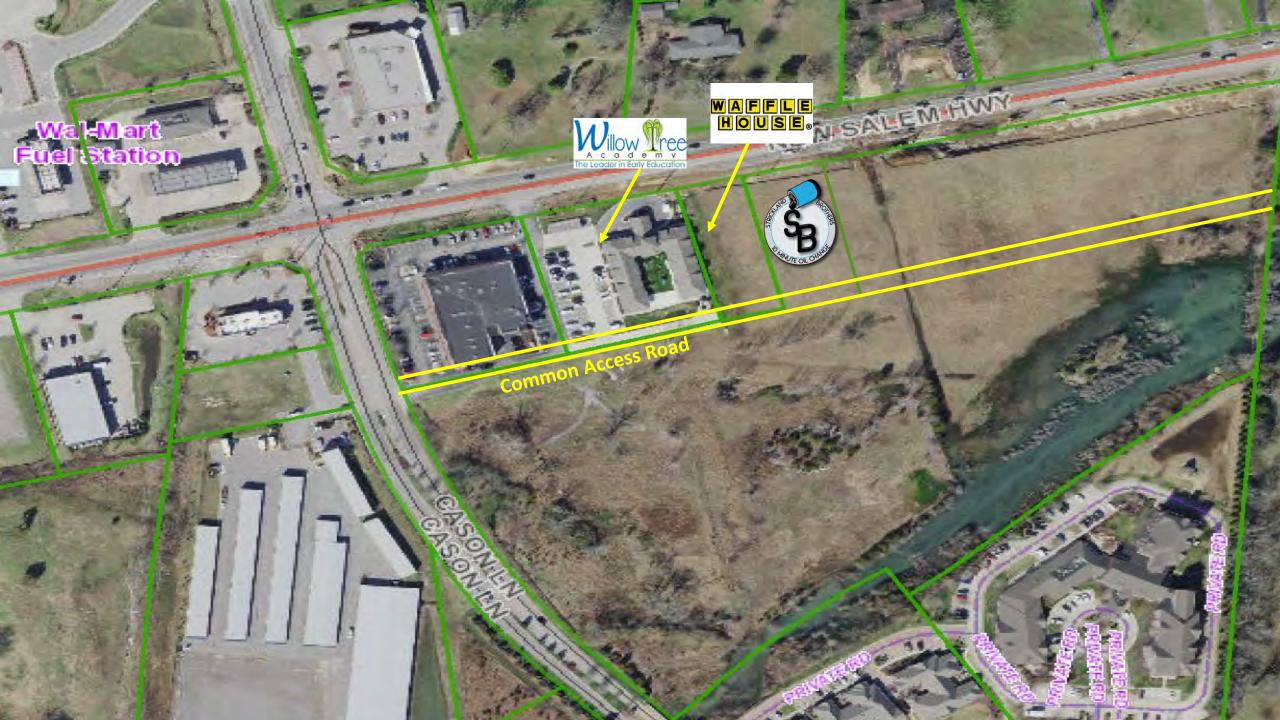


1535 W Northfield Blvd, Suite 7 Murfreesboro, TN 37129

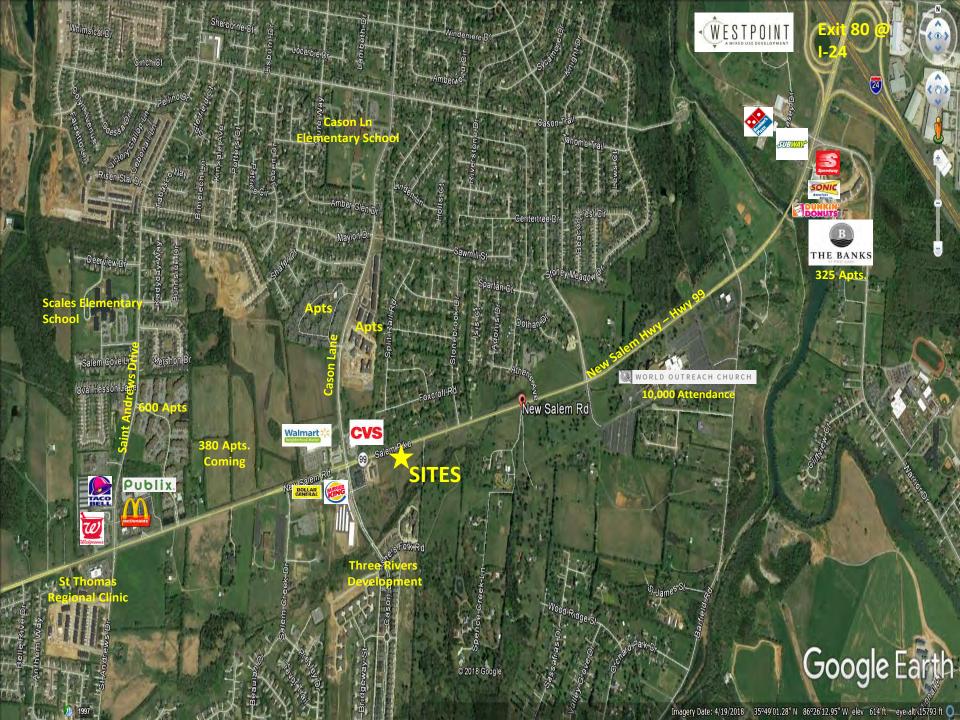
615.896.4045 www.parks-group.com

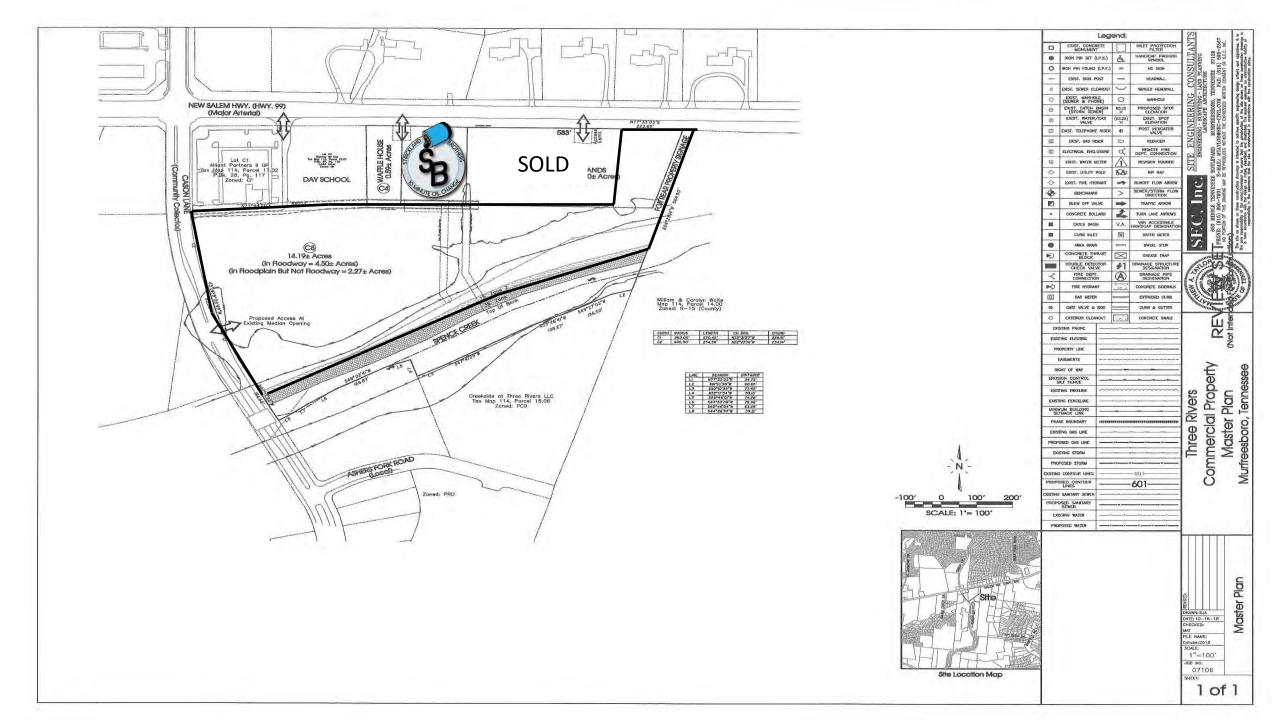


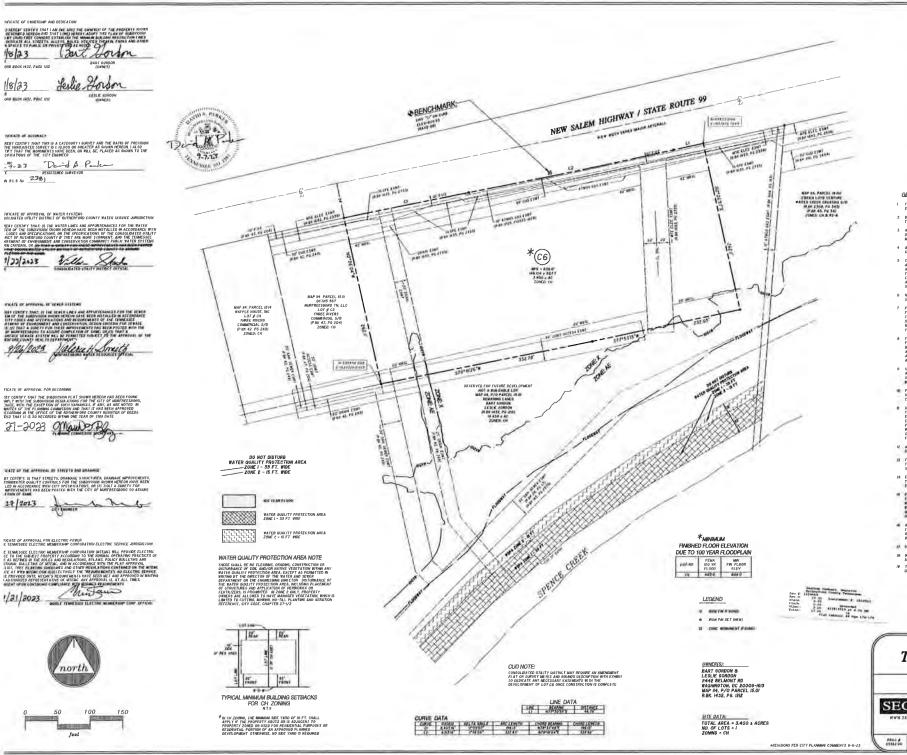














LOCATION MAP

GENERAL NOTES

- I THE PURPOSE OF THIS FINAL PLAT IS TO CREATE ONE LOT OF RECO EASEMENTS AS SHOWN
- 2 BEARING STSTEM IS BASED ON TENNESSEE STATE PLANE COORDINA TD O T GNSS REFERENCE NETWORK (NAD 83-96) (NAVD-88)
- 3 A PORTION OF THIS PROPERTY LES WITHH ZONE AE, A SPECIAL FLO DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RL MAP NO 47/43/C0255 J. FFFECTIVE DATE MAY 9, 2023
- ANY MOMBUNE FORSHED FLOOR ELEVATION (MINI FFE) SHOWN INCLUDE GARAGES AND ACCESSORY STRUCTURES
- THIS SHIPE FOR HAS NOT PHITSCALL I LOCATED ALL OF THE UNDER-BADYE GRADE AND UNDERGROUND UT ATTERS SHOWN THE REALT FA APPLIE TEXTERS AT THE SITE PUBLIC RECORDS AND/OW MAPS PER THE SHIPE FOR BLACE ON CURRANTEE THAT I THE UNDERGROUND UT COMPRISE ALL SHOUT PLITTERS ON THE AREA OF THAT THE UNDERGROUND AREA OF THE CYACT LOCATION MINICATED A WARL BREITY AND LOCATION SHOULD BE COMPRISED WITH THE PAPPEAPMENT UTTHIT COMPRISE.
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- 6 THE SOLS MATERIALS ON LOTS SHOWN HEREON MAT BE DISTURBED FALING OPERATIONS PERFORMED DIRBOR OR REFORE DEVELOPMENT BRIDGE OF ANY PROPOSED STOTE CHEE CHAIL WAS INACT FOR CHAIL OCKNIAL T WITH A SECTEMBER, EXPERT OR OTHER QUALIFIED APPROPRIATE TO ASSURE IMMERIES HANDED THE DEVELOPMENT OF THE PROPHADEOUNTE.
- 9 IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESS ACCORDANCE BITH A SUIFABLE BRADNIE AND DRAINAGE PLAN BINCH SURFACE WATER BITHOUT PORMON IN THE LOT OR UNDER THE BILL LEE WATER THOU PORMON IN THE LOT OR UNDER THE BILL
- PUBLIC UTLITY EASEMENTS AS SHOWN ARE INFERDED FOR NON-EXI UTLITE'S SUCH AS MIDDLE TERMESSEE ELECTRIC, MATURAL GAS CO CABLE YELEVISION SERVICES AND OTHERS
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- 12 ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJUMENT
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- OF THE PROPERTY OF MITTER THE SELECTION WELD SANGERS SERVED
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- OF LOTS CL CS, C4, C5, CE AND THE STANDARD OF TAX MAP IS A

DATE OF RECORDING SEPEMBER 23 TIME OF RECORDING 8 OS A.M. PLAT BOOK 49 PAGE 17

FINAL PLAT

Lot # C6 Three Rivers Comme SUBDIVISION

CITY OF MURFREESBORD, TENNES 121h CIVIL DISTRICT OF RUTHERFORD

SEC, Inc. SITE ENGINEERING .

SITE ENGINEERING C LANDSCAPE ARCH

#844 # 0816 B.FT-61 43564 W. RES S-8-26

32 _Ct + har si

2023 - 206

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: -

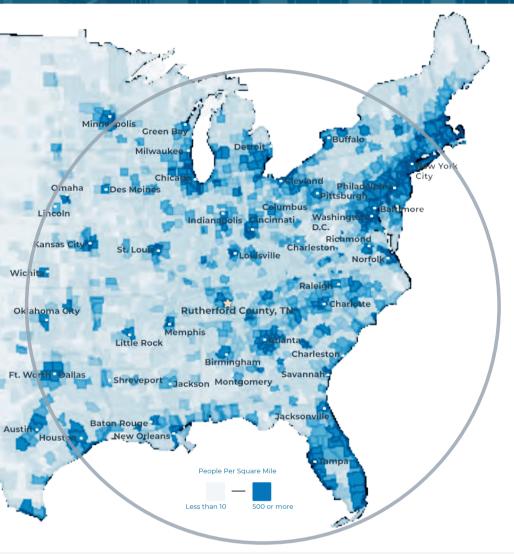
Typical Floor: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	10,660		57,877		132,232	
2023 Estimate	9,766		53,147		121,753	
2010 Census	6,054		33,948		80,352	
Growth 2023 - 2028	9.15%		8.90%		8.61%	
Growth 2010 - 2023	61.31%		56.55%		51.52%	
2023 Population by Hispanic Origin	587		3,296		9,659	
2023 Population	9,766		53,147		121,753	
White	7,191	73.63%	39,753	74.80%	90,132	74.03%
Black	1,549	15.86%	8,645	16.27%	21,714	17.83%
Am. Indian & Alaskan	21	0.22%	231	0.43%	614	0.50%
Asian	699	7.16%	2,635	4.96%	5,183	4.26%
Hawaiian & Pacific Island	7	0.07%	63	0.12%	124	0.10%
Other	298	3.05%	1,820	3.42%	3,985	3.27%
U.S. Armed Forces	45		248		408	
Households						
2028 Projection	3,885		21,567		49,136	
2023 Estimate	3,572		19,864		45,385	
2010 Census	2,291		13,020		30,750	
Growth 2023 - 2028	8.76%		8.57%		8.26%	
Growth 2010 - 2023	55.91%		52.57%		47.59%	
Owner Occupied	2,685	75.17%	13,481	67.87%	28,283	62.32%
Renter Occupied	887	24.83%	6,383	32.13%	17,102	37.68%
2023 Households by HH Income	3,572		19,864		45,386	
Income: <\$25,000	·	5.24%	1,522	7.66%		12.31%
Income: \$25,000 - \$50,000	581	16.27%	•	18.73%	•	21.21%
Income: \$50,000 - \$75,000		19.90%	4,409	22.20%	•	21.62%
Income: \$75,000 - \$100,000	587	16.43%	3,373	16.98%	6,340	13.97%
Income: \$100,000 - \$125,000		21.56%		14.51%		10.79%
Income: \$125,000 - \$150,000	285	7.98%	1,588	7.99%	3,584	7.90%
Income: \$150,000 - \$200,000	274	7.67%	1,451	7.30%	3,569	7.86%
Income: \$200,000+	177	4.96%	918	4.62%	1,969	4.34%
2023 Avg Household Income	\$97,844		\$91,459		\$85,752	
2023 Med Household Income	\$88,074		\$77,075		\$68,845	

RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY OF THE PROPERTY VISITORS CENTER



- #3 Boomtown in America
 SmartAsset 2022
- largest suburb of Nashville, TN
- # largest university in Middle Tennessee
 Nashville Business Journal
- metro for economic strength
 Policom 2022
- best small city to buy a home in the U.S.
 -WalletHub 2021
- fastest growing midsize city in the U.S -Census 2020
- 50% Of U.S. Population lives with 650 mile radius

RUTHERFORD COUNTY INSIGHTS

- major interstates
- 7.6 million residents within a 45 min drive
- million people within a 2.5 hour drive

- elementary, middle and high schools in Tennessee
- minutes to Nashville attractions



615.893.6565

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

2022 ROTHERFORD COUNTY QUICK FACTS				
Population 357,835	Median Home Price \$402,162	3 Colleges 25,000 students		
Median Age 33	Median HH Income \$71,549	College Degrees 42% hold Associate or above		

LABORFORCE DATA	County	Tennessee	United States
Labor Force	195,178	3,337,977	164,462,618
Unemployment Rate	2.6%	3.2%	3.7%
Labor Force Participation Rate	71.5%	58.8.%	61.9%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of January 2023

RECENT ANNOUNCEMENTS



Oshkosh Corporation subsidiary McNeilus creating 230 jobs to manufacture commercial vehicles within Murfreesboro in 845K sf building.



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