



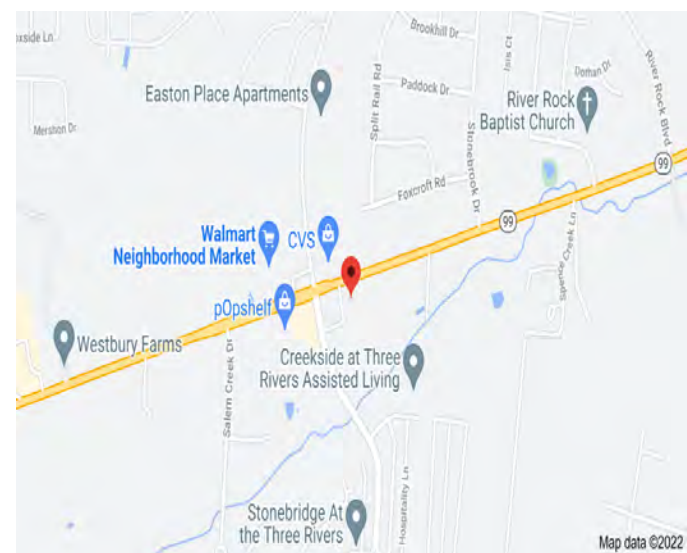
# THREE RIVERS COMMERCIAL SITES

## 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



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**THE PARKS GROUP**  
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Publix

Merishon Dr

Way  
Burns

Fellowship  
CHURCH

Salem-Creek-Dr

Beaulah Dr

Janell Trail

Presley Dr

New Salem Rd

Cason Lane

Walmart  
Neighborhood Market

Tigermarket

DOLLAR  
GENERAL

BURGER  
KING

CVS

Willow Tree  
Academy  
The Leader in Early Education

WAFFLE  
HOUSE



Salem Pike

Asher's Fork Rd

Split-Rail-Rd

Saddlewood Ct

Foxcroft Rd

New Salem Hwy - Hwy 9

Stonebrook-Dr

Spence-Creek-Ln

Isis Ct

Adonis-Dr

Spartan-Ct

\$1,795,000  
14.19 Ac  
Owner will divide



CREEKSIDE  
at Three Rivers



Wal-Mart  
Fuel Station

Willow Tree  
Academy  
The Leader in Early Education

WAFFLE  
HOUSE®



Common Access Road

CASON LN  
CASON LN

PRIVATE RD

PRIVATE RD

PRIVATE RD

PRIVATE RD



Easton Place  
A Gwaltney Community

Wal-Mart  
Market  
Walmart  
Neighborhood Market

Wal-Mart  
Fuel Station

CVS

NEW SALEM HWY 99



SITES

Willow Tree  
Academy  
The Leader in Early Education  
Murfreesboro Academy

WAFFLE  
HOUSE

BURGER  
KING

DOLLAR  
GENERAL

WASHN'ROLL

Salem Creek  
Church of  
Christ

United Fellowship  
Methodist Church

CREEKSIDE  
at Three Rivers  
ASSISTED LIVING

Three Rivers  
Residential 700+  
Units

New Salem  
substation





Exit 80 @  
I-24



Cason Ln  
Elementary School

Scales Elementary  
School

Apts  
Cason Lane

Saint Andrews Drive

600 Apts

380 Apts.  
Coming

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





090 OK 482, PAGE 122

W R L S No 238)

MOORE THERMAL ELECTRIC WAREHOUSE CORP. DETROIT

foot

DATE: 8-17-83 REQ: 8-8-83	FAC: 301 ... 9 ...	DRAWN BY: JC
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2073-206

## Demographic Summary Report

### Three Rivers

0 New Salem Hwy, Murfreesboro, TN 37128

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -

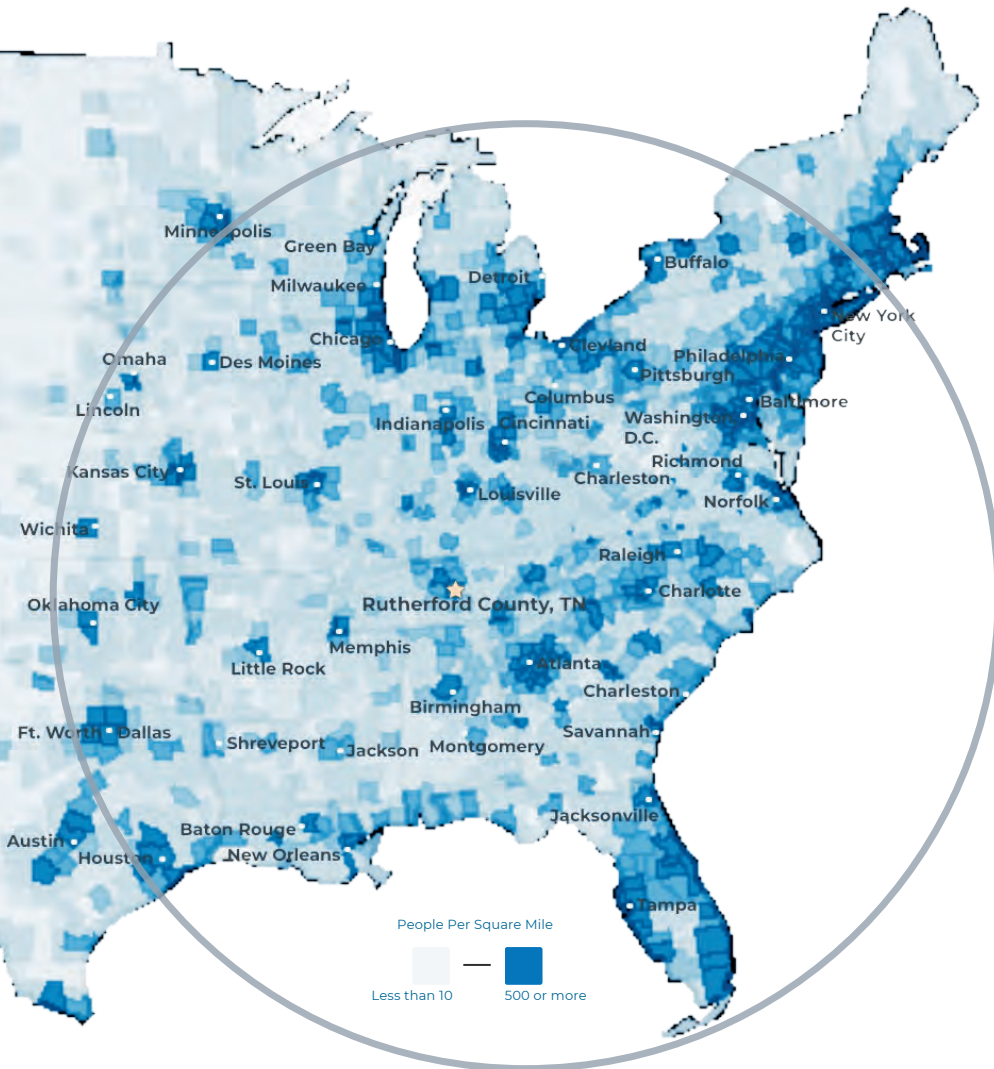


Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	10,660	57,877	132,232
2023 Estimate	9,766	53,147	121,753
2010 Census	6,054	33,948	80,352
Growth 2023 - 2028	9.15%	8.90%	8.61%
Growth 2010 - 2023	61.31%	56.55%	51.52%
<b>2023 Population by Hispanic Origin</b>	587	3,296	9,659
<b>2023 Population</b>	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
<b>Households</b>			
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%
<b>2023 Households by HH Income</b>	3,572	19,864	45,386
Income: <\$25,000	187 5.24%	1,522 7.66%	5,588 12.31%
Income: \$25,000 - \$50,000	581 16.27%	3,721 18.73%	9,628 21.21%
Income: \$50,000 - \$75,000	711 19.90%	4,409 22.20%	9,811 21.62%
Income: \$75,000 - \$100,000	587 16.43%	3,373 16.98%	6,340 13.97%
Income: \$100,000 - \$125,000	770 21.56%	2,882 14.51%	4,897 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%
<b>2023 Avg Household Income</b>	\$97,844	\$91,459	\$85,752
<b>2023 Med Household Income</b>	\$88,074	\$77,075	\$68,845



# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



**#3** Boomtown in America  
- SmartAsset 2022

**#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

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

### Labor Force

### County

195,178

### Tennessee

3,337,977

### United States

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

**McNeilus**

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

**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.

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