



Molloy Point Commercial Lots Available Murfreesboro, TN

New Salem Hwy & Middle Tennessee Blvd



Property Features:

- Outparcel Lots from 1-3 Acres priced @ \$18.75 to \$22 PSF
- Interior Parcels from 3-6.5 Acres priced @ \$12 PSF
- Zoned Light Industrial
- All Utilities Available
- Good level topo
- Adjacent to I-24 Exit 80 interchange
- Frontage and access on New Salem Hwy, Middle Tennessee Blvd and Old Salem Road
- Traffic Count on New Salem: Approx. 21,824
- Traffic Count on Middle TN: Approx. 20,143

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THE PARKS GROUP
COMMERCIAL REAL ESTATE



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CATERPILLAR®

Lazydays RV
THE RV AUTHORITY™

The OUTPOST ARMORY
GUNS. GEAR. EXPERTS.

COSTCO
WHOLESALE

U-HAUL®

I-24 Exit 80

SITES

Consolidated Utility District

Johnson Controls

Heritage Farms Dairy

Middle Tenn Blvd

New Salem Hwy

Salem Pike

Beasey Dr

Mark Allen Ln

Samsonite Blvd

Moskovitz Ct

Middle Tennessee Blvd

Rutledge Way

Park Ave

Haley Rd

Seals Way

Old Salem Rd

Commercial

© 2018 Google

Google Earth

Imagery Date: 4/19/2018 35°49'53.02" N 86°24'36.17" W elev 587 ft eye alt 7863 ft

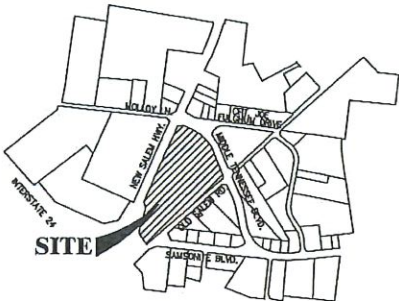
1997

MOLLOY POINT

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence
- (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- Existing Telephone & Electric Line
- Existing Underground Electric Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe

NOTES:
1. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.



LOCATION MAP
N.T.S.

HERITAGE DAIRIES/KROGER

EXISTING TRAFFIC LT.

CAPTAIN JOE
FULGHUM DRIVE

CIRCLE K

NEW TRAFFIC LT.

RESERVED FOR FUTURE DEVELOPMENT
8.4 AC.±

KILBRANDON DRIVE

RESERVED FOR FUTURE DEVELOPMENT
9.0 AC.±

OLD SALEM ROAD

SAMSONITE BOULEVARD

I-24 EXIT 80

TENNESSEE STATE
PLANE COORDINATES
(NAD 83)
N 544864.4149
E 1846336.5582



ZONING: L-1
FRONT SETBACK: 42'
SIDE SETBACK: 10'
REAR SETBACK: 20'

20.12 AC.± TOTAL

- LEGEND FOR MONUMENTS
- IPS O IRON PIN SET
 - IPP O IRON PIN END
 - O BAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - Δ NAIL
 - CONC. MARKER PVD

OWNER: NEWTON MOLLOY
ADDRESS: 2226 NORTHWOODS DRIVE
MURFREESBORO, TN 37130
TAX MAP: 102 PARCEL: 7.01
FLOOD MAP PANEL: 470188 0280 H. ZONE: X
FLOOD MAP DATED: JANUARY 3, 2007
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY
OTHER EASEMENTS AND/OR RESTRICTIONS OTHER THAN THOSE OF BY
PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

FOR REVIEW
ONLY.
NOT FOR
CONSTRUCTION.

H. HUDDLESTON-STEEL
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615) 893-4084, FAX: (615) 893-0080

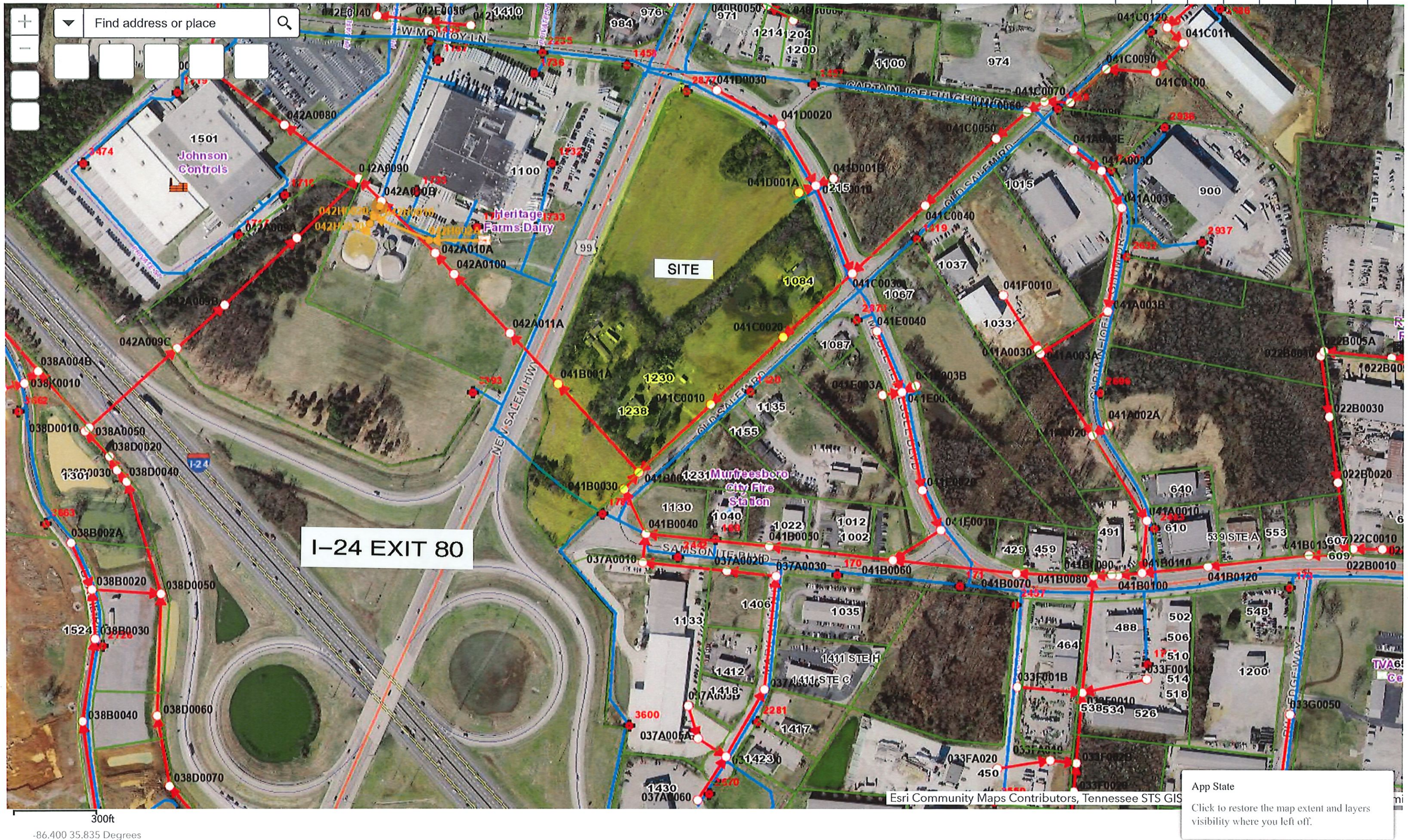
#	DATE	REVISION DESCRIPTION

MASTER PLAN
**MOLLOY PROPERTY
SUBDIVISION**

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: AUGUST, 2020 SCALE 1"=100' SH. 1 OF 7



MOLLOY POINT WATER AND SEWER MAP



Demographic Summary Report

2 Acre New Salem Hwy & Middle Tennessee Blvd

000 New Salem Hwy, Murfreesboro, TN 37129

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -

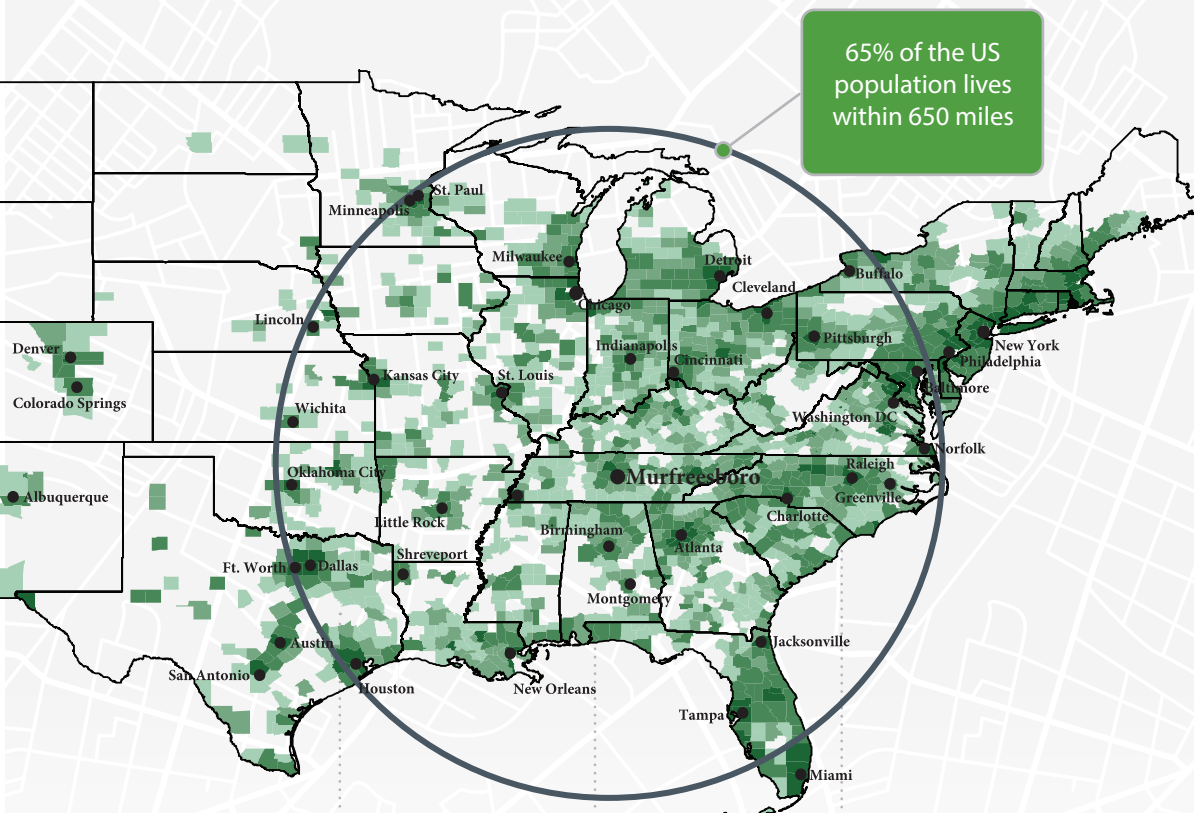


Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	2,747	75,077	169,080
2021 Estimate	2,542	68,141	152,072
2010 Census	2,421	54,750	112,302
Growth 2021 - 2026	8.06%	10.18%	11.18%
Growth 2010 - 2021	5.00%	24.46%	35.41%
2021 Population by Hispanic Origin	277	5,922	11,612
2021 Population	2,542	68,141	152,072
White	1,538 60.50%	48,234 70.79%	112,433 73.93%
Black	748 29.43%	14,592 21.41%	27,954 18.38%
Am. Indian & Alaskan	28 1.10%	352 0.52%	737 0.48%
Asian	97 3.82%	2,628 3.86%	6,150 4.04%
Hawaiian & Pacific Island	2 0.08%	67 0.10%	159 0.10%
Other	128 5.04%	2,267 3.33%	4,638 3.05%
U.S. Armed Forces	12	215	408
Households			
2026 Projection	861	29,177	64,463
2021 Estimate	795	26,472	58,038
2010 Census	744	21,277	43,291
Growth 2021 - 2026	8.30%	10.22%	11.07%
Growth 2010 - 2021	6.85%	24.42%	34.06%
Owner Occupied	275 34.59%	13,364 50.48%	33,602 57.90%
Renter Occupied	521 65.53%	13,109 49.52%	24,436 42.10%
2021 Households by HH Income	794	26,473	58,038
Income: <\$25,000	253 31.86%	4,792 18.10%	8,795 15.15%
Income: \$25,000 - \$50,000	195 24.56%	6,657 25.15%	13,303 22.92%
Income: \$50,000 - \$75,000	127 15.99%	5,607 21.18%	11,587 19.96%
Income: \$75,000 - \$100,000	91 11.46%	3,242 12.25%	7,392 12.74%
Income: \$100,000 - \$125,000	67 8.44%	2,636 9.96%	5,917 10.20%
Income: \$125,000 - \$150,000	21 2.64%	1,306 4.93%	4,083 7.04%
Income: \$150,000 - \$200,000	20 2.52%	1,181 4.46%	4,179 7.20%
Income: \$200,000+	20 2.52%	1,052 3.97%	2,782 4.79%
2021 Avg Household Income	\$58,728	\$74,143	\$82,978
2021 Med Household Income	\$44,629	\$57,079	\$64,327

Rutherford County, TN Community Snapshot

rutherford
works

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



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
Making Food People Love

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

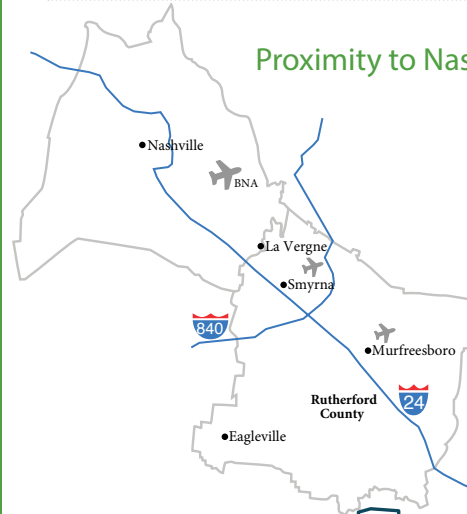
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
MTSU: 22,000
Motlow: 3,000
TCAT: 540



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

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