

Molloy Point Commercial Lots Available Murfreesboro, TN

New Salem Hwy & Middle Tennessee Blvd



Property Features:

- Corner Outparcel SOLD to Circle K
- Outparcel Lots from 1-3 Acres priced @ \$22 PSF
- Remaining Land from 9-14 Acres priced @ \$14.75PSF
- 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

THE PARKS GROUP

COMMERCIAL REAL ESTATE

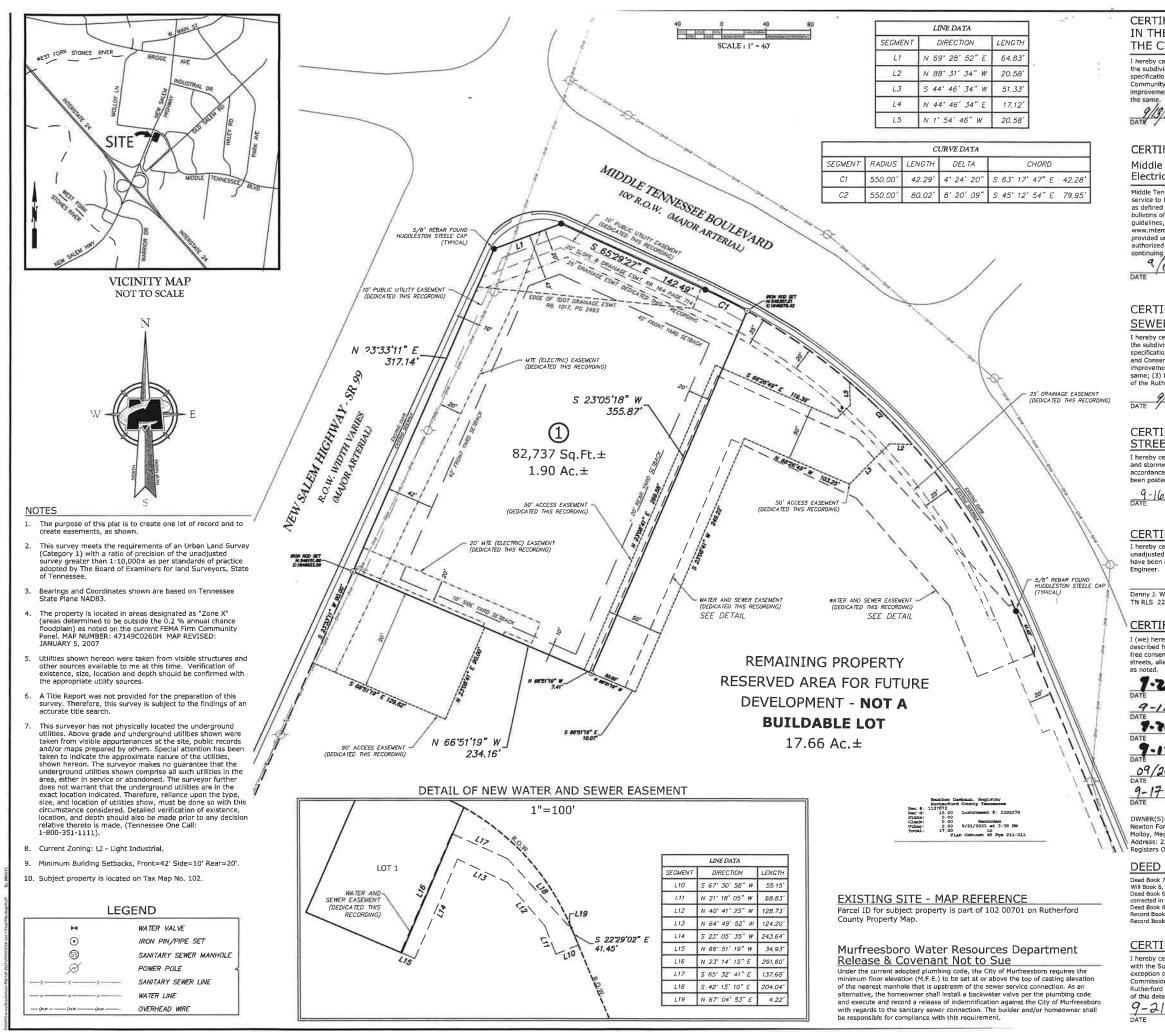
- Traffic Count on New Salem: Approx. 20,195
- Traffic Count on Middle TN: Approx. 17,916

John Harney

AFFILIATE BROKER

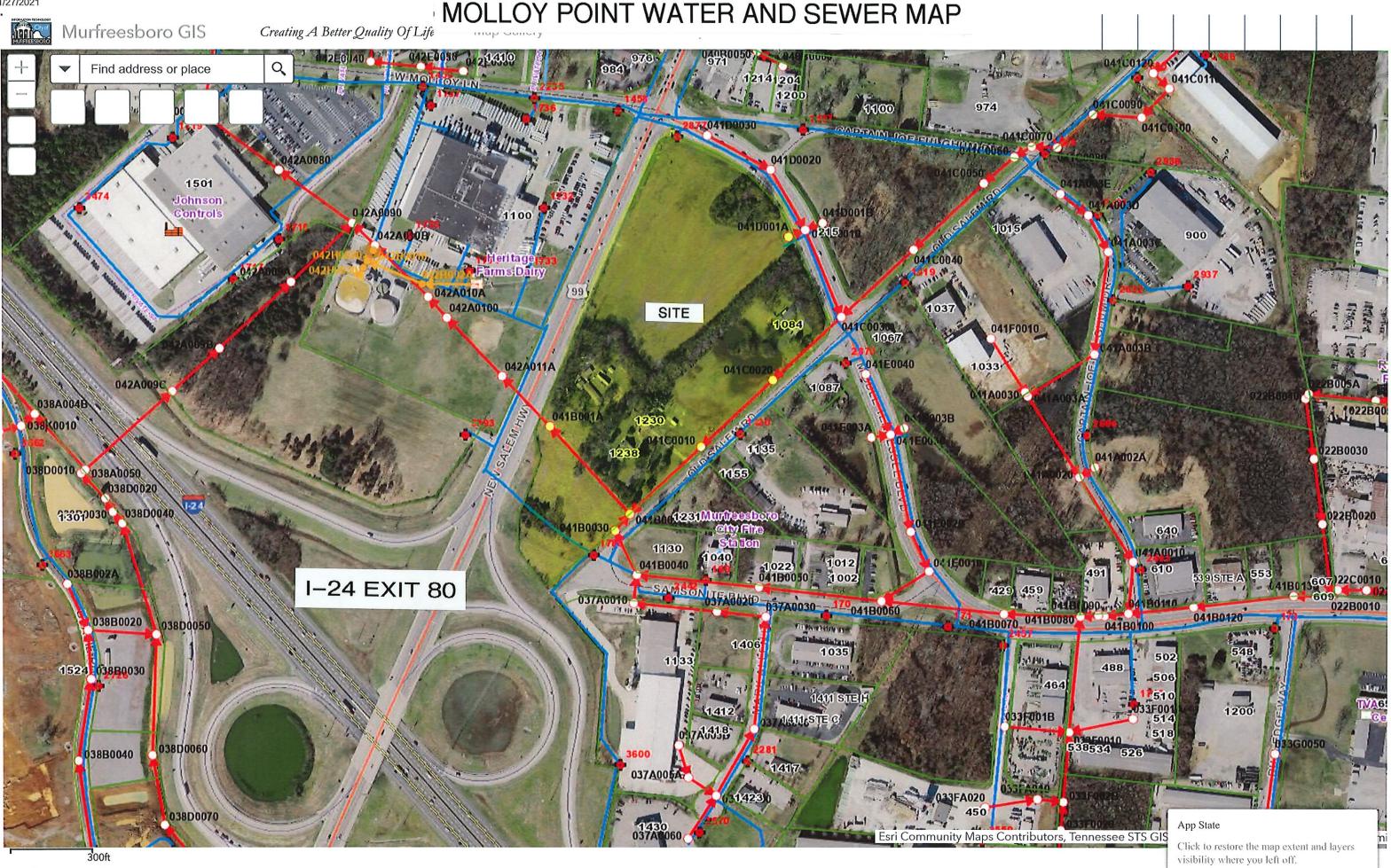
615.542.0715 johnh@parks-group.com TNLIC# 221569 1535 W. Northfield Blvd., Suite 7 Murfreesboro, TN 37129 615.896.4045 www.parks-group.com





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9/13/2021	Hallie H. Smith		TION	Addressed comments from	Addressed comments	Addressed comments	d Comments						
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mwater quality controls for t nee with city specifications, o	drainage structures, drainage improvements, he subdivision hereon have been installed in or (2) that s Surety for these improvements has shoro to assure completion of same.	5	DRAWN BY	68	98	88	88	98 1	2	1			
6-2021	Koti's Mael City Engineer	_	REV DATE	× 8/26/21	12/1E/8 B	< 9/9/21	12/9/21	E \$10/21	0 3	sa ca	+		A) (1)
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IFICATE OF OW	NERSHIP AND DEDICATION			1000	1 st	N.C.			****	1	1		
d hereon and that I (we) her sent and establish the minim	re) the owner(s) of the property shown and reby adopt this plan of subdivision with my (our num building restriction lines, and dedicate all rrein, parks and other open spaces to public us					M	558	E http://	NO	in the			
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20.21	Mirres Addison Molloy Courser and Turteer to Burganah A Molloy Th	X						FOF					
17.21	Charlotte K. Molloy	r			E	Eng	giı	ie	er	in	-		
20/2021	Owner Owner Megan E. Molloy	_		4	As	so	ci	at	es	, I1	nc.		
7-21	Suzannah A. Molloy Owner	-	FIJ	NA		PLA SU	ВĎ	IV	ISI	ON		OIN	γT
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6, Page 182 k 639, Page 561- in Deed Book 641, Page 577 k 660, page 293 pok 11, page 6 pok 101, page 609	Record Book 231, page 1077 Record Book 369, page 1535 Record Book 473, page 865 Record Book 473, page 1662 Will Book 47, page 242		te	Co ngir & D	neei	ring	D	Br Pl	entw hone	Suite rood, 1: 615	nla W 420 TN 3 686 NG 4 D MSER C	7027 2575	NC. FING
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Subdivision Regulations for n of such variances, If any, a sion and that it has been app rd County Register Of Deeds	plat shown hereon has been found to comply the City of Murfreesboro, Tennessee with the as are noted in the minutes of the Planning roved for recording in the office of the s provided that it is so recorded within one year			2000X		FI	TINI		41	-	-		Ī
ate. 2 - 202	Planning Commission Secretary	-	Smer	NUM	BER:	1		of		1			Ĵ
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1/27/2021



-86.400 35.835 Degrees

Demographic Summary Report

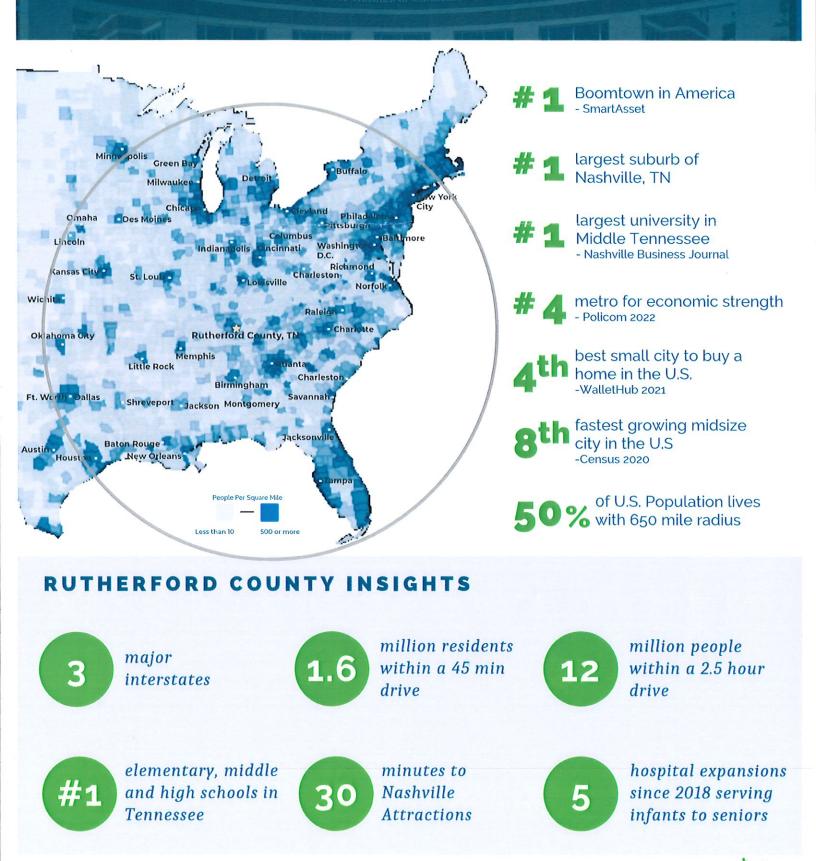
1 - 6.5 AC	Commerci v Salem Hwy, M			Point		
Building Type: Land	Total Availab					
Class: -	% Lease					
RBA: -	Rent/SF/					
Typical Floor: -			11T			
			AND AND			
				-16/		
Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	2,796		78,623		180,301	
2022 Estimate	2,464		68,534		155,938	
2010 Census	2,164		53,332		111,760	
Growth 2022 - 2027	13.47%		14.72%		15.62%	
Growth 2010 - 2022	13.86%		28.50%		39.53%	
2022 Population by Hispanic Origin	278		6,238		12,436	
2022 Population	2,464		68,534		155,938	
White	1,470	59.66%	48,021	70.07%	113,888	
Black	741	30.07%	14,939	21.80%	29,619	18.99%
Am. Indian & Alaskan	29	1.18%	367	0.54%	771	0.49%
Asian	97	3.94%	2,756	4.02%	6,522	4.18%
Hawaiian & Pacific Island	2	0.08%	76	0.11%	185	0.12%
Other	125	5.07%	2,374	3.46%	4,954	3.18%
U.S. Armed Forces	10		192		326	
Households						
2027 Projection	885		30,542		67,771	
2022 Estimate	781		26,719		58,865	
2010 Census	668		21,112		43,073	
Growth 2022 - 2027	13.32%		14.31%		15.13%	
Growth 2010 - 2022	16.92%		26.56%		36.66%	
Owner Occupied	269	34.44%	13,532	50.65%	34,056	57.85%
Renter Occupied	511	65.43%	13,188	49.36%	24,809	42.15%
	704		00 747		50.005	
2022 Households by HH Income	781	20.00%	26,717	17 000/	58,865	14 000/
Income: <\$25,000		30.09%	,	17.22%	,	14.80%
Income: \$25,000 - \$50,000		23.82%		25.12%		23.35%
Income: \$50,000 - \$75,000		18.69%		22.34%		20.72%
Income: \$75,000 - \$100,000		11.14%		12.18%	,	12.97%
Income: \$100,000 - \$125,000	60	7.68%	-	9.47%	5,462	9.28%
Income: \$125,000 - \$150,000	24	3.07%	1,418		4,307	7.32%
Income: \$150,000 - \$200,000	27	3.46%	1,386		4,273	7.26%
Income: \$200,000+	16	2.05%	848	3.17%	2,531	4.30%
2022 Avg Household Income	\$60,907		\$73,444		\$81,709	
2022 Med Household Income	\$47,689		\$58,211		\$63,843	
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RUTHERFORD COUNTY, TN

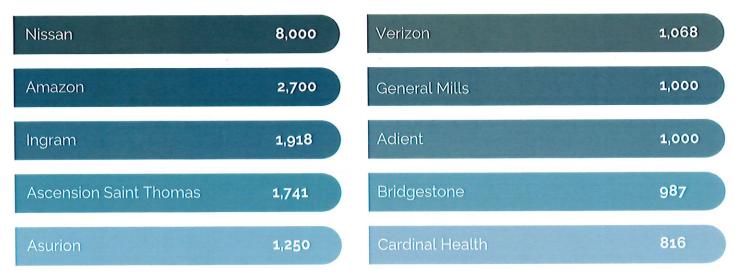
RUTHERFORD COUNTY CHAMPER OF COMMERCE & VISITORS CENTER



www.rutherfordworks.com



LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT



2022 RUTHERFORD COUNTY QUICK FACTS

Population	Median Home Price	3 Colleges
344,000	\$400,000	25,000 students
Median Age	Average HH Income	College Degrees
34	\$82,000	42% hold Associate or above
	E. L. States Thild Strength of Laboration	

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

County	Tennessee	United States
191,844	3,348,942	163,990,000
2.7%	3.3%	3.8%
7,937	109,741	6,270,000
	191,844 2.7%	191,844 3.348,942 2.7% 3.3%

RECENT ANNOUNCEMENTS



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

Patrick Cammack SVP, Economic Development pcammack@rutherfordchamber.org

Woods

North American HQ & Manufacturing Facility UKbased 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.

Chad Berringer Director, Economic Development cberringer@rutherfordchamber.org