



Commercial Lots Available

Murfreesboro, TN

New Salem Hwy & Middle Tennessee Blvd



Property Features:

- Outparcel Lots from 1-3 Acres priced @ \$18.75 to \$20 PSF
- Interior Parcels from 3-8 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 Tenn: Approx. 20,143

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THE PARKS GROUP
COMMERCIAL REAL ESTATE



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Consolidated Utility District

Johnson Controls

Heritage Farms Dairy

★ SITE

I-24 Exit 80

© 2018 Google

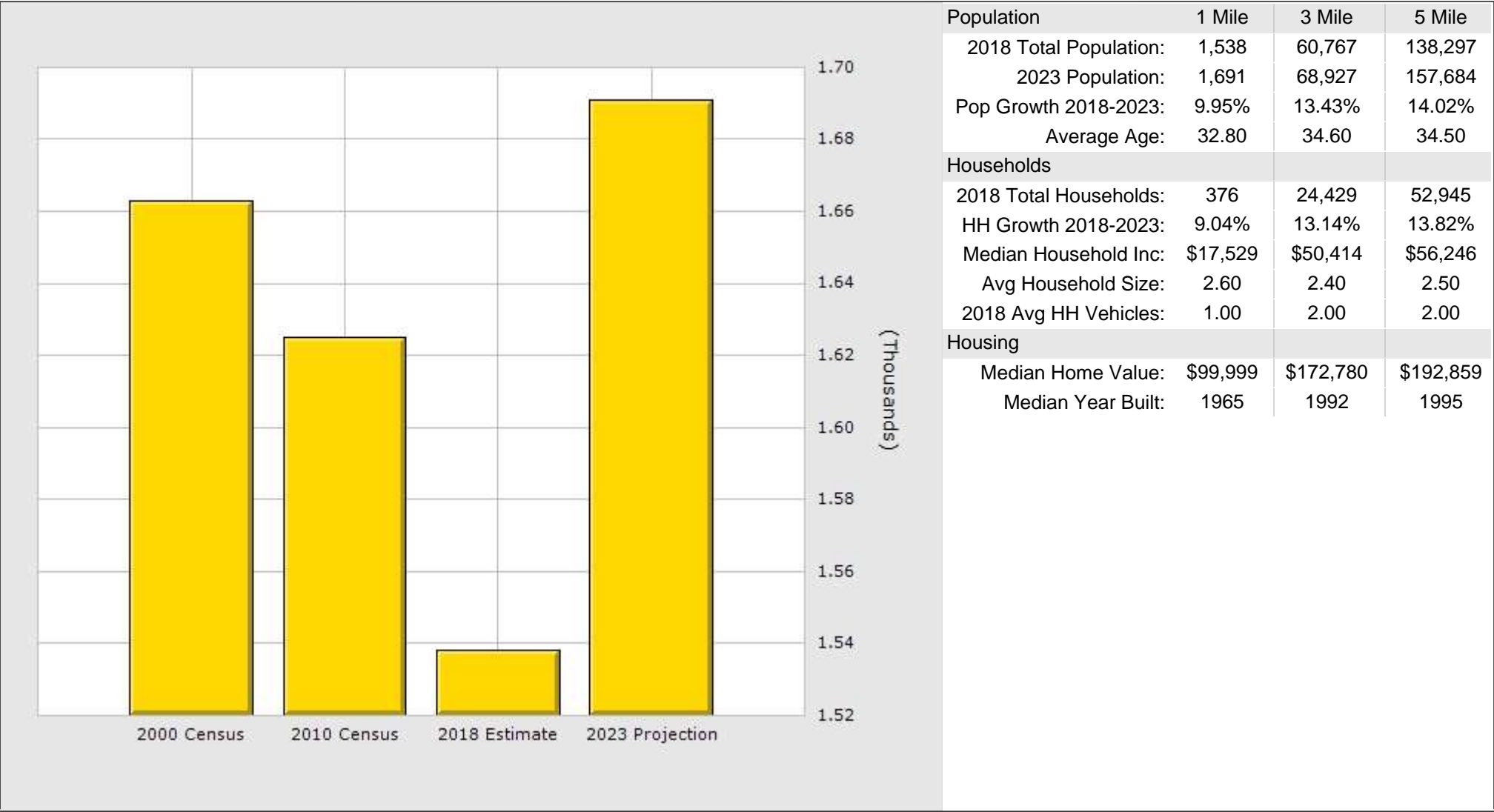
Google Earth

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

1997

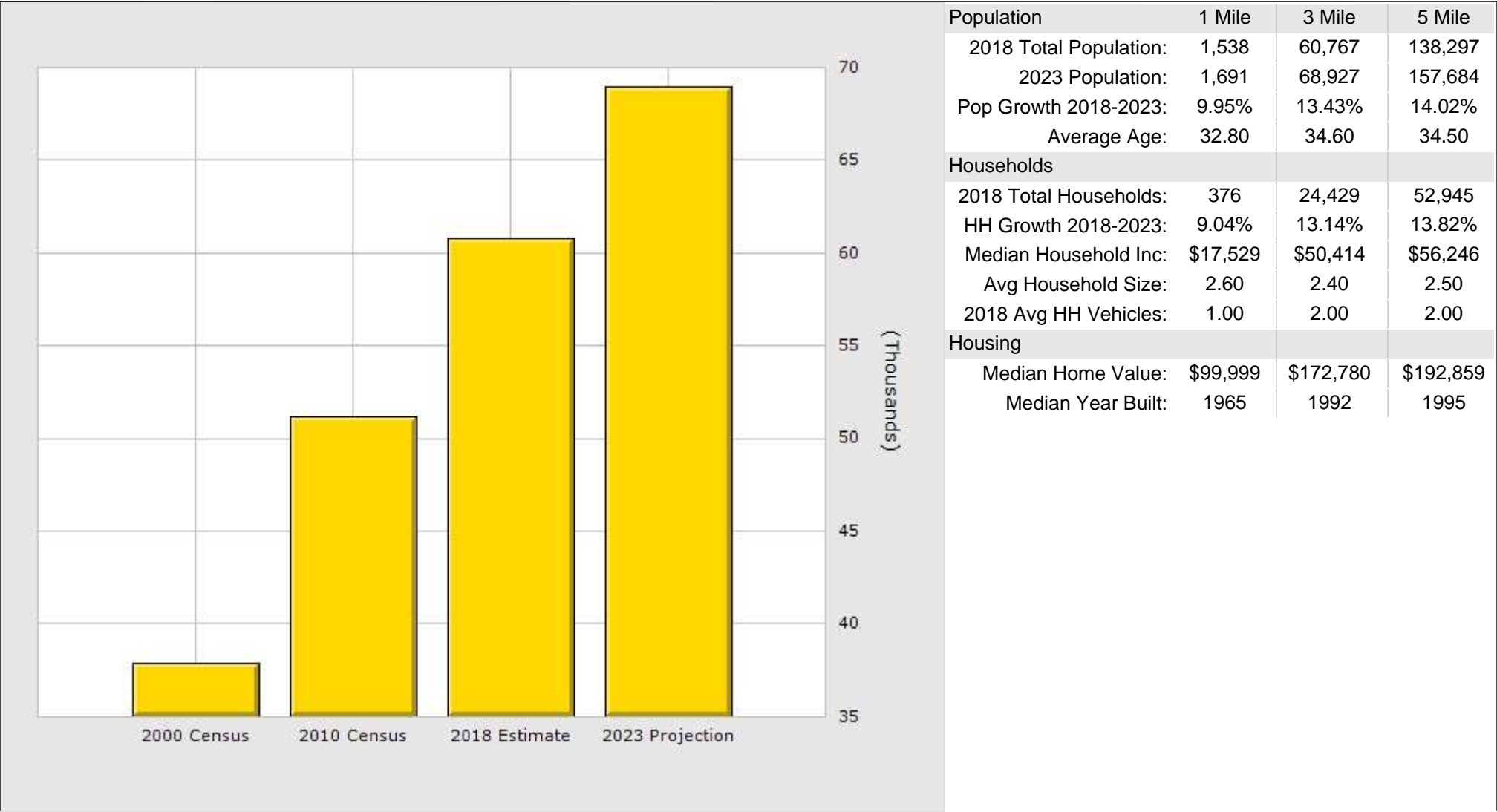
Population for 1 Mile Radius

1231 Old Salem Rd, Murfreesboro, TN 37129



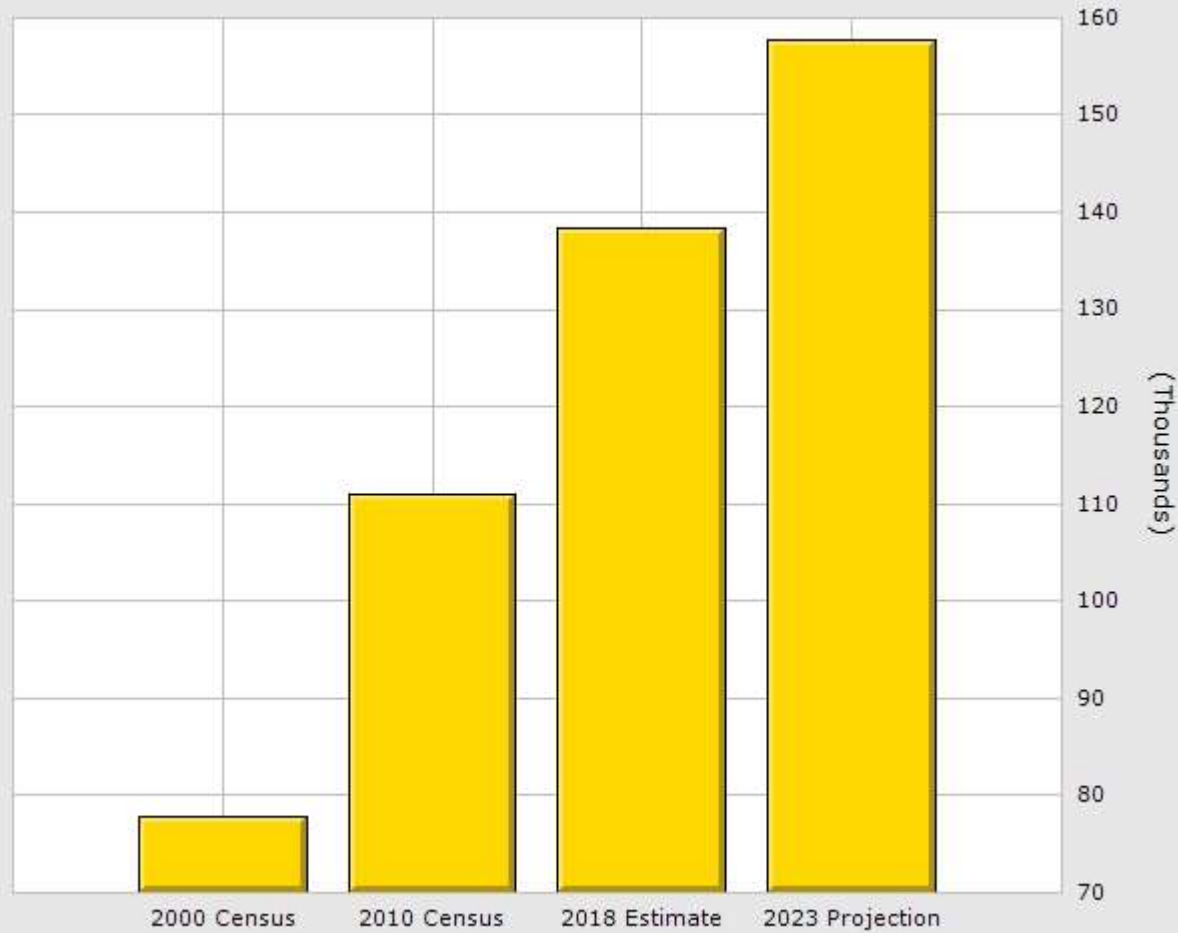
Population for 3 Mile Radius

1231 Old Salem Rd, Murfreesboro, TN 37129



Population for 5 Mile Radius

1231 Old Salem Rd, Murfreesboro, TN 37129



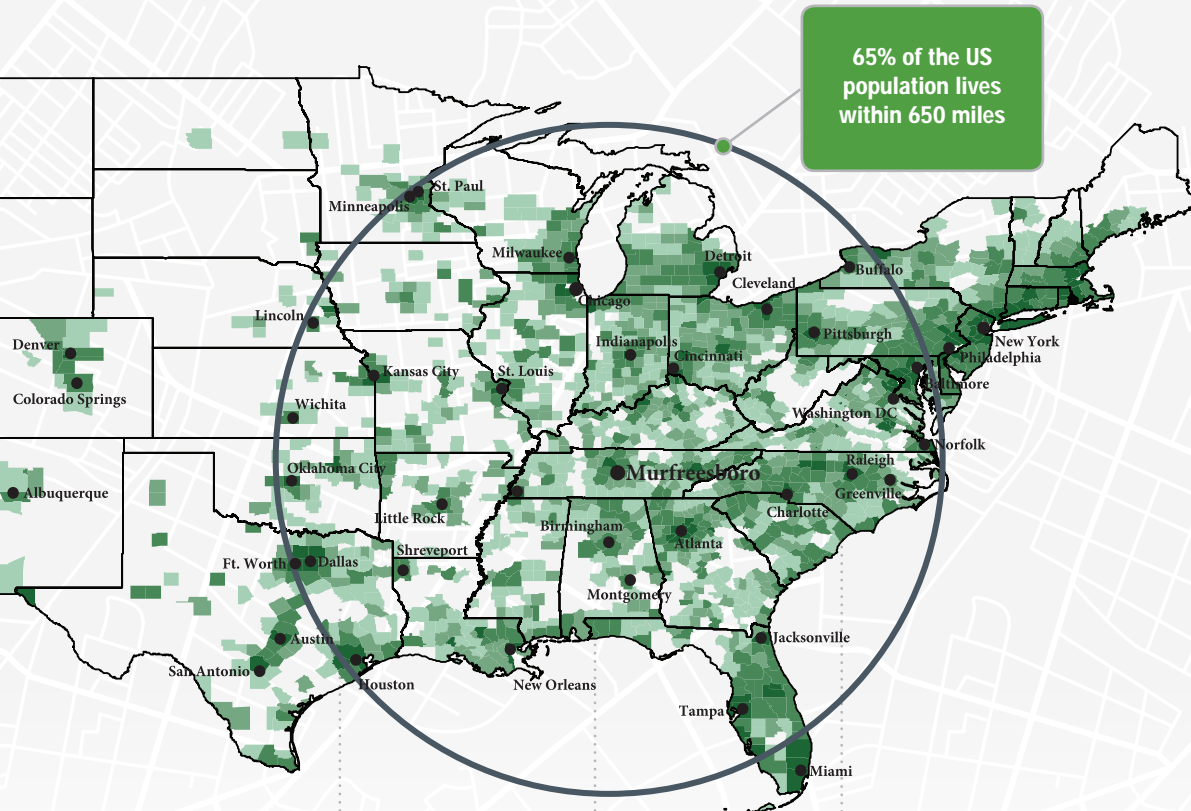
Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	1,538	60,767	138,297
2023 Population:	1,691	68,927	157,684
Pop Growth 2018-2023:	9.95%	13.43%	14.02%
Average Age:	32.80	34.60	34.50
Households			
2018 Total Households:	376	24,429	52,945
HH Growth 2018-2023:	9.04%	13.14%	13.82%
Median Household Inc:	\$17,529	\$50,414	\$56,246
Avg Household Size:	2.60	2.40	2.50
2018 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$99,999	\$172,780	\$192,859
Median Year Built:	1965	1992	1995

Rutherford County, TN Community Snapshot

rutherford
works

It's All Here!

Location. Demographics. Workforce. Education. Quality of Life.



90.9

Cost of living index
vs. National Average
of 100

Source: 3rd Quarter 2018
ACCRA Cost of Living Index

8th

**Fastest Growing
Midsize City in the US**
with 23 new residents
per day

Source: WalletHub 2018

6th

**Best Real Estate
Market in the Nation**

Source: WalletHub 2018

#1

**Largest suburb in the
Nashville MSA**

NISSAN

8,500
Employees

INGRAM

1,807
Employees

State Farm

1,650
Employees

amazon.com

1,621
Employees

Saint Thomas Health

1,285
Employees

asurion

1,250
Employees

verizon

1,068
Employees

General Mills
Making Food
People Love

1,028
Employees

ADIENT

1,000
Employees

BRIDGESTONE

975
Employees

Quick Facts



Rutherford County

2019 Population: 330,409
2024 Projection: 359,045
2010 Census: 262,604
Households: 121,021
Avg. HH Income: \$82,882.00
Med. HH Income: \$65,798.00

City of Murfreesboro

2019 Population: 142,056
2024 Projection: 153,707
2010 Census: 108,755
Households: 54,190
Avg. HH Income: \$81,115.00
Med. HH Income: \$61,705.12

Town of Smyrna

2019 Population: 51,519
2024 Projection: 56,223
2010 Census: 39,974
Households: 19,297
Avg. HH Income: \$76,969.00
Med. HH Income: \$62,608.00

City of La Vergne

2019 Population: 39,404
2024 Projection: 42,933
2010 Census: 32,588
Households: 13,007
Avg. HH Income: \$75,305.00
Med. HH Income: \$63,378.57

City of Eagleville

2019 Population: 744
2024 Projection: 811
2010 Census: 604
Households: 288
Avg. HH Income: \$75,675.00
Med. HH Income: \$57,618.53

Sources:

2019 Claritas Estimate
2010 Census Data
TN.Gov (LAUS)

Quality of Life

Top Rated Schools

- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- 15 CTE Career Clusters
 - STEM
 - IT
 - Business
 - Advanced Manufacturing
- 24,813: Enrollment Between MTSU, Motlow State Community College, and TN College of Applied Technology



Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates

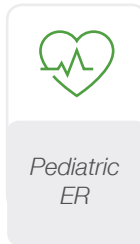
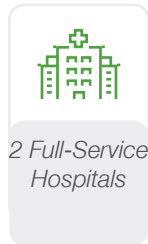


9.1% Lower Cost of Living than US Average

2018 Average Home Sale: \$276,000 (\$131/sq ft)



Healthcare Hub



Proximity to Nashville

- 3 Professional Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol



Recent Additions



207 Jobs at New HQ
\$10.3 Million Investment



95 New Jobs
\$21.3 Million Investment



50 New Office Jobs
Relocation from Atlanta

Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,363,300	1,084,040	183,730
Unemployment Rate	3.1%	2.4%	2.4%
Available Labor Pool	102,700	26,140	4,380