



## 2.0 Acre Commercial Corner Lot Available

Murfreesboro, TN

### New Salem Hwy & Middle Tennessee Blvd



#### Property Features:

- **2.0 Acre Corner Lot Priced @ \$18.75 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

**John Harney**  
AFFILIATE BROKER

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

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



1535 W. Northfield Blvd., Suite 7  
Murfreesboro, TN 37129  
**615.896.4045**  
[www.parks-group.com](http://www.parks-group.com)





Consolidated Utility  
District

Johnson Controls

Heritage Farms  
Dairy

2.0 Ac

★ SITE

I-24 Exit 80

Molloy Ln

New Salem Hwy

Middle Tenn Blvd

Old Salem Rd

Capitol Square Dr

Middle Tennessee Blvd

Samsonite Blvd

Mark Allen Ln

Moskovitz Rd

Rutledge Way

Park Ave

Seals Way

Google Earth

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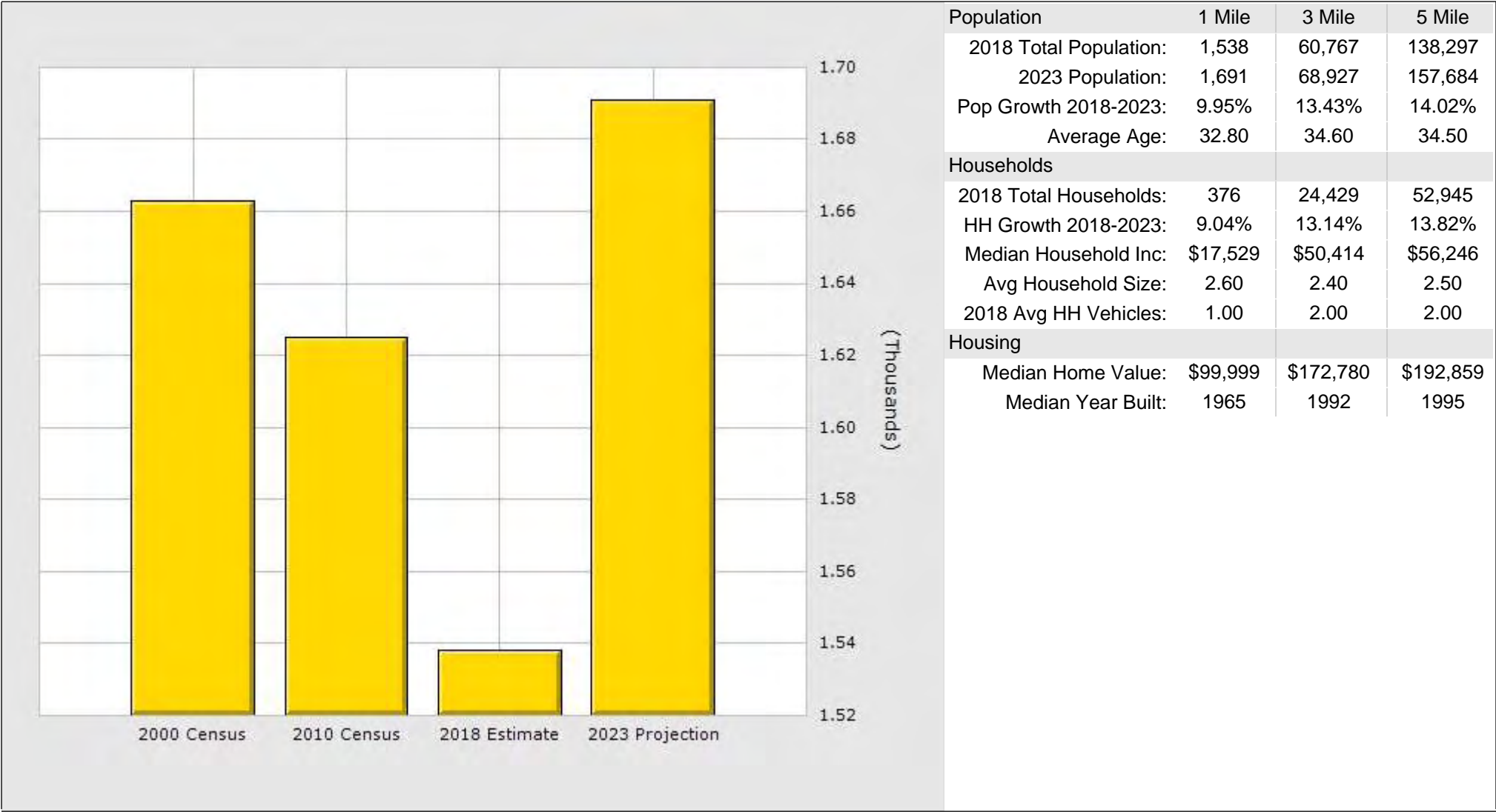
Imagery Date: 4/19/2018 35°49'53.02" N 86°24'36.17" W elev 587 ft eye alt 7863 ft

1997



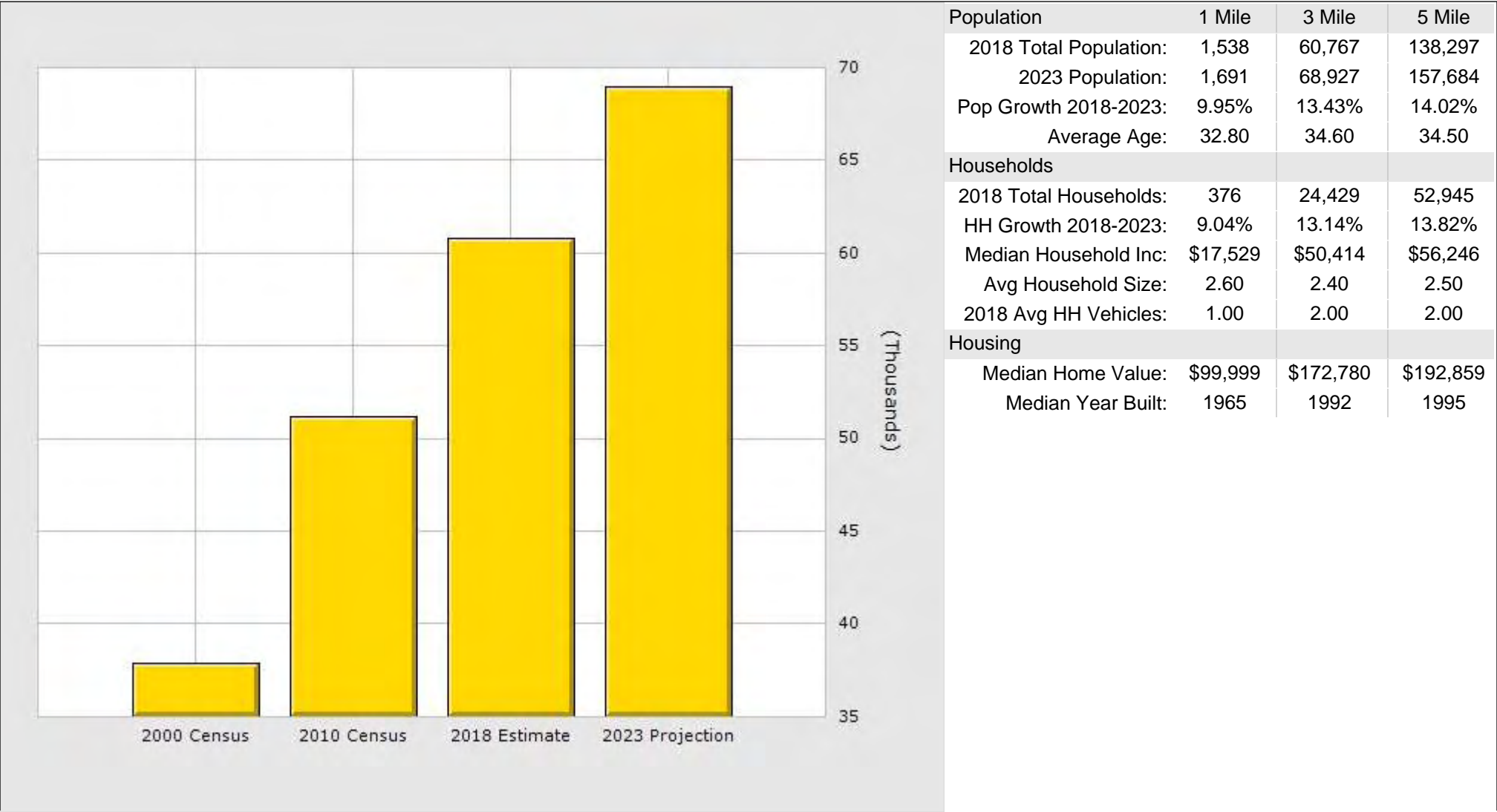
# Population for 1 Mile Radius

1231 Old Salem Rd, Murfreesboro, TN 37129



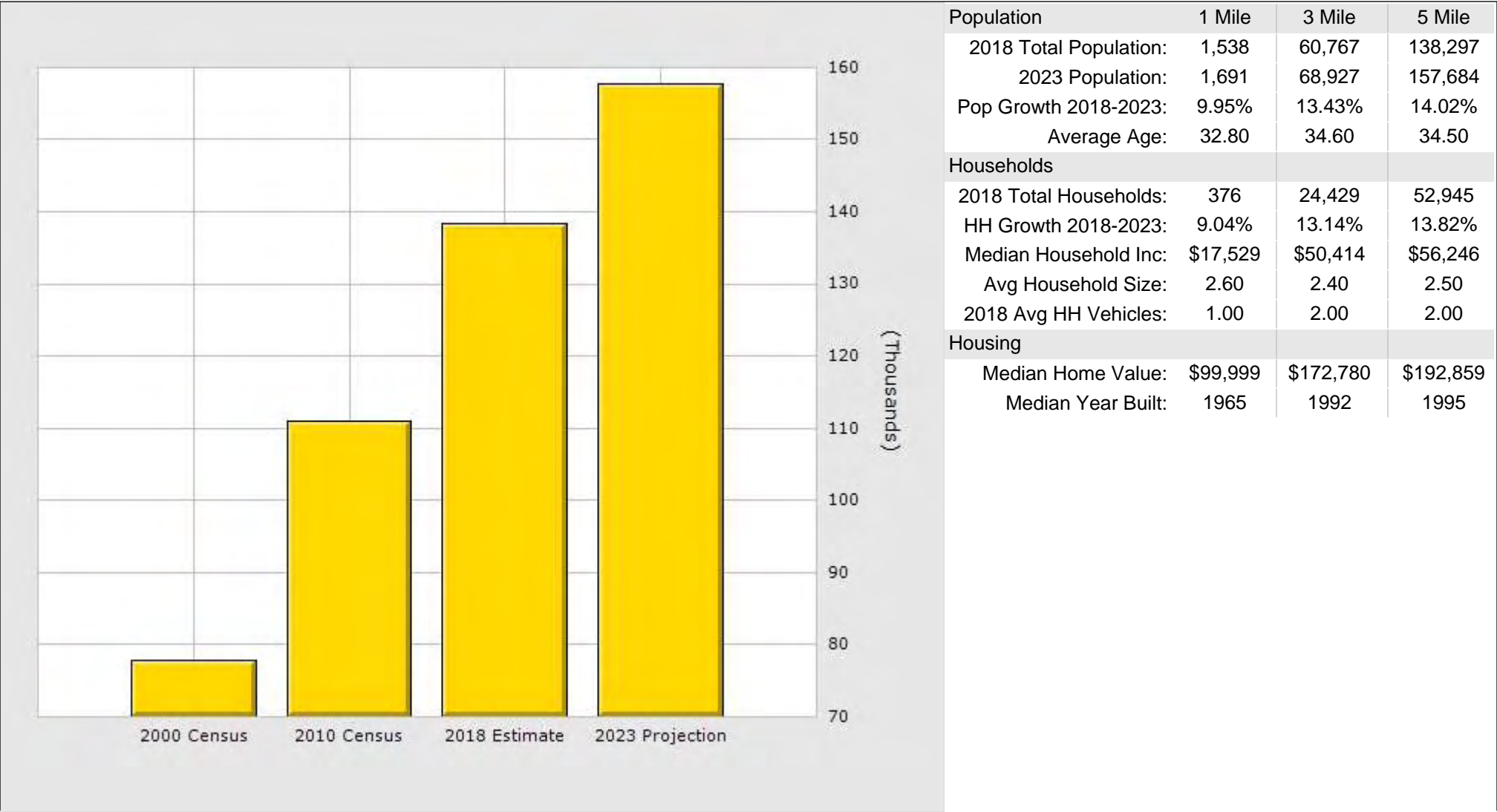
# Population for 3 Mile Radius

1231 Old Salem Rd, Murfreesboro, TN 37129



# Population for 5 Mile Radius

1231 Old Salem Rd, Murfreesboro, TN 37129

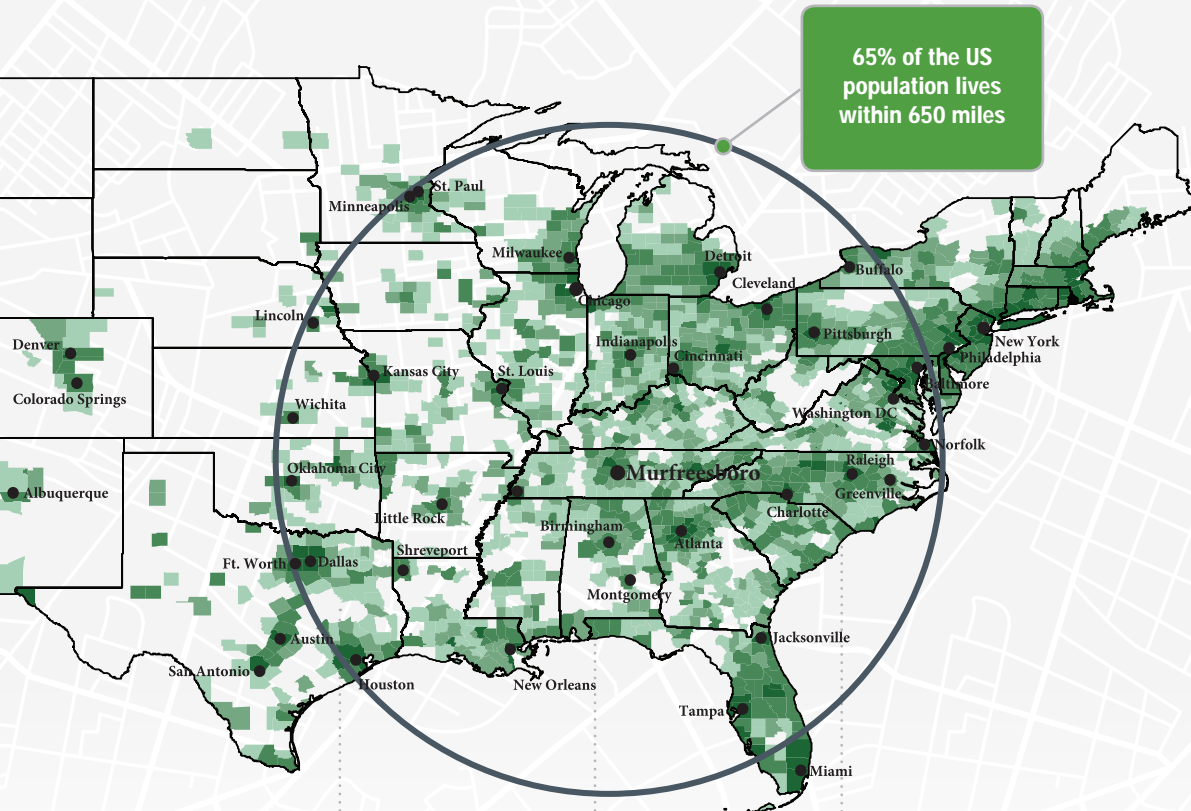


# Rutherford County, TN Community Snapshot

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)

## 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

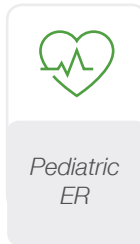
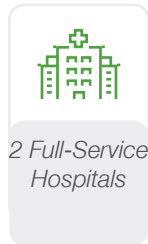


9.1% Lower Cost of Living than US Average

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