

# LAND & OUTPARCELS FOR SALE

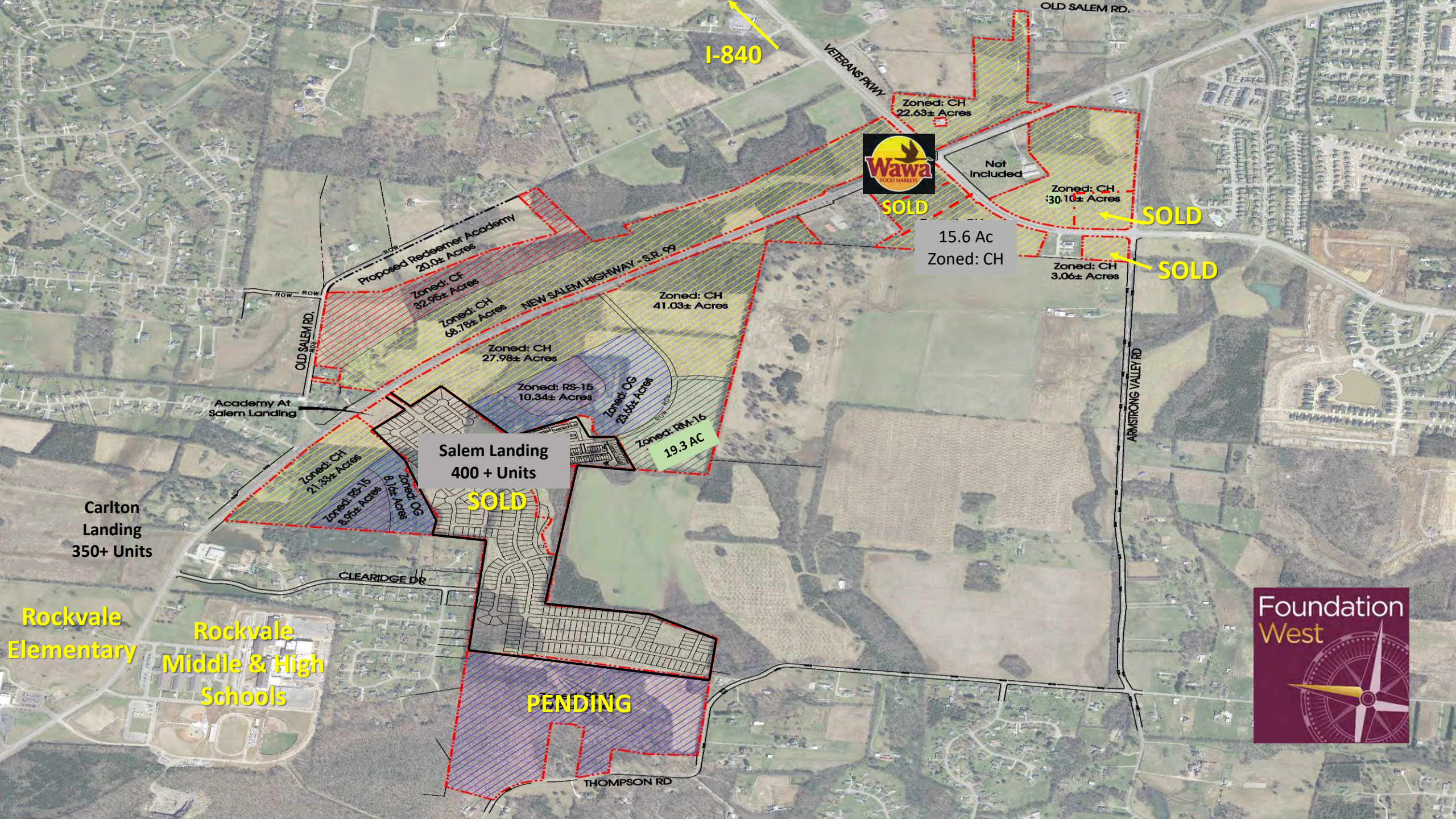
New Salem Hwy & Veterans Pkwy  
Murfreesboro, TN

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



John Harney  
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TNLIC# 221569

- 2 to 150 Acres – Zoned Commercial
  - See Broker for Pricing
  - All Utilities Available
- 
- 19.3 Acres – Zoned Multi-Family/175 Units
  - Price: \$4,500,000
  - Close to I-840 & I-24



I-840

VETERANS PKWY

OLD SALEM RD.



SOLD

Zoned: CH  
22.63± Acres

Not Included

Zoned: CH  
30.10± Acres

SOLD

15.6 Ac  
Zoned: CH

Zoned: CH  
3.06± Acres

SOLD

Proposed Redeemer Academy  
20.0± Acres

Zoned: CF  
32.95± Acres

Zoned: CH  
68.78± Acres

Zoned: CH  
27.98± Acres

Zoned: CH  
41.03± Acres

Zoned: R3-15  
10.34± Acres

Zoned: OG  
23.15± Acres

Zoned: RM-16  
19.3 AC

Academy At Salem Landing

Salem Landing  
400+ Units

SOLD

Zoned: CH  
21.38± Acres

Zoned: R3-15  
8.95± Acres

Zoned: OG  
8.1/2± Acres

Carlton Landing  
350+ Units

CLEARIDGE DR

Rockvale Elementary

Rockvale Middle & High Schools

PENDING

THOMPSON RD

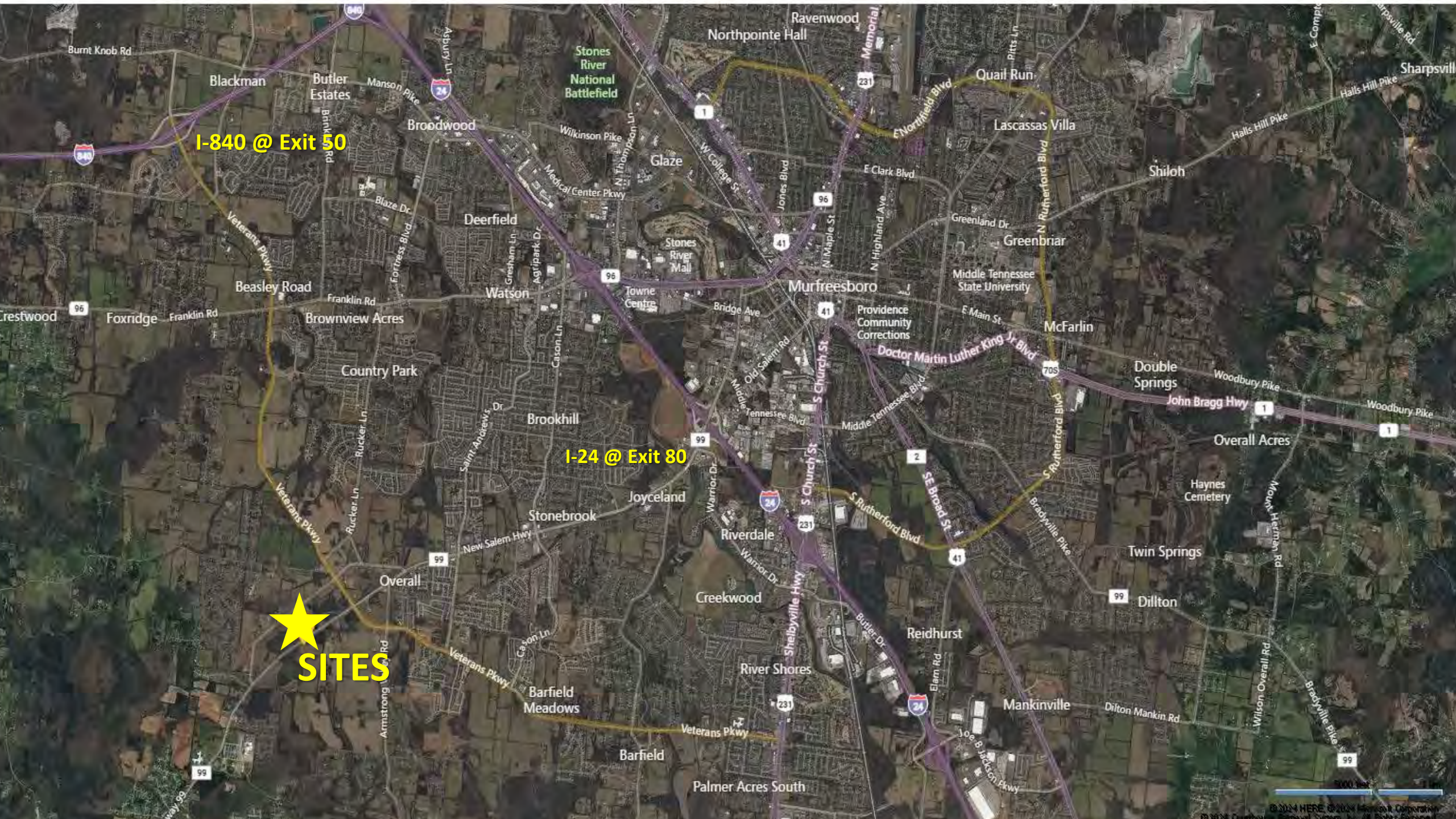
ARMSTRONG VALLEY RD



I-840 @ Exit 50

I-24 @ Exit 80

★  
SITES





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# COMMUNITY SNAPSHOT

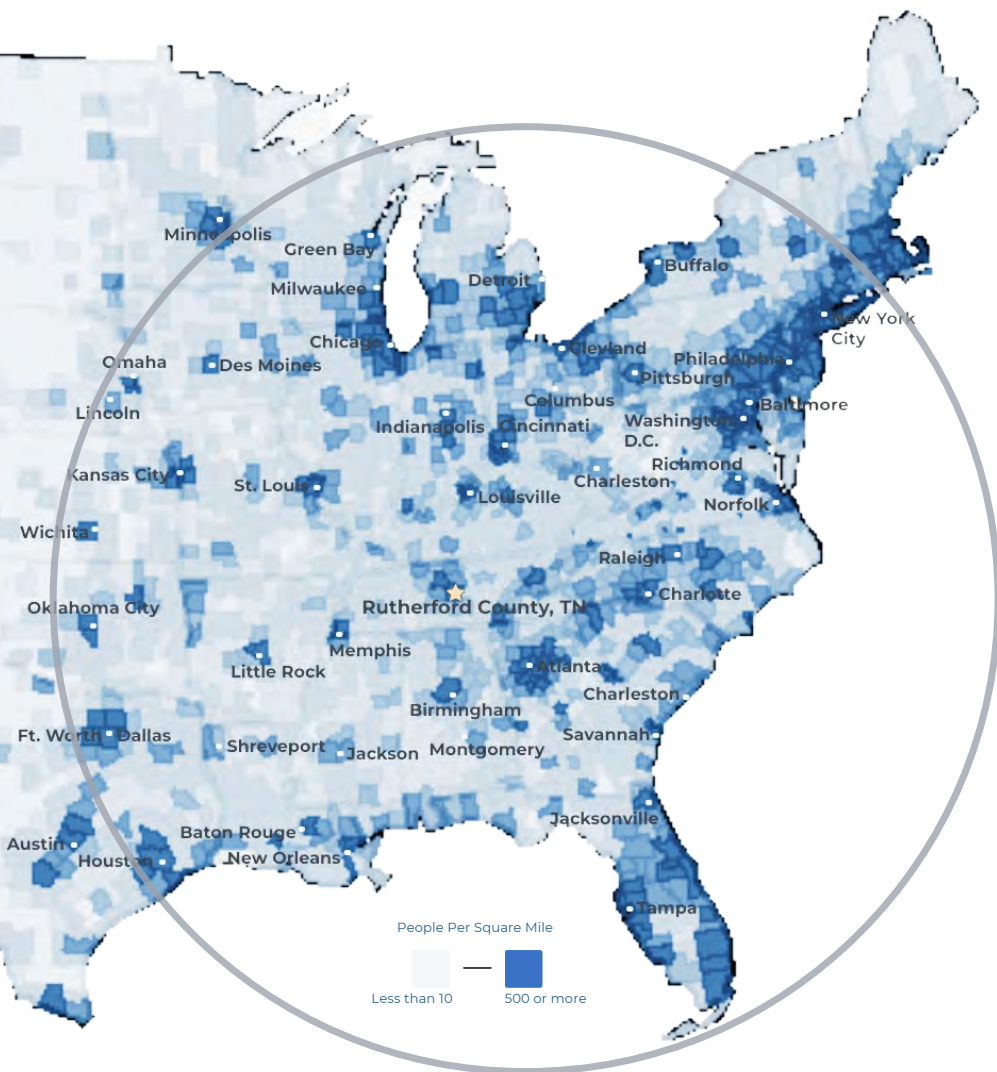
*Rutherford County, TN*

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RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

# 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	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

## 2023 RUTHERFORD COUNTY QUICK FACTS

### Population

369,868

### Median Home Price

\$415,000

### 3 Colleges

25,000 students

### Median Age

34

### Median HH Income

\$81,505

### College Degrees

43% hold Associate or above

## LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.4%	3.5%	3.7%
Labor Force Participation Rate	68.0%	59.2%	62.2%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of January 2024

## RECENT ANNOUNCEMENTS

### McNeilus

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



BJ's Wholesale Club, a leading operator of membership warehouse clubs, opened a 100,000-square-foot building in LaVergne, TN in June of 2023.



### SEWART'S LANDING

Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos

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