

LAND & OUTPARCELS FOR SALE

New Salem Hwy & Veterans Pkwy
Murfreesboro, TN

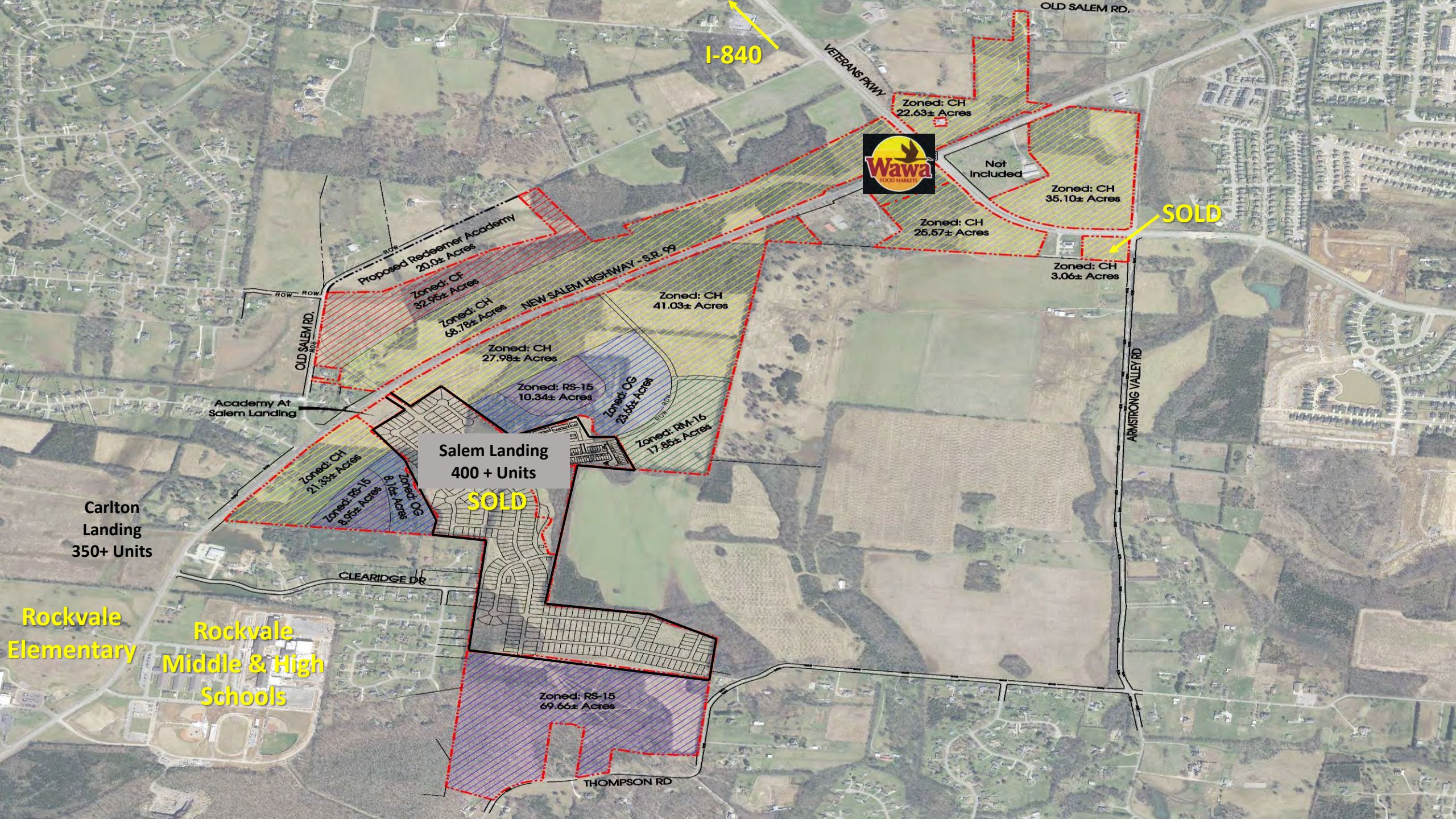
- 2 to 100 Acres – Zoned Commercial
- 19.3 Acres – Zoned Multi-Family
- All Utilities
- Close to I-840 & I-24
- Contact Broker For Pricing

THE PARKS GROUP
COMMERCIAL REAL ESTATE



John Harney
615.542.0715 Cell
615.896.4045 Office
johnh@parks-group.com
TNLIC# 221569

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129



I-840



SOLD

Salem Landing
400 + Units
SOLD

Zoned: CH
22.63± Acres

Not Included

Zoned: CH
35.10± Acres

Zoned: CH
25.57± Acres

Zoned: CH
3.06± Acres

Proposed Redeemer Academy
20.0± Acres

Zoned: CF
32.95± Acres

Zoned: CH
68.78± Acres

Zoned: CH
41.03± Acres

Zoned: CH
27.98± Acres

Zoned: RS-15
10.34± Acres

Zoned: OG
23.13± Acres

Zoned: RM-16
17.85± Acres

OLD SALEM RD.

Academy At
Salem Landing

Carlton
Landing
350+ Units

Rockvale
Elementary

Rockvale
Middle & High
Schools

CLEARIDGE DR

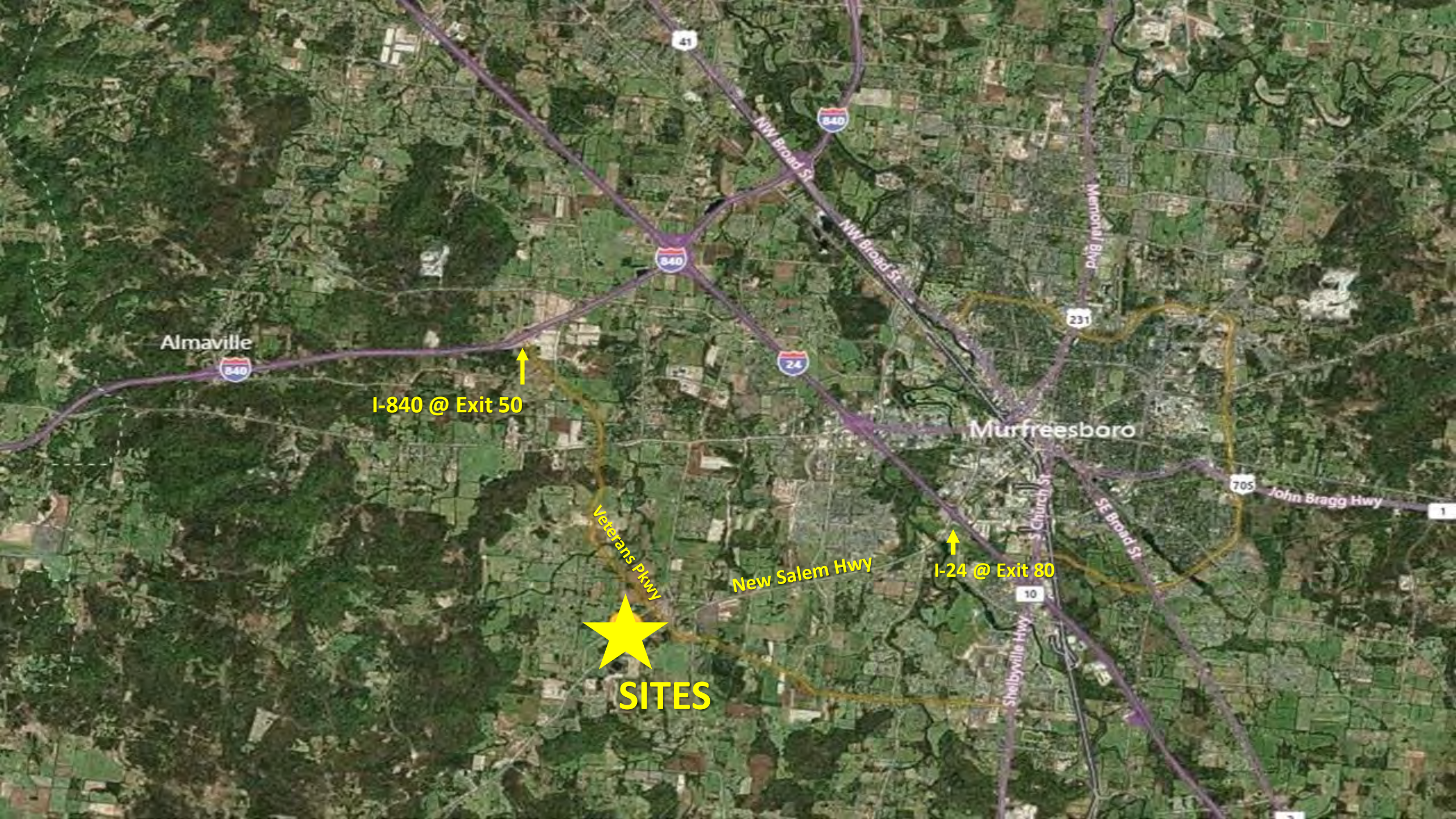
Zoned: RS-15
69.66± Acres

THOMPSON RD

ARMSTRONG VALLEY RD

VETERANS PKWY

OLD SALEM RD.



Almaville



I-840 @ Exit 50



Murfreesboro



John Bragg Hwy

Veterans Pkwy

New Salem Hwy

I-24 @ Exit 80



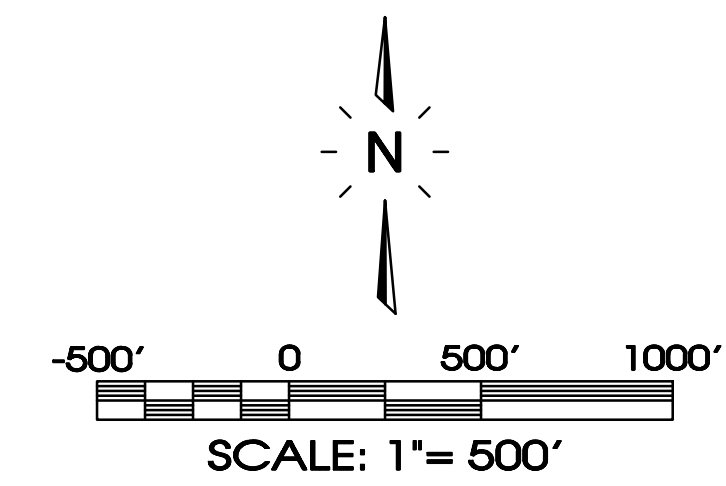
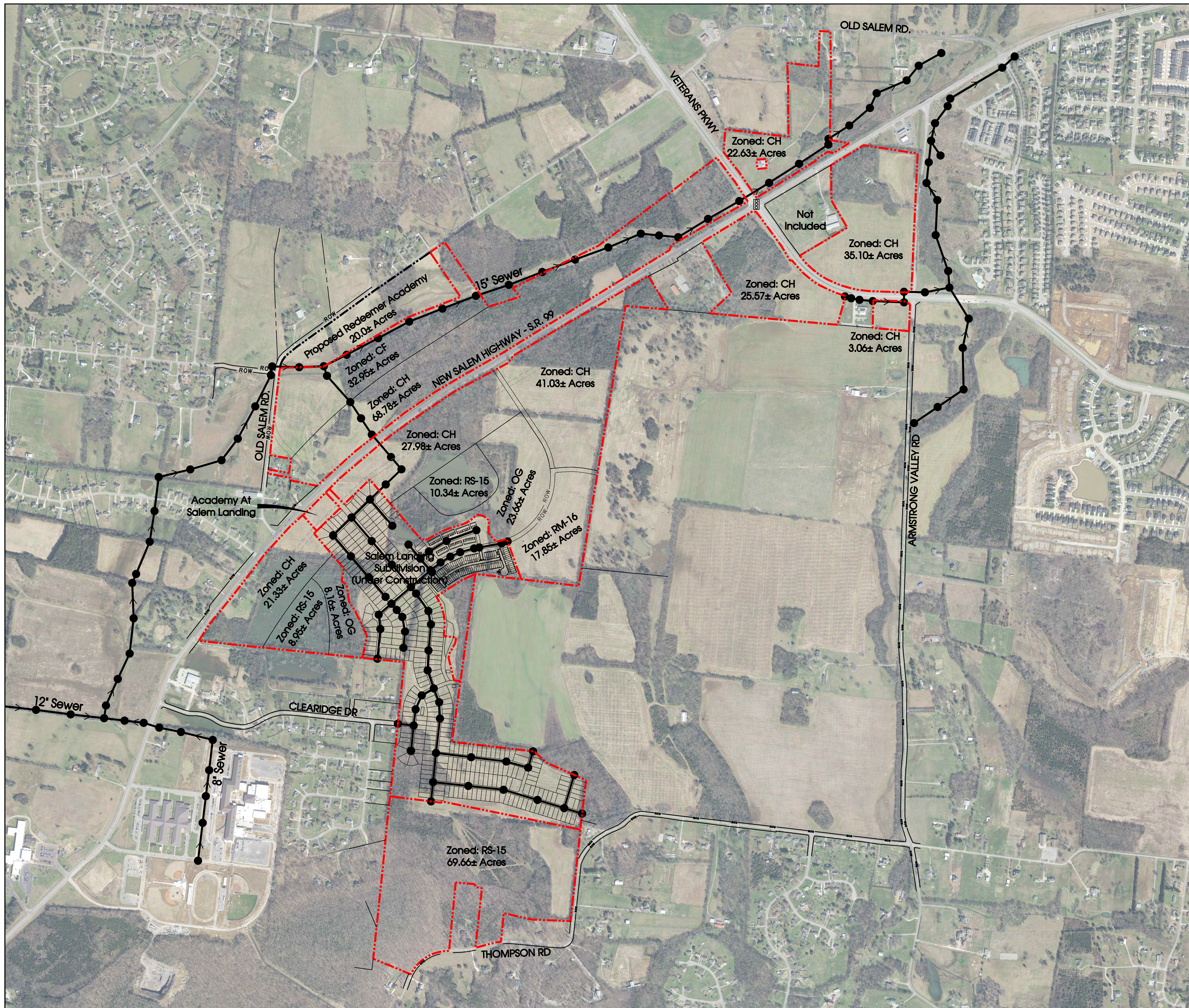
SE Broad St

Church St

Shelbyville Hwy



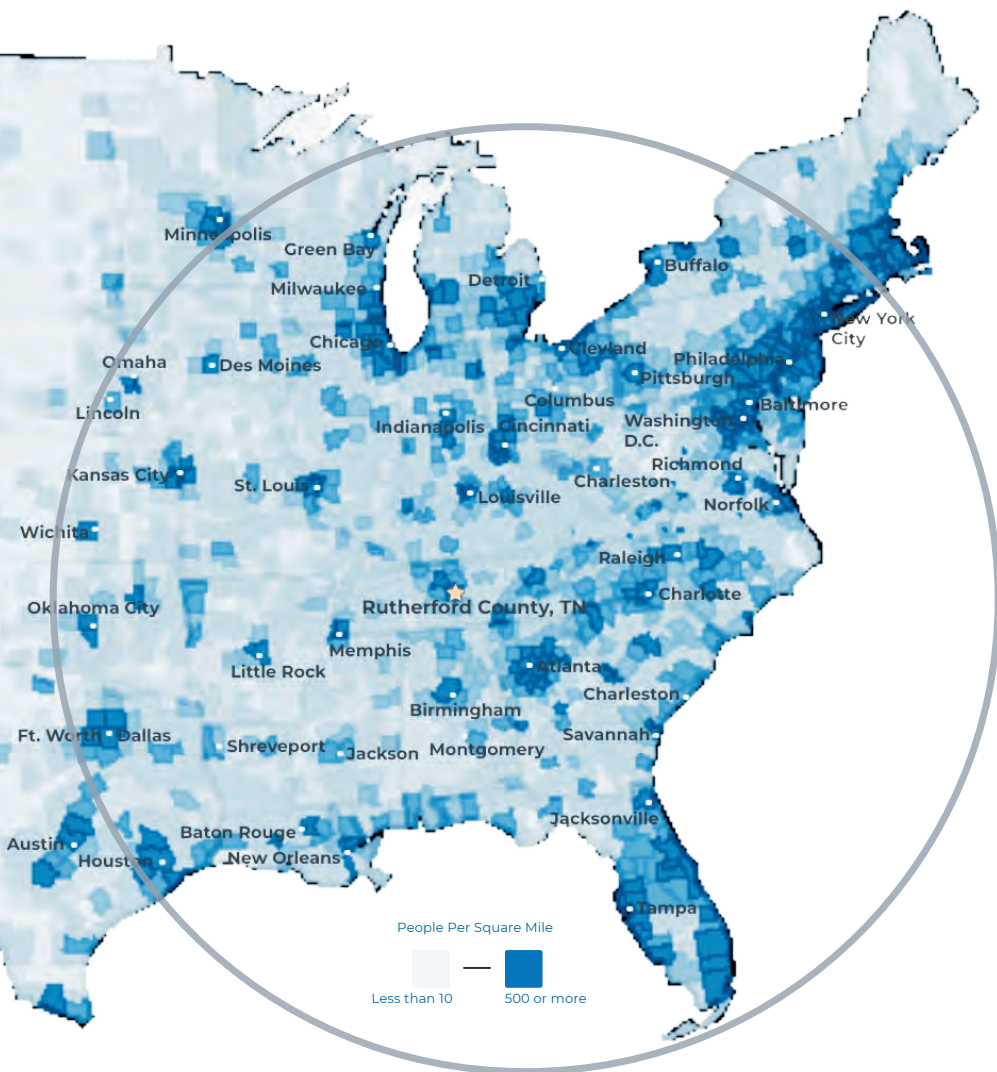
SITES



	<p>Salem West</p> <p>Murfreesboro, Tennessee</p>	<p>REVIEW SET</p> <p>(Not Intended For Construction)</p>
<p>Master Sewer</p>		
REVISIONS: DRAWN: SJA DATE: 10-13-2021 CHECKED: MAT FILE NAME: SalemWest-01 SCALE: 1" = 500' JOB NO. 10192 SHEET:	C2.0	
<p style="text-align: center;">SITE ENGINEERING CONSULTANTS</p> <p style="text-align: center;">ENGINEERING • SURVEYING • LAND PLANNING LANDSCAPE ARCHITECTURE</p> <p style="text-align: center;">850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129 PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567</p> <p style="text-align: center;">NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC. COPYRIGHT S.E.C. INC., 2021</p> <p style="text-align: center;">The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.</p>		

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
- 4th** best small city to buy
a home in the U.S.
- WalletHub 2021
- 8th** 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	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

2022 RUTHERFORD COUNTY QUICK FACTS

Population

357,835

Median Home Price

\$402,162

3 Colleges

25,000 students

Median Age

33

Median HH Income

\$71,549

College Degrees

42% hold Associate or above

LABORFORCE DATA

	County	Tennessee	United States
Labor Force	195,178	3,337,977	164,462,618
Unemployment Rate	2.6%	3.2%	3.7%
Labor Force Participation Rate	71.5%	58.8%	61.9%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of January 2023

RECENT ANNOUNCEMENTS

McNeilus

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

Woods
AIR MOVEMENT

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.

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