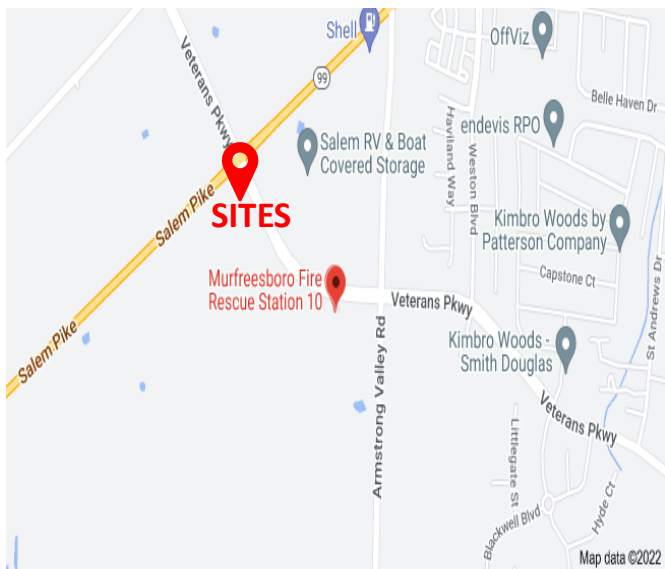




FOR SALE – 0.67 to 2.0 Ac Outparcels

New Salem Hwy @ Veterans Pkwy – Murfreesboro, TN



DETAILS:

- See Broker for Pricing
- Zoned Commercial
- All Utilities
- Dual Road Access
- Drive-thru Capable
- Great Retail, Restaurant or Fast Food Sites
- Located on the Veterans Pkwy Loop

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



New Salem Hwy

Shell C-Store

Lot 1
3.25+/- Ac

Lot 2
1.08+/- Ac

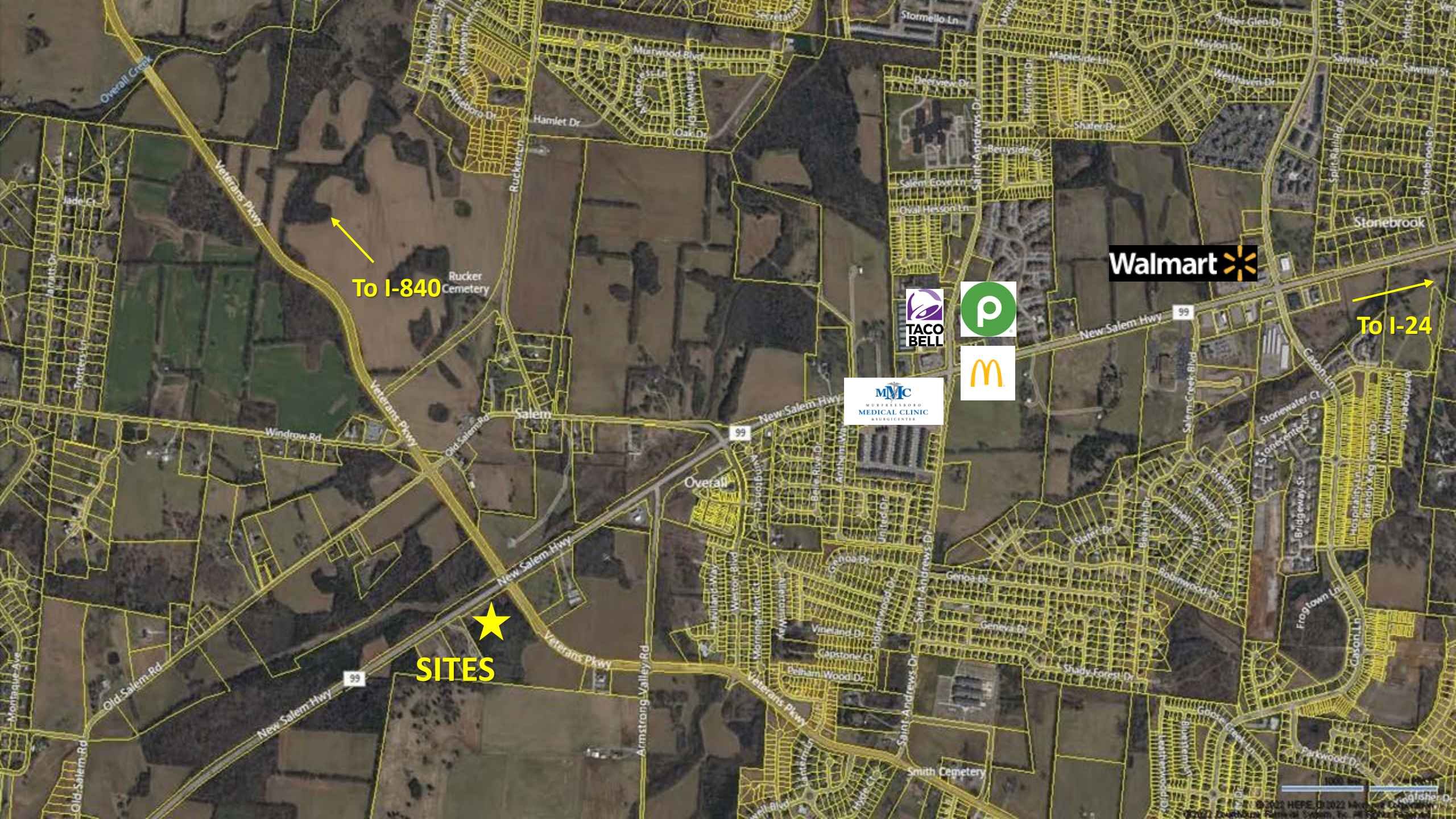
Lot 3
0.67+/- Ac

Veterans Pkwy

Veterans Pkwy

100 feet 25 m

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Information Deemed Reliable But Not Guaranteed.



To I-840

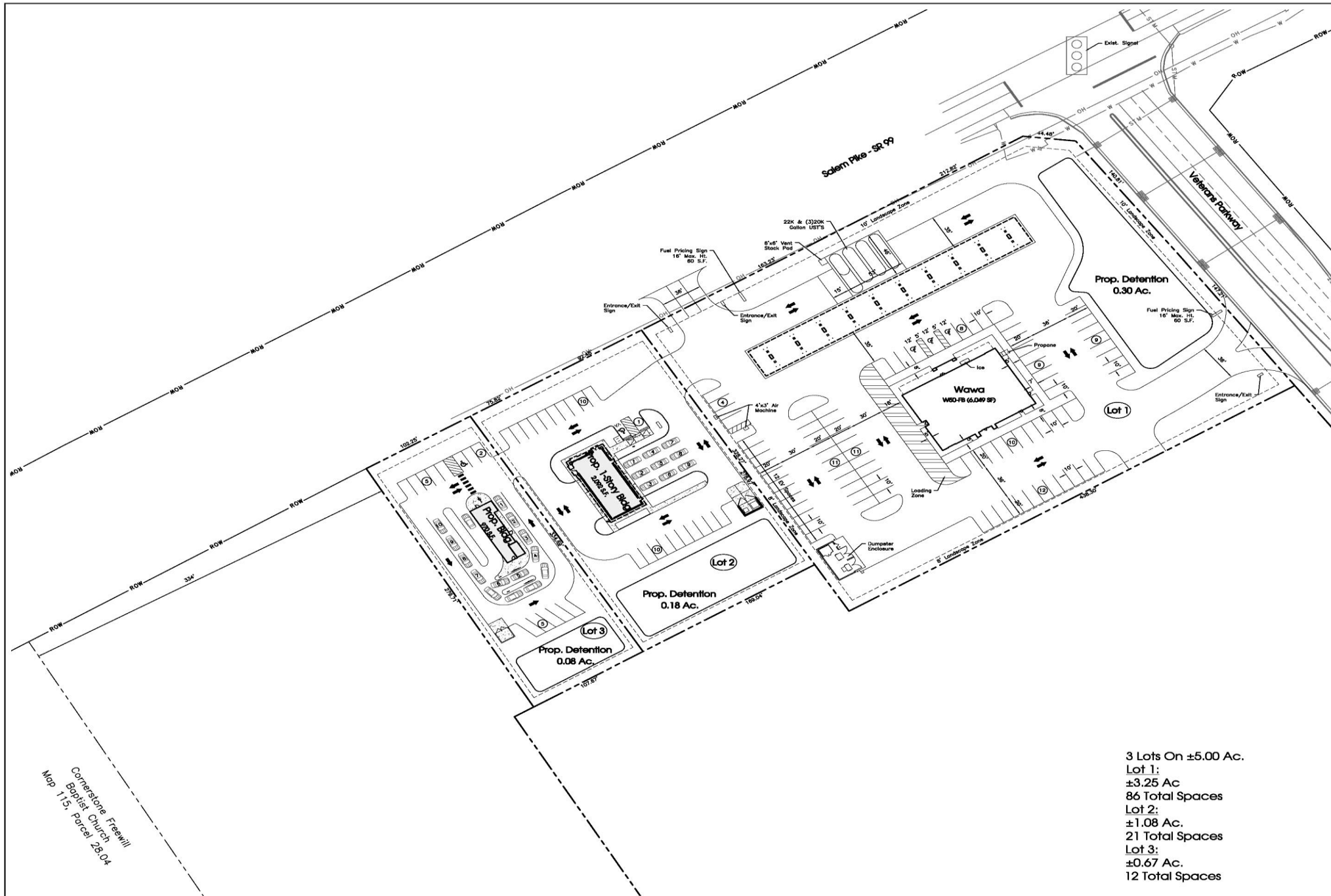
Rucker Cemetery

Walmart



To I-24

★
SITES



3 Lots On ± 5.00 Ac.
Lot 1:
 ± 3.25 Ac
86 Total Spaces
Lot 2:
 ± 1.08 Ac.
21 Total Spaces
Lot 3:
 ± 0.67 Ac.
12 Total Spaces

Legend:	
	EXIST. CONCRETE MONUMENT
	IRON PIN SET (I.P.S.)
	IRON PIN FOUND (I.P.F.)
	EXIST. SIGN POST
	EXIST. SEWER CLEANOUT
	EXIST. MANHOLE (SEWER and PHONE)
	EXIST. CATCH BASIN (STORM SEWERS)
	EXIST. WATER/GAS VALVE
	EXIST. TELEPHONE RISER
	EXIST. GAS RISER
	ELECTRICAL ENCLOSURE
	EXIST. WATER METER
	EXIST. UTILITY POLE
	EXIST. FIRE HYDRANT
	BENCHMARK
	BLOW OFF VALVE
	CONCRETE BOLLARD
	CATCH BASIN
	CURB INLET
	AREA DRAIN
	CONCRETE THRUST BLOCK
	DOUBLE DETECTOR CHECK VALVE
	FIRE INLET
	FIRE HYDRANT
	GAS METER
	GATE VALVE and BOX
	EXTERIOR CLEANOUT EGO
	WATER METER
	INLET FILTER PROTECTION
	HANDICAP PARKING SYMBOL
	HC SIGN
	PROPOSED SIGN POST
	HEADWALL
	WINGED HEADWALL
	MANHOLE
	PROPOSED SPOT ELEVATION
	EXIST. SPOT ELEVATION
	POST INDICATOR VALVE
	REDUCER
	REMOTE FIRE DEPT. CONNECTION
	REVISION NUMBER
	RIP RAP
	RUNOFF FLOW ARROW
	SEWER/STORM FLOW DIRECTION
	TRAFFIC ARROW
	TURN LANE ARROWS
	VAN ACCESSIBLE HANDICAP DESIGNATION
	WHEEL STOP
	GREASE TRAP
	DRAINAGE STRUCTURE DESIGNATION
	DRAINAGE PIPE DESIGNATION
	CONCRETE SIDEWALK
	EXTRUDED CURB
	CURB and GUTTER
	CONCRETE SWALE
	TYPE- "U" HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREE LINE	---
EXISTING FENCE LINE	X X
MINIMUM BUILDING SETBACK LINE	---
PHASE BOUNDARY	---
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	---
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W
EROSION EEL	E E E



40' 0 40' 80'
SCALE: 1" = 40'

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
450 ARDEN TOWN SQUARE, SUITE 200
MURFREESBORO, TENNESSEE 37132
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 890-2467
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION OF SEC, INC.
The site as shown or these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the engineer to ensure that the design is feasible and that the construction of the project will be in accordance with the design as shown, described, and detailed. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

**Salem Pike & Veterans Parkway
Wawa Location
Murfreesboro, Tennessee**

Governance Plan

DESIGNED: []
DRAWN: FRM
DATE: 9-9-2022
CHECKED: []
FILE NAME: NewSalemVeterans-4
SCALE: 1"=40'
JOB NO.: None
SHEET: 1 of 1

Demographic Summary Report

3021 New Salem Hwy, Murfreesboro, TN 37128

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

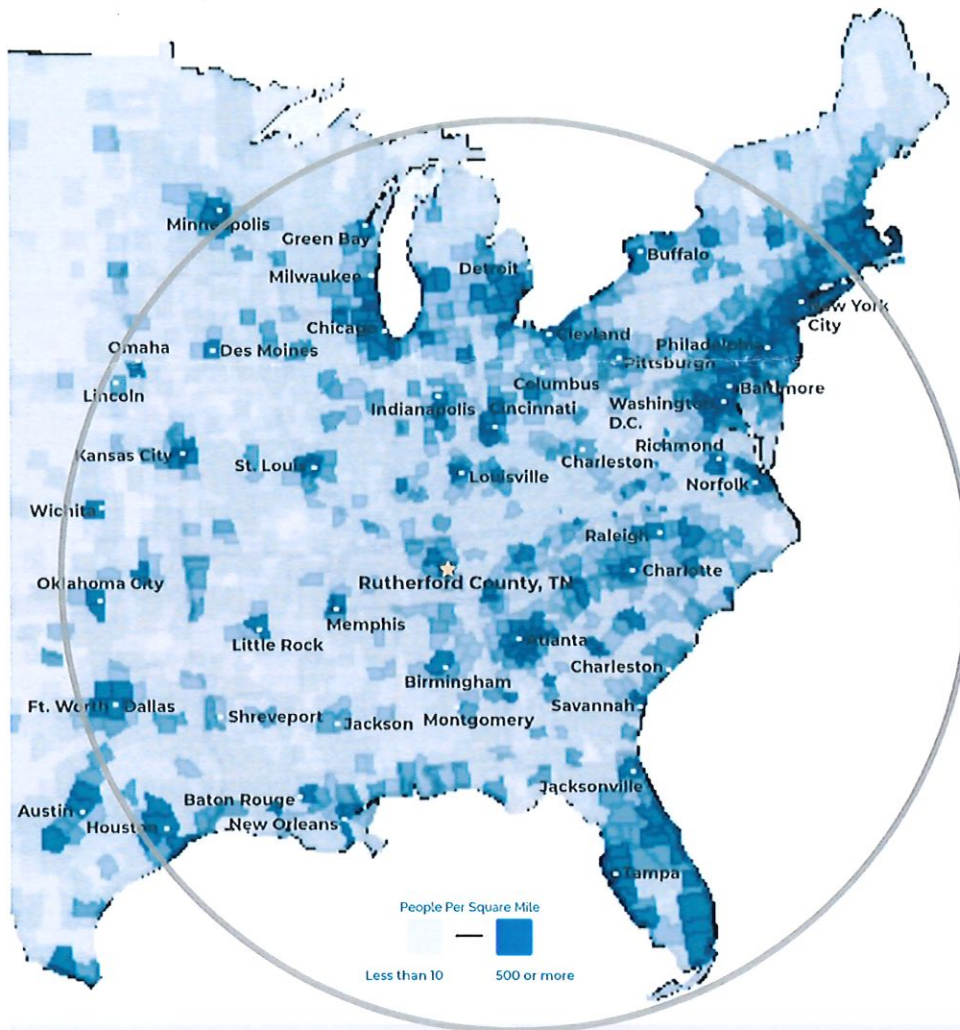
Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	3,044		43,783		101,583	
2022 Estimate	2,536		37,157		86,653	
2010 Census	1,033		20,985		52,699	
Growth 2022 - 2027	20.03%		17.83%		17.23%	
Growth 2010 - 2022	145.50%		77.06%		64.43%	
2022 Population by Hispanic Origin	90		2,098		5,078	
2022 Population	2,536		37,157		86,653	
White	2,033	80.17%	29,742	80.04%	67,512	77.91%
Black	313	12.34%	4,480	12.06%	12,091	13.95%
Am. Indian & Alaskan	7	0.28%	123	0.33%	378	0.44%
Asian	119	4.69%	1,762	4.74%	3,967	4.58%
Hawaiian & Pacific Island	0	0.00%	49	0.13%	80	0.09%
Other	63	2.48%	1,001	2.69%	2,625	3.03%
U.S. Armed Forces	20		178		370	
Households						
2027 Projection	1,030		15,796		36,440	
2022 Estimate	861		13,476		31,242	
2010 Census	360		7,880		19,546	
Growth 2022 - 2027	19.63%		17.22%		16.64%	
Growth 2010 - 2022	139.17%		71.02%		59.84%	
Owner Occupied	748	86.88%	10,266	76.18%	22,680	72.59%
Renter Occupied	113	13.12%	3,210	23.82%	8,562	27.41%
2022 Households by HH Income	862		13,476		31,241	
Income: <\$25,000	21	2.44%	679	5.04%	2,302	7.37%
Income: \$25,000 - \$50,000	74	8.58%	2,238	16.61%	5,409	17.31%
Income: \$50,000 - \$75,000	138	16.01%	2,808	20.84%	6,667	21.34%
Income: \$75,000 - \$100,000	188	21.81%	2,232	16.56%	5,190	16.61%
Income: \$100,000 - \$125,000	189	21.93%	2,057	15.26%	4,104	13.14%
Income: \$125,000 - \$150,000	84	9.74%	1,422	10.55%	3,072	9.83%
Income: \$150,000 - \$200,000	109	12.65%	1,247	9.25%	2,906	9.30%
Income: \$200,000+	59	6.84%	793	5.88%	1,591	5.09%
2022 Avg Household Income	\$114,244		\$100,682		\$96,064	
2022 Med Household Income	\$101,323		\$86,346		\$80,985	

RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #1** Boomtown in America
- SmartAsset
- #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

344,000

Median Age

34

Median Home Price

\$400,000

Average HH Income

\$82,000

3 Colleges

25,000 students

College Degrees

42% hold Associate or above

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

LABORFORCE DATA

	County	Tennessee	United States
Labor Force	191,844	3,348,942	163,990,000
Unemployment Rate	2.7%	3.3%	3.8%
Available Labor Pool	7,937	109,741	6,270,000

RECENT ANNOUNCEMENTS

Gutterglove PRO™

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



North American HQ & Manufacturing Facility UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.



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.

Patrick Cammack
SVP, Economic Development
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Chad Berringer
Director, Economic Development
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