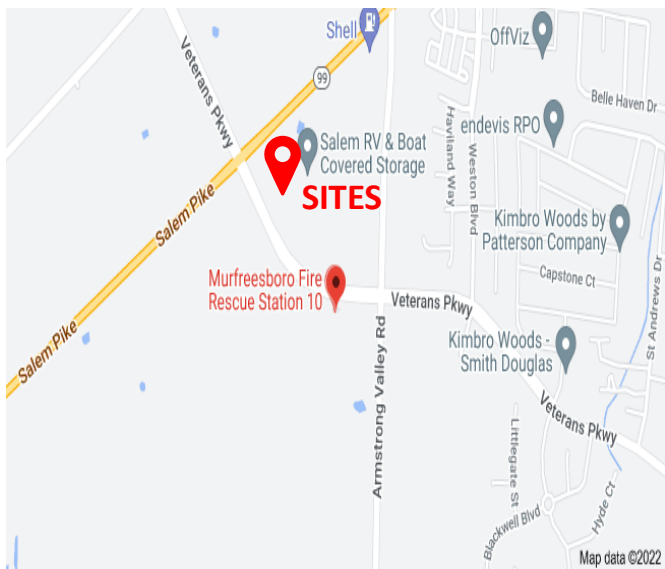




FOR SALE – 1.31 & 1.48 Ac Outparcels

New Salem Hwy @ Veterans Pkwy – Murfreesboro, TN



DETAILS:

- Price: \$20 PSF
- 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

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COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7
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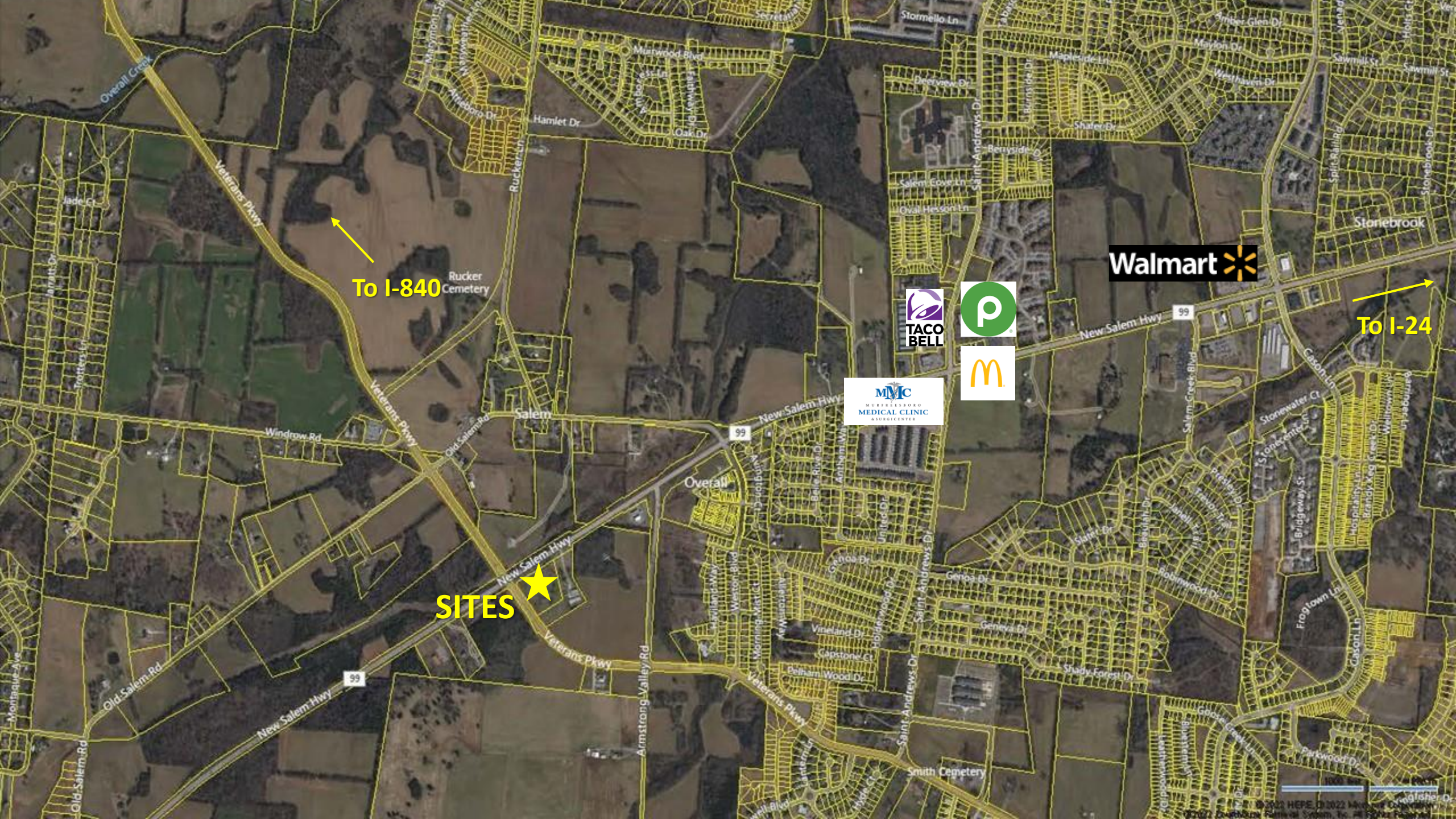
To 840

To I-24

Shell
C-Store

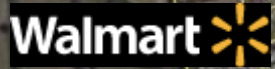
Lot 1
1.48 AC

Lot 3
1.31 AC



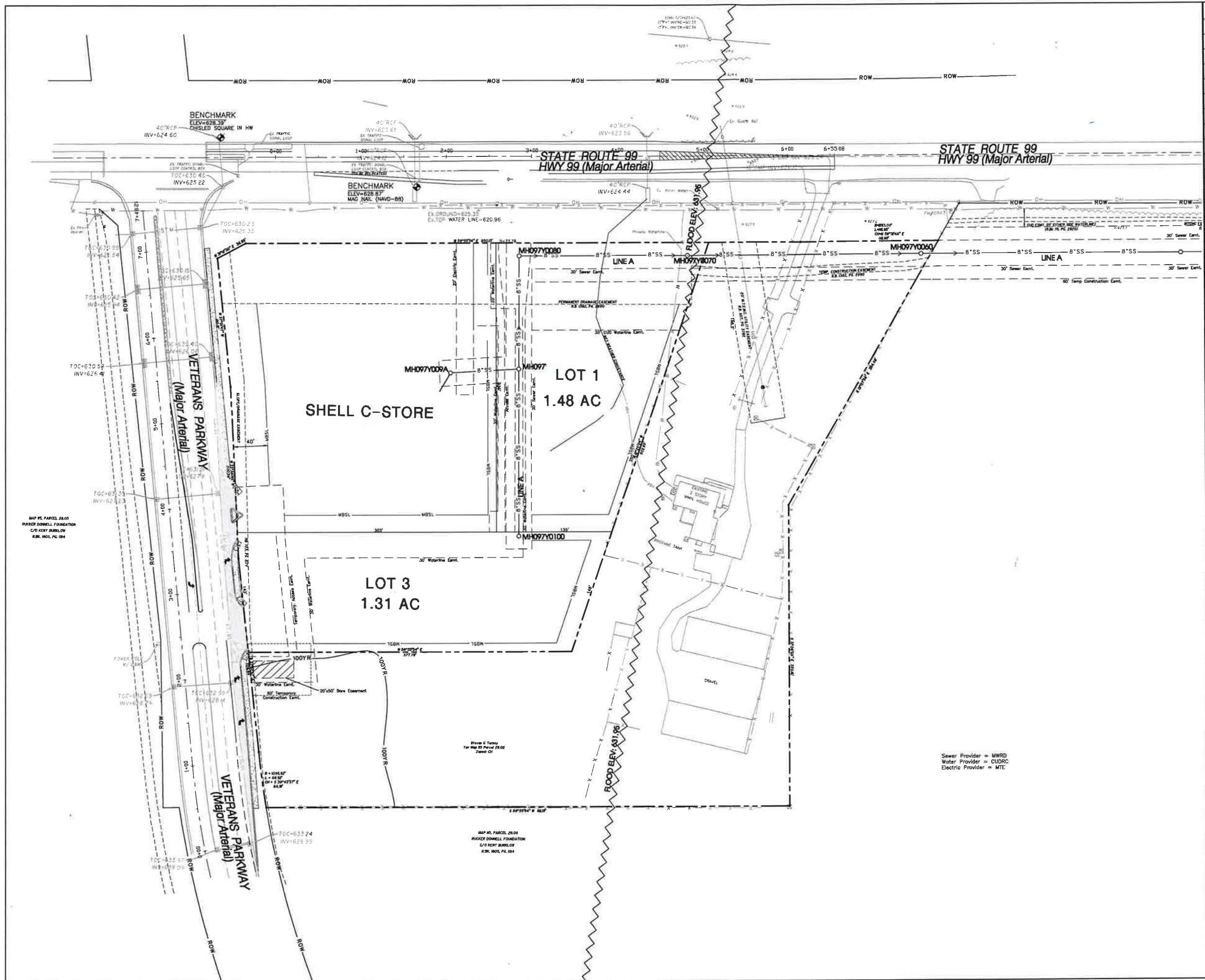
To I-840

To I-24



SITES





Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	⊙	HC SIGN
○	EXIST. SEWER CLEANOUT	+	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
⊖	EXIST. CATCH BASIN (STORM SEWER)	⊖	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	—	CONCRETE SIDEWALK
⊞	EXIST. TELEPHONE RISER	—	EXTRUDED CURB
⊞	EXIST. GAS RISER	—	CURB & GUTTER
⊞	ELECTRICAL ENCLOSURE	→	TRAFFIC ARROW
⊞	EXIST. WATER METER	↔	TURN LANE ARROWS
○	EXIST. UTILITY POLE	⚠	REVISION NUMBER
○	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
○	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
○	BLOW OFF VALVE	⊖	RIP RAP
□	REDUCER	→	RUNOFF FLOW ARROW
○	REMOTE FIRE DEPT. CONNECTION	□	INLET FILTER PROTECTION
⊞	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
⊞	DOUBLE DETECTOR CHECK VALVE	(63.25)	EXIST. SPOT ELEVATION
→	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
⊞	FIRE HYDRANT	□	CATCH BASIN
⊞	GATE VALVE & BOX	□	CURB INLET
⊞	WATER METER	⊞	AREA DRAIN
⊞	GAS METER	—	HEADWALL
⊞	GREASE TRAP	—	WINGED HEADWALL
○	EXTERIOR CLEANOUT EGO	—	CONCRETE SWALE
○	MANHOLE	⊞	TYPE- X- HEADWALL

EXISTING PHONE: — P# —
 EXISTING ELECTRIC: — OH —
 PROPERTY LINE: — — — — —
 EASEMENTS: — — — — —
 RIGHT OF WAY: — ROW —
 EROSION CONTROL SILT FENCE: — SF — SF —
 EROSION EEL: — E — E — E —
 EXISTING TREELINE: — — — — —
 EXISTING FENCELINE: — X — 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: — 60' —
 PROPOSED CONTOUR LINES: — 60' —
 EXISTING SANITARY SEWER: — SS —
 PROPOSED SANITARY SEWER: — SS —
 EXISTING WATER: — W — W —
 PROPOSED WATER: — W — W —

811
 Know what's below.
 Call before you dig.

50' 0 50' 100'
 SCALE: 1" = 50'

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 & PHONE)
 EXIST. CATCH BASIN (STORM SEWER)
 EXIST. WATER/GAS VALVE
 EXIST. TELEPHONE RISER
 EXIST. GAS RISER
 ELECTRICAL ENCLOSURE
 EXIST. WATER METER
 EXIST. UTILITY POLE
 EXIST. FIRE HYDRANT
 POST INDICATOR VALVE
 BLOW OFF VALVE
 REDUCER
 REMOTE FIRE DEPT. CONNECTION
 CONCRETE THRUST BLOCK
 DOUBLE DETECTOR CHECK VALVE
 FIRE DEPT. CONNECTION
 FIRE HYDRANT
 GATE VALVE & BOX
 WATER METER
 GAS METER
 GREASE TRAP
 EXTERIOR CLEANOUT EGO
 MANHOLE

BENCHMARK
 HANDICAP PARKING SYMBOL
 VAN ACCESSIBLE HANDICAP DESIGNATION
 HC SIGN
 PROPOSED SIGN POST
 CONCRETE BOLLARD
 WHEEL STOP
 CONCRETE SIDEWALK
 EXTRUDED CURB
 CURB & GUTTER
 TRAFFIC ARROW
 TURN LANE ARROWS
 REVISION NUMBER
 DRAINAGE STRUCTURE DESIGNATION
 DRAINAGE PIPE DESIGNATION
 RIP RAP
 RUNOFF FLOW ARROW
 INLET FILTER PROTECTION
 PROPOSED SPOT ELEVATION
 EXIST. SPOT ELEVATION
 SEWER/STORM FLOW DIRECTION
 CATCH BASIN
 CURB INLET
 AREA DRAIN
 HEADWALL
 WINGED HEADWALL
 CONCRETE SWALE
 TYPE- X- HEADWALL

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REVISION
 (Not Interfered With)

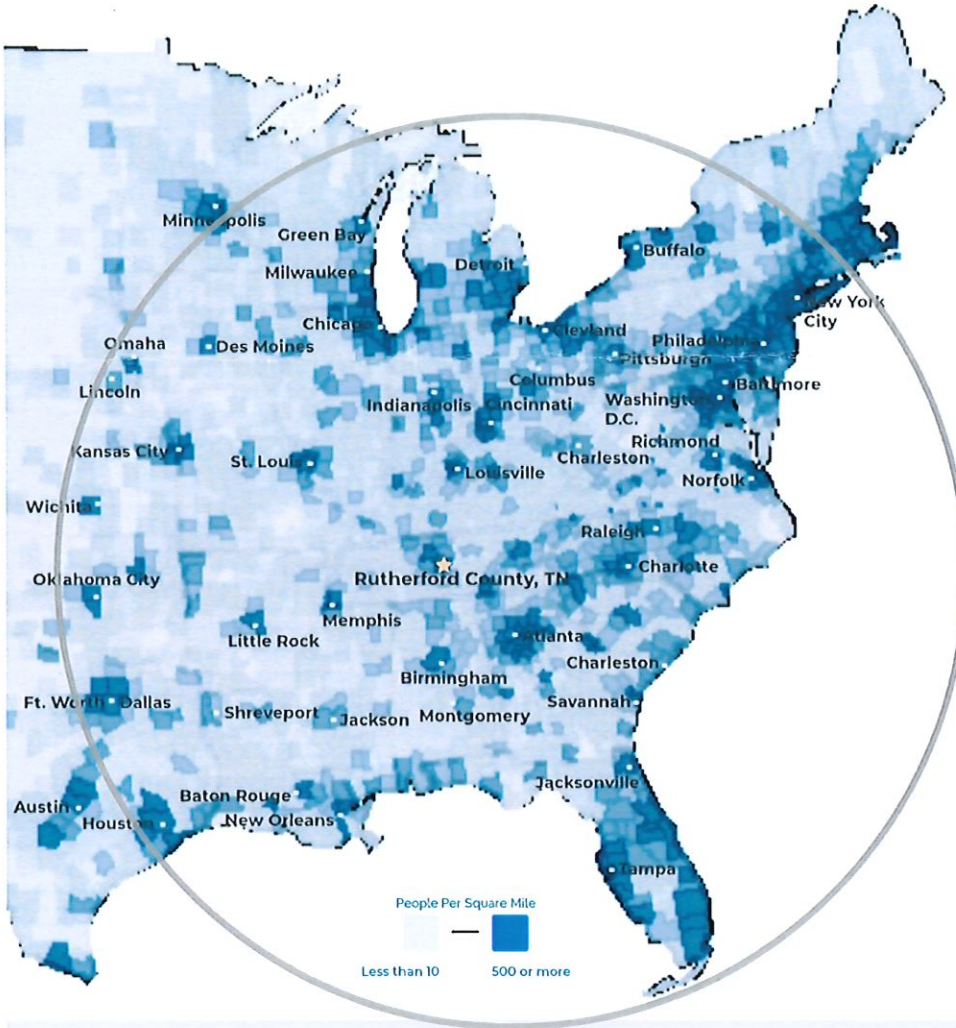
Murfreesboro, Tennessee

Preliminary Plat

REVISION:
 DRAWN: SJA/CFB
 DATE: 6-17-2021
 CHECKED:
 MAT
 FILE NAME:
 07150project
 SCALE:
 1" = 50'
 JOB NO.
 07150
 SHEET:
C0.4

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.

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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Chad Berringer
Director, Economic Development
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