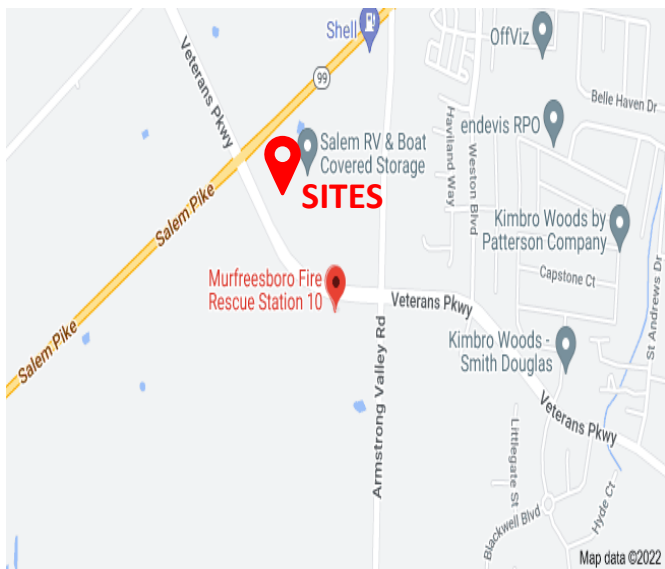




FOR SALE – 1.31 & 1.48 Ac Outparcels

New Salem Hwy @ Veterans Pkwy – Murfreesboro, TN



DETAILS:

- Price: \$24 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

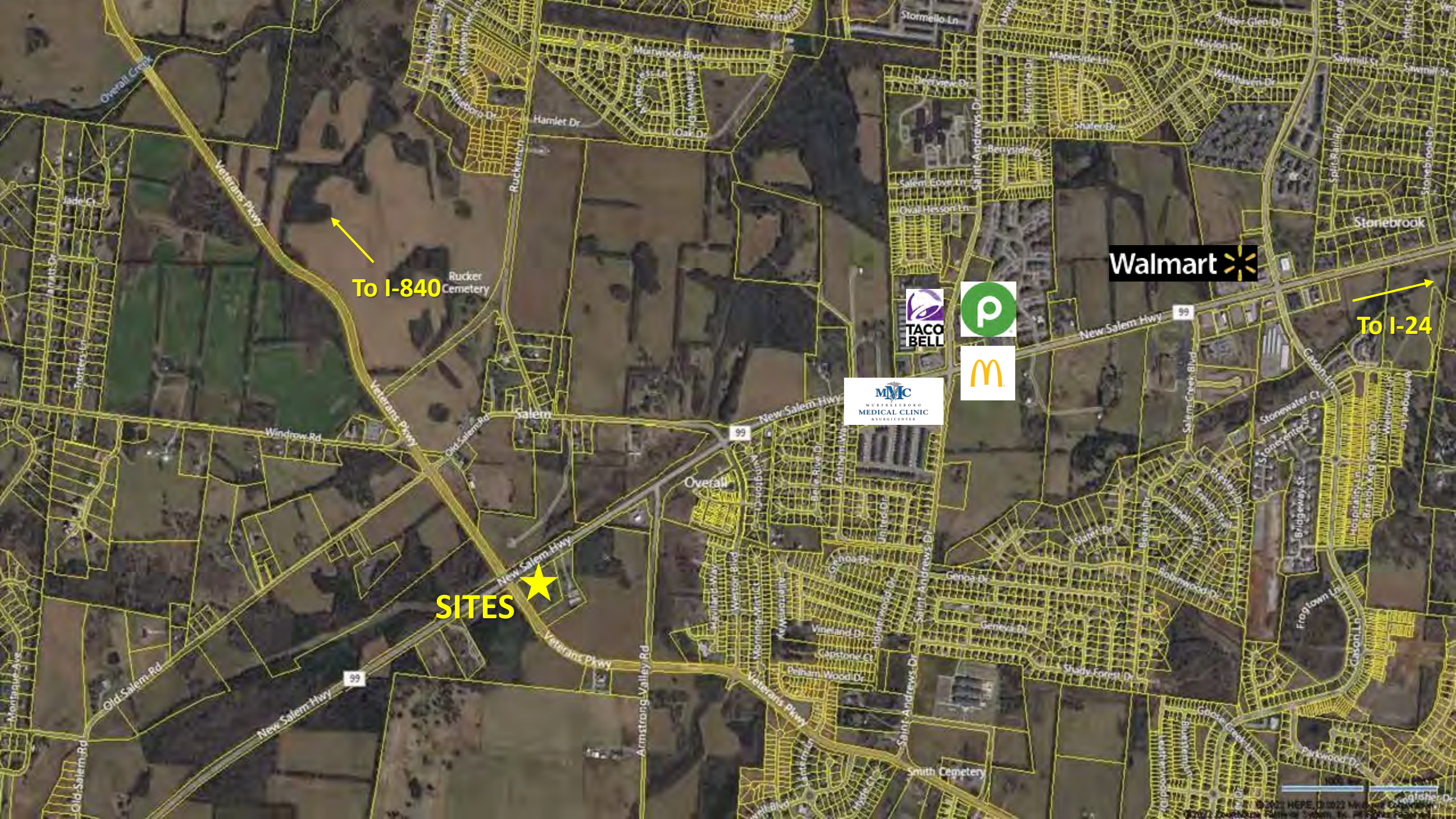
THE PARKS GROUP
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129

615.896.4045

www.parks-group.com



To I-840



Rucker Cemetery

Walmart



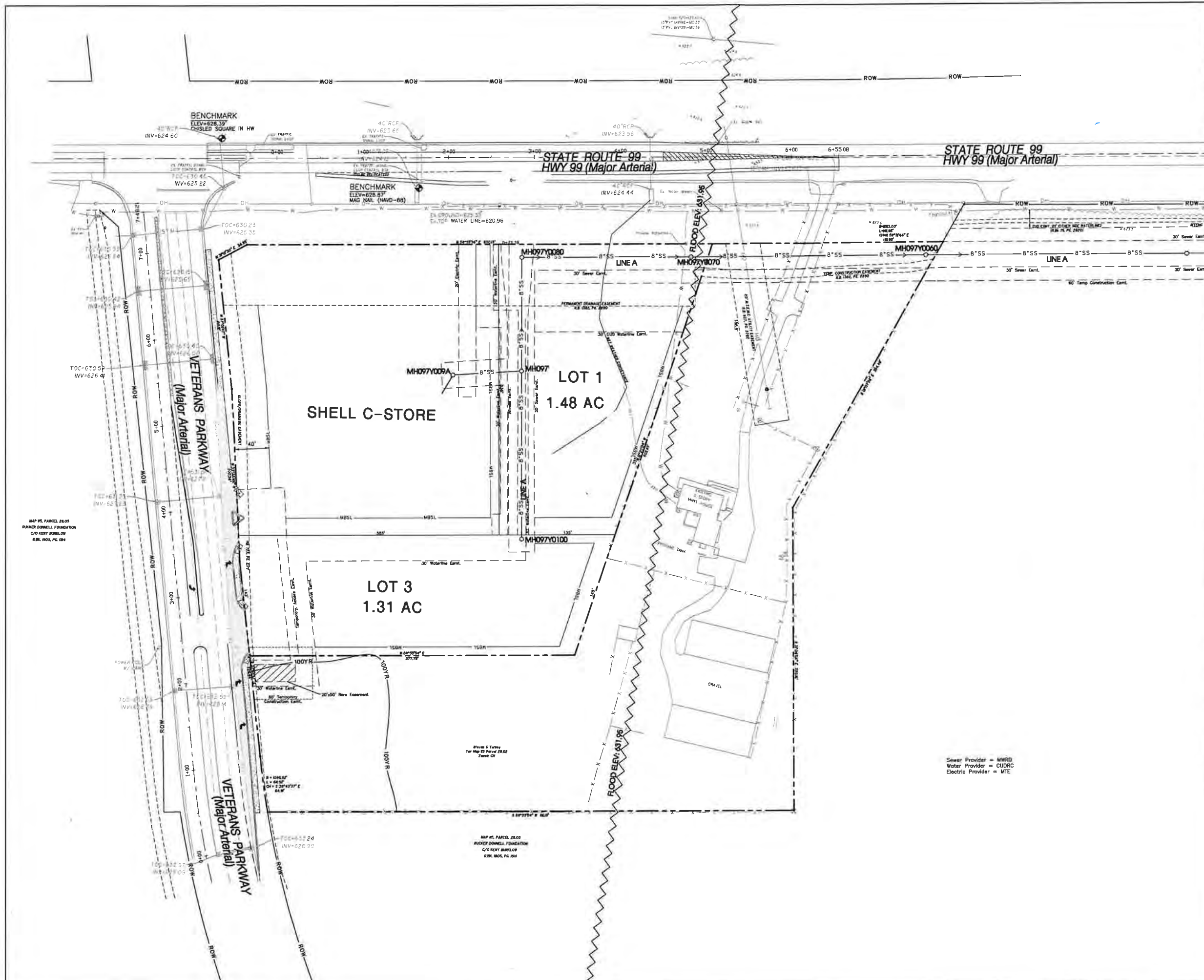
MYC
MURFREESBORO
MEDICAL CLINIC
ASSOCIATES

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	⊙	RIIP 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 EGD	—	CONCRETE SWALE
○	MANHOLE	⊞	TYPE- X- HEADWALL

EXISTING PHONE	—
EXISTING ELECTRIC	—
PROPERTY LINE	—
EASEMENTS	—
RIGHT OF WAY	— ROW —
EROSION CONTROL SILT FENCE	— SF — SF —
EROSION EEL	— E — E — E —
EXISTING TREELINE	—
EXISTING FENCELINE	—
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	— 601 —
EXISTING SANITARY SEWER	— SS —
PROPOSED SANITARY SEWER	— SS —
EXISTING WATER	— W —
PROPOSED WATER	— W —

Sewer Provider = MWRD
 Water Provider = CUORC
 Electric Provider = MTE

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

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

SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING SURVEYING & LAND PLANNING
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37169
 PHONE: (615) 895-2500 FAX: (615) 895-2587
 PIONEER HIGHWAY 58 - MALL, MURFREESBORO, TENNESSEE
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

REVISIONS
 (Not Interfered With)

Professional Seal:
 THE STATE OF TENNESSEE
 ENGINEERING
 A. TAYLOR
 0000000000

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

Murfreesboro, Tennessee

Preliminary Plat

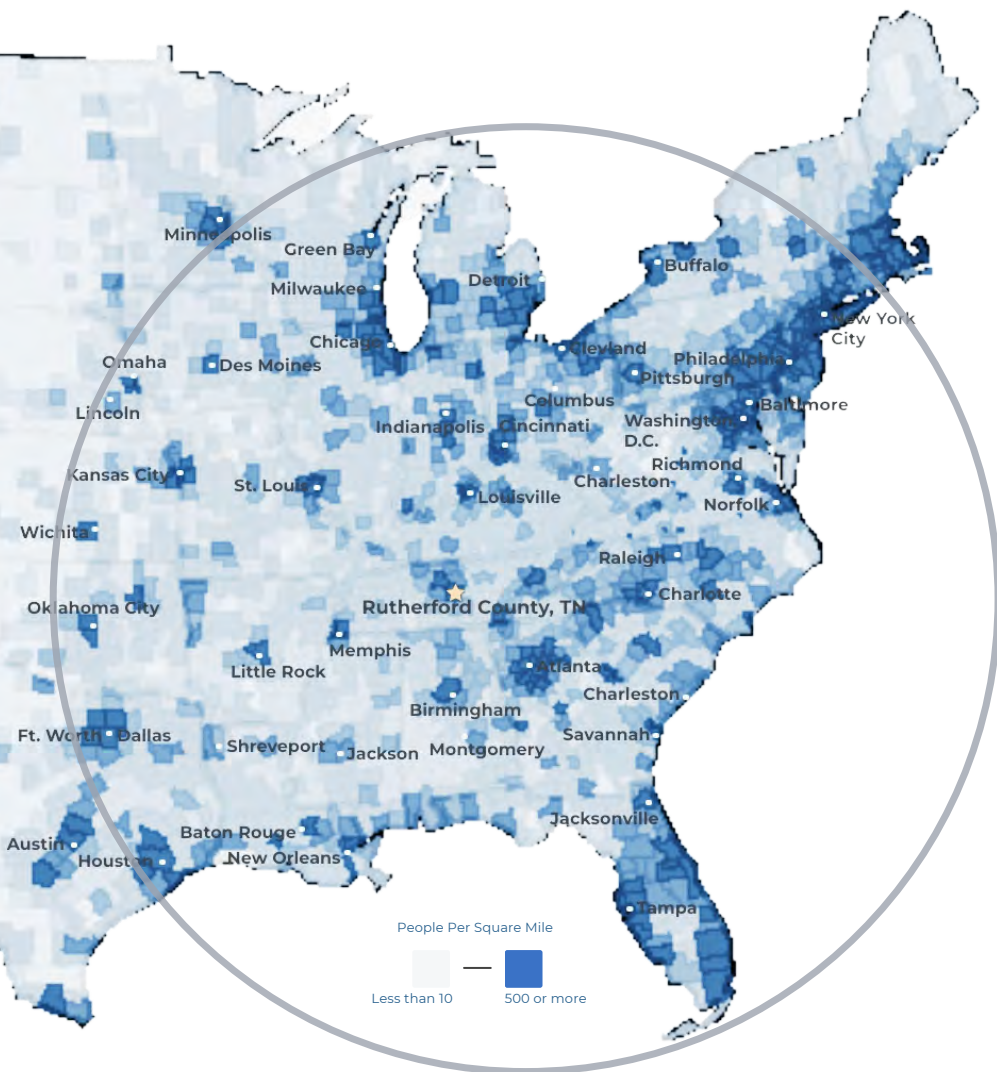
COMMUNITY
SNAPSHOT

Rutherford County, TN

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

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	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

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org

