



## Great 20+/- Acre Land Site For Sale

### FOR SALE | 20+/- Acre Site

5135 Old Salem Road  
Rockvale, TN 37153

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE



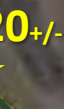
John Harney  
615.542.0715 Cell  
615.896.4045 Office  
johnh@parks-group.com  
TNLIC# 221569

- PRICE: \$1,699,000
- Great private school or church site
- Sewer Available
- New Utility Water Line Late 2024
- Zoned Commercial Fringe
- See Broker for More Details

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129



20+/- Acre Site



1,866'

696'

1294'

652'

Future Road

99

Monarque Ave  
Lafayette  
All Saints Pl  
Wild Blossom Ln  
Bayou Ct  
Parall Creek Rd  
Constantine Dr  
Old Salem Rd  
New Salem



To Franklin Rd & I-840

Weston Park  
500 Units

Three Rivers  
700 Single Family  
& Townhomes

★ SITE

Sheffield Park  
250 Homes

New Salem Creek  
Elementary

Westwind  
150 Townhomes  
300 Single Family

Carlton Landing  
260 Homes

New 200 Child Day  
School

Salem Landing  
160 Townhomes  
250 Single Family

To S. Church St

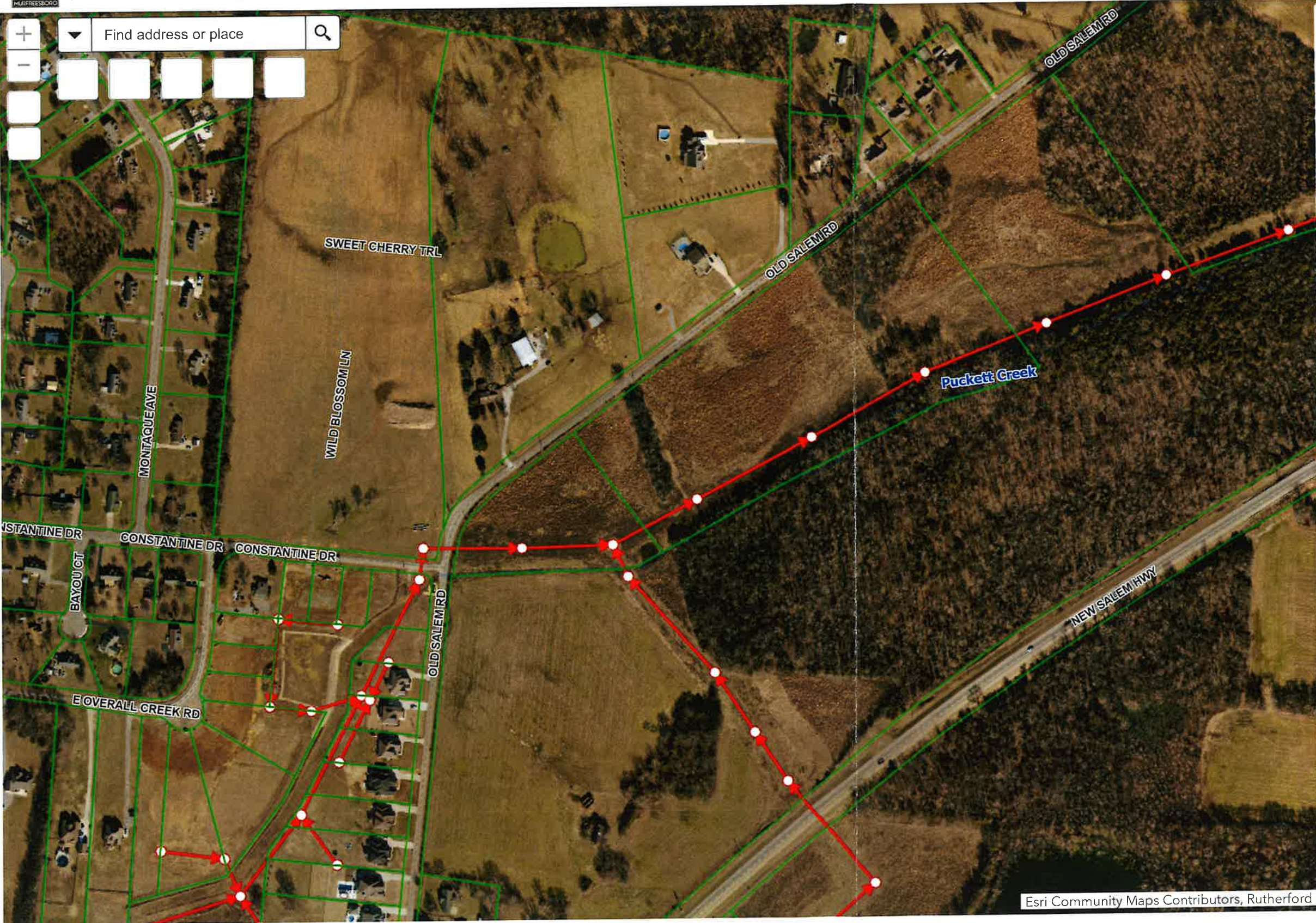
Rockvale  
Elementary

Rockvale Middle & High School





Find address or place



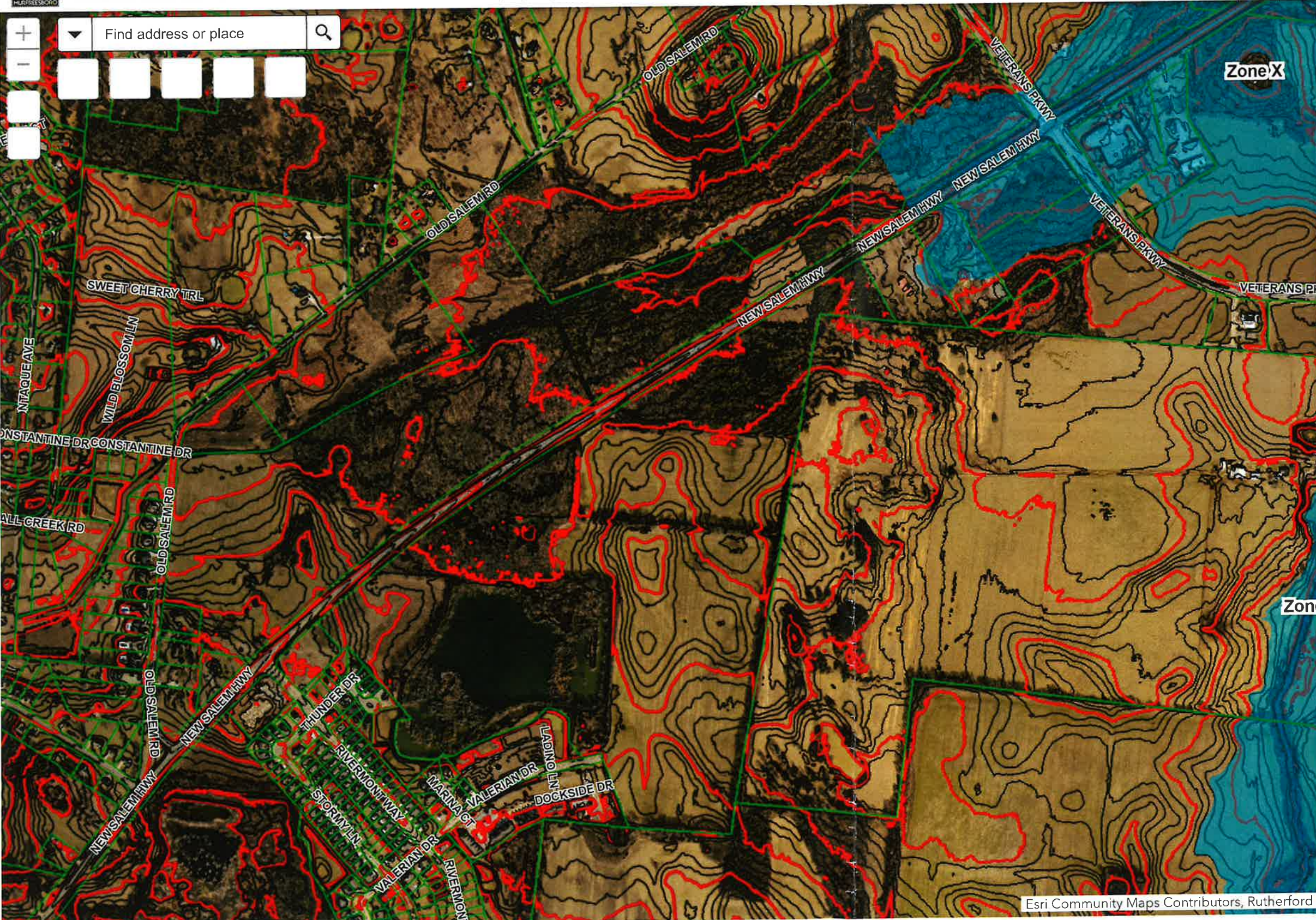
Esri Community Maps Contributors, Rutherford C

Layer List

- Property Maintenance Zones
- Planning Zones
- Unincorporated Cities
- Zoning
- Future\_Land\_Use\_2023
- Neighborhood Compatible Overlay
- Historic Bottoms Planning Area Boundary
- North Highland Planning Area Boundary
- Historic Bottoms Character Areas
- North Highland Character Areas
- 2040MTP - Road\_Class\_2017
- 2040MTP - Interchange Project
- 2040MTP - Recommended Improvement Projects
- 2040MTP - Committed
- Septic Soils
- Soils
- City Facilities
- Streets
- Private Streets
- Streams
- Qualified Opportunity Zones

Addresses  App State

Parcels (Old  Click to restore the map extent and layers visibility where you left off.



Layer List

Addresses

- Parcels (Older than 75 year Structure Built)
- MWRD Sewer
- MWRD Water
- MWRD Storm Water
- MWRD Repurified Water
- MWRD Rehab Basins
- Easements
- Contours 2006
- Contours2012
- Contours 2014
- Contours 2018
- Contours\_2023
- Plats\_2023
- Plats 2022
- Plats 2021
- Plats 2020
- Plats 2019
- Plats\_2018
- Plats 2017
- Plats 2016
- Plats 2014
- Plats 2013
- Plats 2012

App State

Click to restore the map extent and layers visibility where you left off.

# Demographic Summary Report

## Salem Landing Commercial Corner Outparcel

New Salem, Rockvale, TN 37153

Building Type: **Land**                      Total Available: **0 SF**  
 Class: -    % Leased: **0%**  
 RBA: -    Rent/SF/Yr: -  
 Typical Floor: -

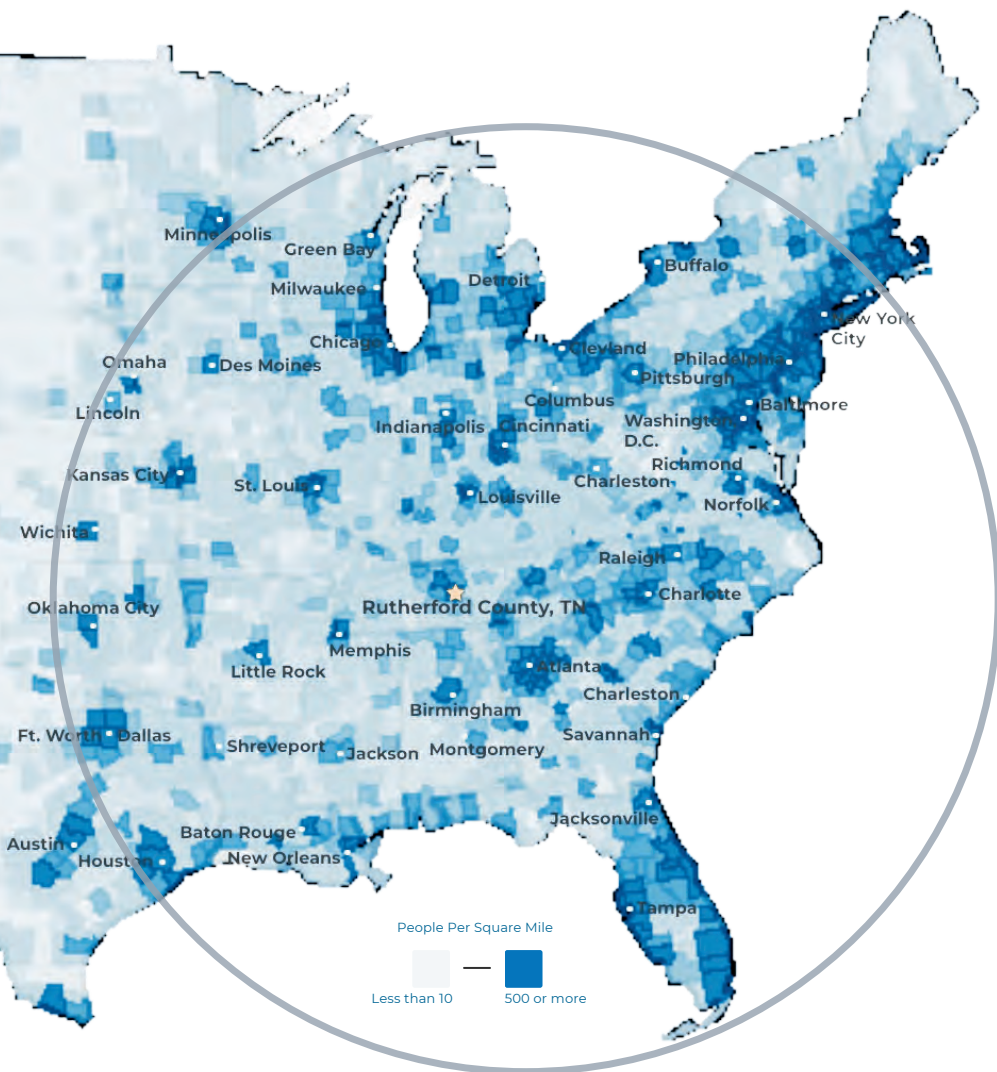


Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	788	14,445	66,293
2023 Estimate	737	12,827	58,457
2010 Census	879	9,710	40,759
Growth 2023 - 2028	6.92%	12.61%	13.40%
Growth 2010 - 2023	-16.15%	32.10%	43.42%
<b>2023 Population by Hispanic Origin</b>	23	714	3,415
<b>2023 Population</b>	737	12,827	58,457
White	671 91.04%	10,557 82.30%	45,583 77.98%
Black	31 4.21%	1,375 10.72%	7,964 13.62%
Am. Indian & Alaskan	3 0.41%	40 0.31%	212 0.36%
Asian	14 1.90%	509 3.97%	2,850 4.88%
Hawaiian & Pacific Island	0 0.00%	15 0.12%	57 0.10%
Other	18 2.44%	332 2.59%	1,792 3.07%
U.S. Armed Forces	0	60	261
<b>Households</b>			
2028 Projection	265	5,154	23,960
2023 Estimate	249	4,599	21,233
2010 Census	297	3,568	15,275
Growth 2023 - 2028	6.43%	12.07%	12.84%
Growth 2010 - 2023	-16.16%	28.90%	39.00%
Owner Occupied	228 91.57%	3,446 74.93%	15,366 72.37%
Renter Occupied	21 8.43%	1,153 25.07%	5,867 27.63%
<b>2023 Households by HH Income</b>	249	4,598	21,232
Income: <\$25,000	40 16.06%	247 5.37%	1,138 5.36%
Income: \$25,000 - \$50,000	18 7.23%	523 11.37%	2,610 12.29%
Income: \$50,000 - \$75,000	42 16.87%	888 19.31%	3,926 18.49%
Income: \$75,000 - \$100,000	50 20.08%	991 21.55%	4,584 21.59%
Income: \$100,000 - \$125,000	42 16.87%	693 15.07%	3,121 14.70%
Income: \$125,000 - \$150,000	34 13.65%	467 10.16%	2,215 10.43%
Income: \$150,000 - \$200,000	15 6.02%	404 8.79%	2,151 10.13%
Income: \$200,000+	8 3.21%	385 8.37%	1,487 7.00%
<b>2023 Avg Household Income</b>	\$90,239	\$108,073	\$106,246
<b>2023 Med Household Income</b>	\$87,250	\$91,170	\$91,044



# 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	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



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



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.

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