



GREAT COMMERCIAL OUTPARCELS

FOR SALE

**Shelbyville Hwy & Tiger Hill Drive
Murfreesboro, TN 37128**

ParkTrust
COMMERCIAL

John Harney
615.542.0715 Cell
615.234.5020 Office
john@parktrust.com
TNLIC# 221569

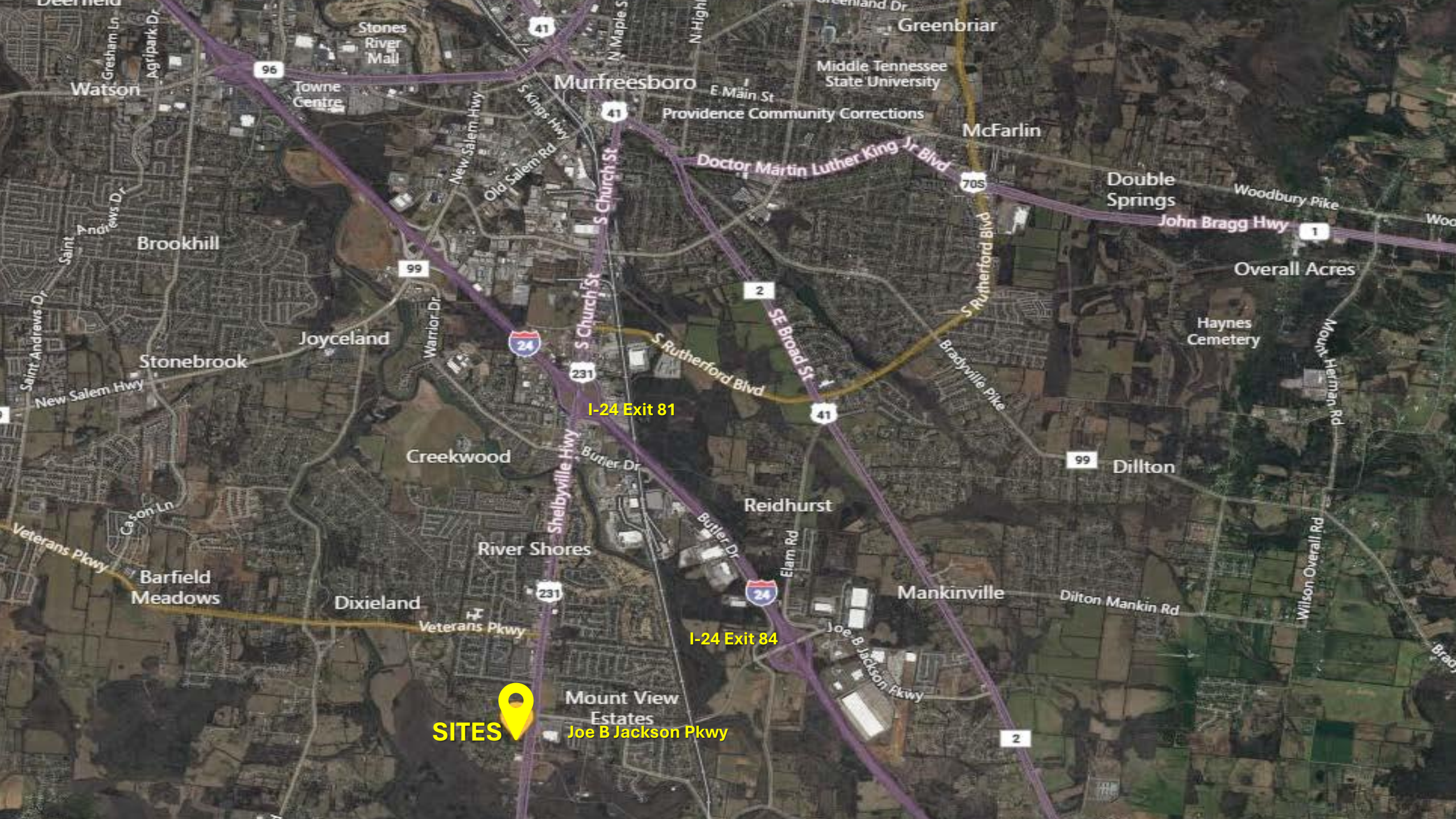
- Lot 1: 1.48 Ac
- Lot 2: Coming Soon McDonald's
- Lot 3: Coming Soon Wawa
- Lot 4: 3.38 Ac
- See Broker For Details
- Close to I-24 @ Exit 81 & 84
- Near Walmart & Murfreesboro Medical Clinic
- Traffic Count: Approx. 39,068 +/-

1225 Garrison Drive, Suite 202, MURFREESBORO, TN 37129



Lot 4
3.38 Ac

Lot 1
1.48 Ac



SITES 
Joe B Jackson Pkwy

I-24 Exit 81

I-24 Exit 84

Murfreesboro

Greenbriar

Middle Tennessee State University

Providence Community Corrections

McFarlin

Double Springs

John Bragg Hwy

Overall Acres

Haynes Cemetery

Dillon

Reidhurst

Mankinville

Dilton Mankin Rd

Mount View Estates

Joe B Jackson Pkwy

Stones River Mall

Towne Centre

Brookhill

Joyceland

Stonebrook

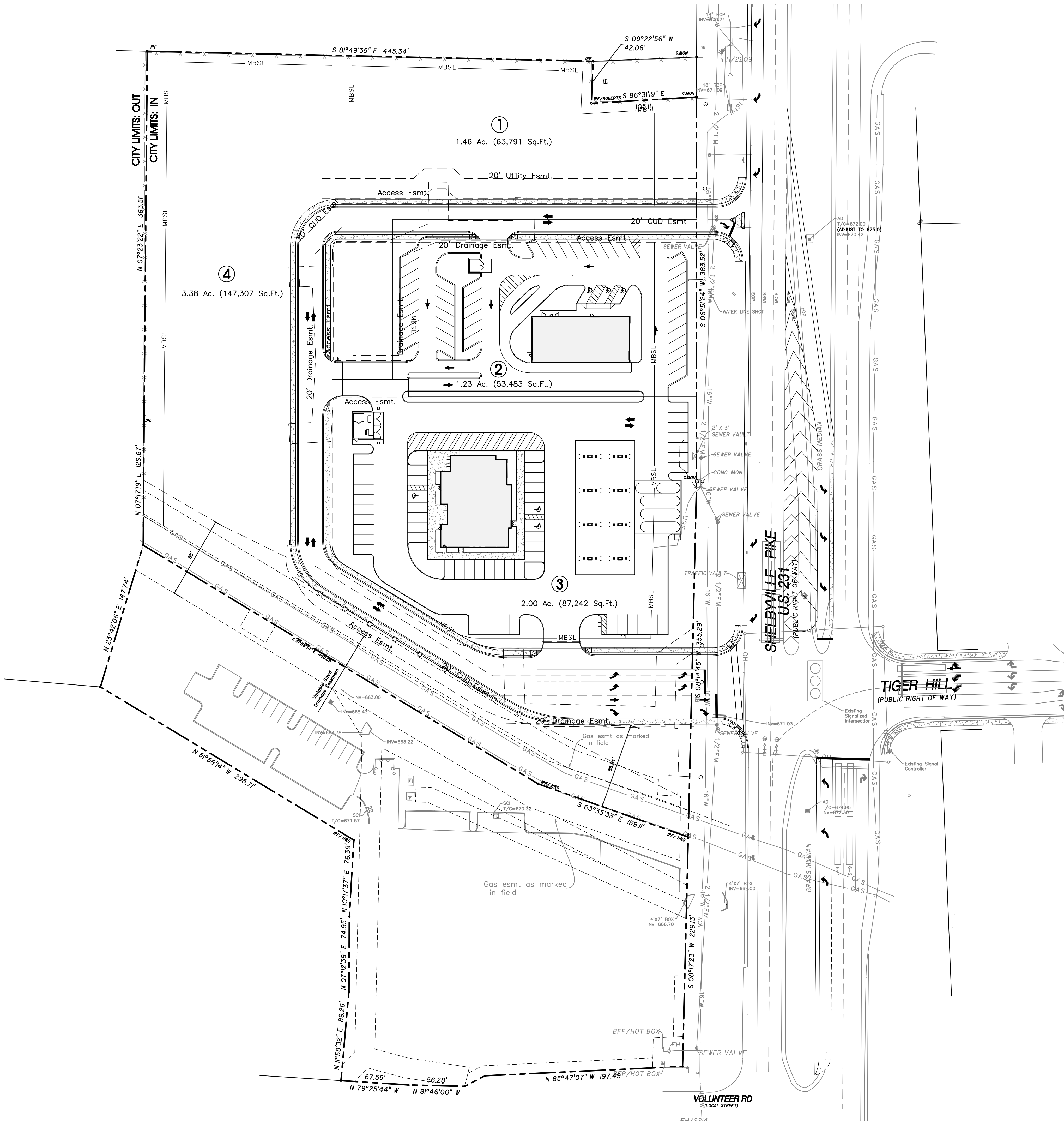
Creekwood

River Shores

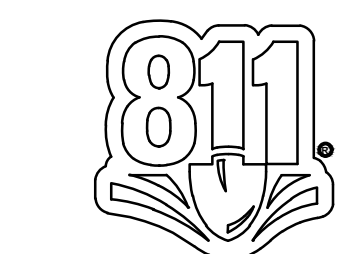
Barfield Meadows

Dixieland

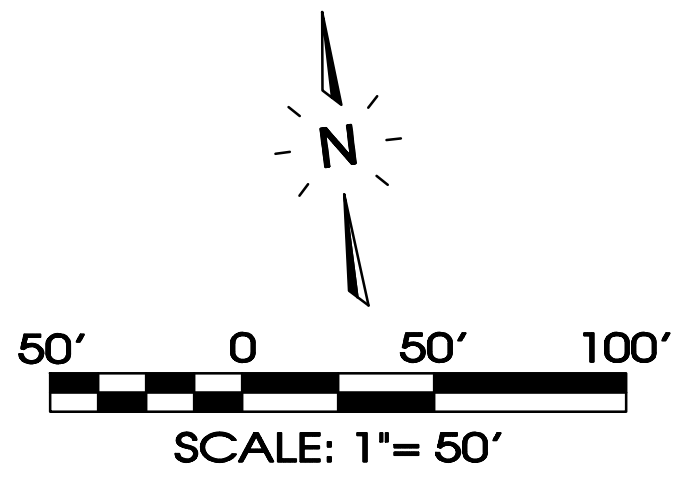
Veterans Pkwy



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 X	PROPOSED SPOT ELEVATION
⊞	DOUBLE DETECTOR CHECK VALVE	(63.25) X	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 ECO	⊞	CONCRETE SWALE
○	MANHOLE	⊞	TYPE- X- HEADWALL
①	PROPOSED LOT NUMBER		
EXISTING PHONE	PH		
EXISTING ELECTRIC	OH		
PROPERTY LINE	---		
EASEMENTS	---		
RIGHT OF WAY	---		
EROSION CONTROL SILT FENCE	SF SF		
EROSION EEL	E E E		
EXISTING TREELINE	~		
EXISTING FENCELINE	-X-X-X-X-		
MINIMUM BUILDING SETBACK LINE	MBSL		
PHASE BOUNDARY	---		
EXISTING GAS LINE	GAS		
PROPOSED GAS LINE	GAS		
EXISTING STORM	ST.M		
PROPOSED STORM	ST.M		
EXISTING CONTOUR LINES	-601-		
PROPOSED CONTOUR LINES	601		
EXISTING SANITARY SEWER	SS		
PROPOSED SANITARY SEWER	SS		
EXISTING WATER	W		
PROPOSED WATER	W		
LIMITS OF DISTURBANCE	---		



Know what's below.
Call before you dig.



SEC, Inc.
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LANDSCAPE ARCHITECTURE
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Shelbyville Pike & Tiger Hill REVIEW SET
(Not Intended for Construction)
Murfreesboro, Tennessee

REVISIONS:
DRAWN: SJA/GRL
DATE: 1-20-2025
CHECKED:
MAT
FILE NAME:
ShelbyvillePike-Master
SCALE:
1"=50'
JOB NO.
19054
SHEET:
1 of 1



RUTHERFORD COUNTY, TN

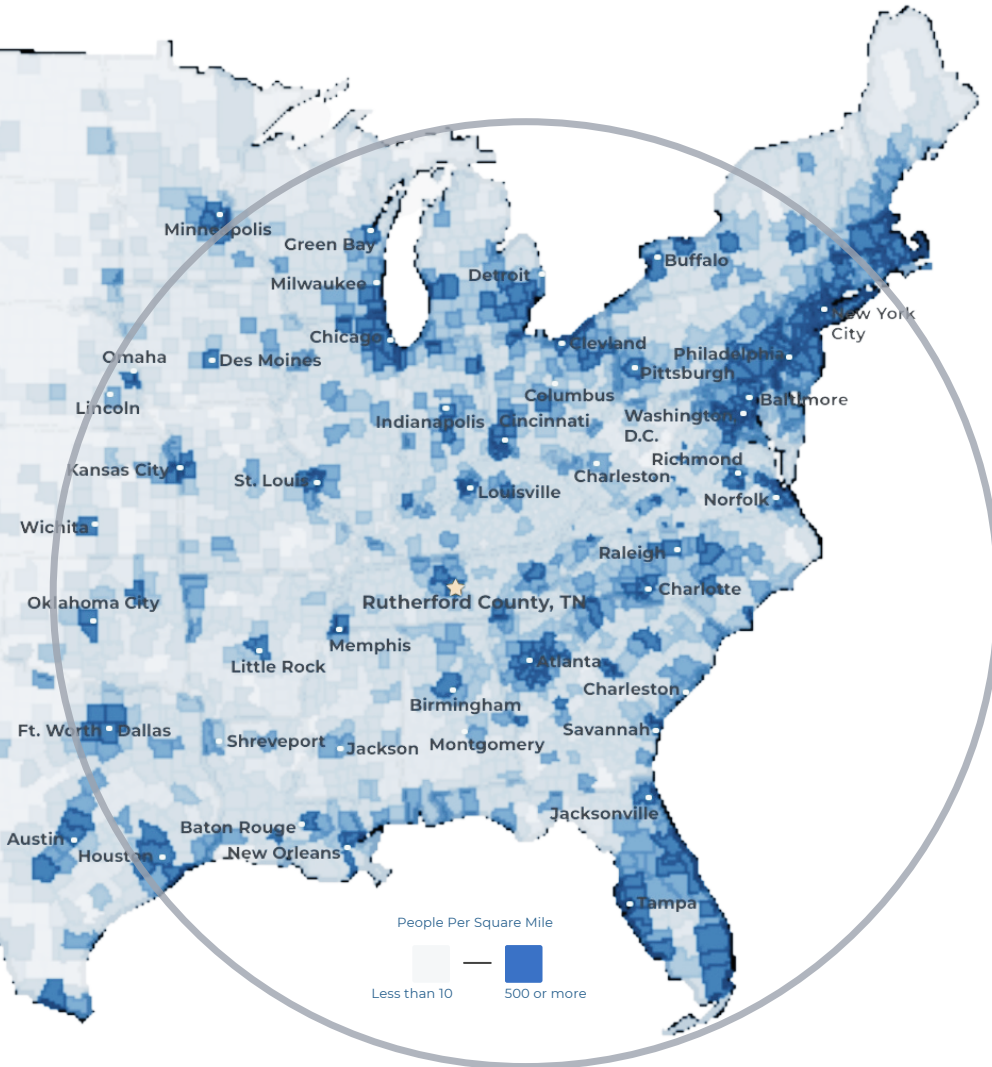
COMMUNITY SNAPSHOT

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

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