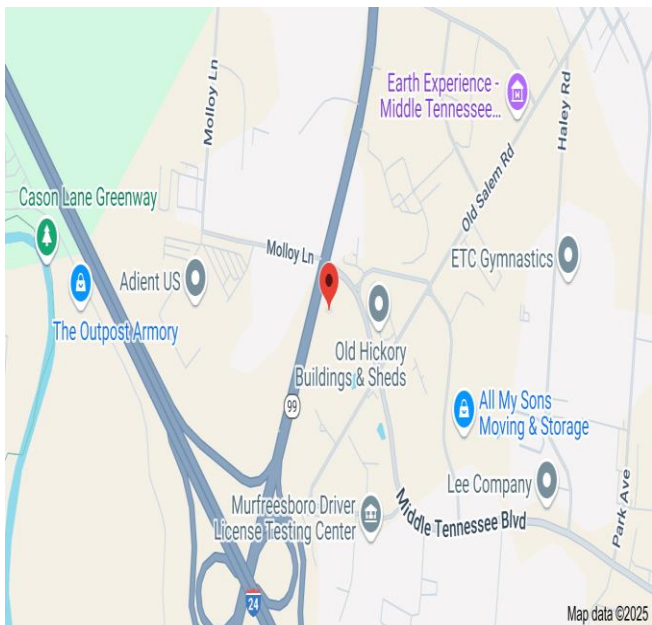




Molloy Point Commercial Lots Available

Murfreesboro, TN

New Salem Hwy & Middle Tennessee Blvd



Details:

- **1.7 Ac Site: \$25 PSF**
- **9.2 Ac Site: \$15.50 PSF**
- **Corner Outparcel SOLD to Circle K**
- Zoned Light Industrial
- All Utilities Available
- Good level topo
- Adjacent to I-24 Exit 80 interchange
- Frontage and access on New Salem Hwy, Middle Tennessee Blvd and Old Salem Road
- Traffic Count on New Salem: Approx. 21,674+/-
- Traffic Count on Middle TN: Approx. 19,708+/-

John Harney

AFFILIATE BROKER

615.542.0715

john@parktrust.com

TN LIC# 221569

ParkTrust
COMMERCIAL

1225 Garrison Drive, Suite 202

Murfreesboro, TN 37129

615.234.5020

www.parktrustcommercial.com

Lazydays RV
THE RV AUTHORITY

★ The OUTPOST
ARMORY ★
GUNS. GEAR. EXPERTS.

CATERPILLAR®

Johnson Controls

Heritage Farms
Dairy

Consolidated Utility
District



★
SITES

Middle Tenn Blvd

New Salem Hwy

I-24 Exit 80

COSTCO
WHOLESALE

U-HAUL®

West Fork of the Stones River

Headwaters

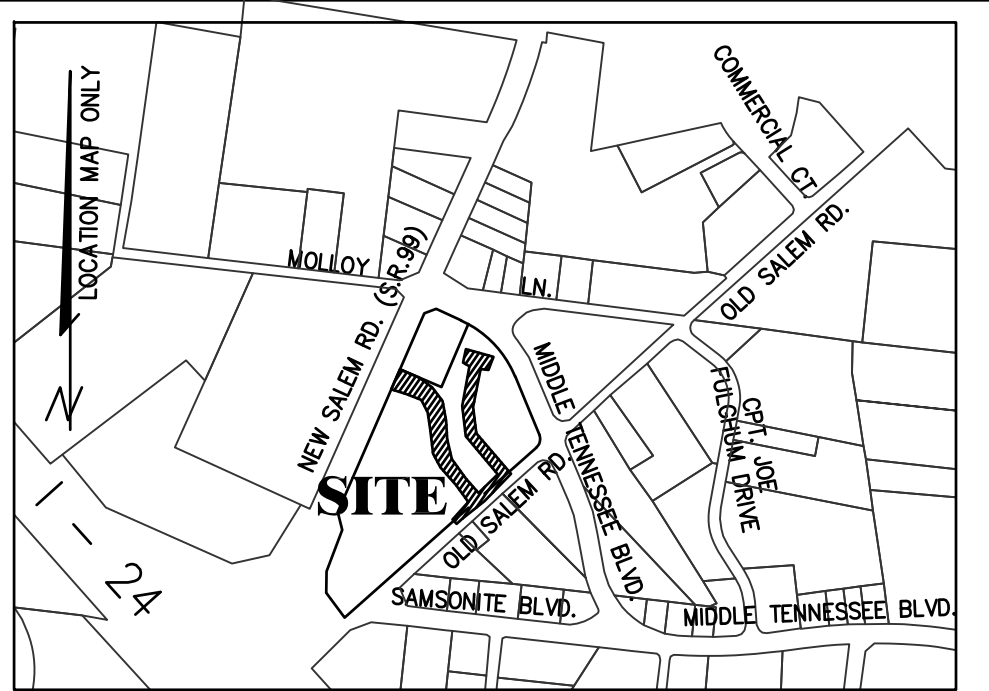
West Fork of the Stones River

LEGEND

- ⚡ Power Pole
⬮ Existing Fire Hydrant
⬮ Proposed Fire Hydrant
△ Reducer
⊗ Proposed Gate Valve & Box
▲ Concrete Thrust Block
—W— Existing Water Line
—W— Proposed Water Line
—S— Existing Sanitary Sewer Line
—S— Proposed Sanitary Sewer Line
○ Existing Manhole
● Proposed Manhole
CD— Sewer Line Check Dam
—00— Existing Contours
—00— Proposed Contours
00.0 Existing Spot Elevations
00.0 Proposed Spot Elevations
—SF— Siltation Fence
(to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
Turf Reinforcement Mat
—E—T— Existing Telephone & Electric Line
—UCE— Existing Underground Electric Line
—CMP— Corrugated Metal Pipe
—RCP— Reinforced Concrete Pipe

NOTES:

1. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS. NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

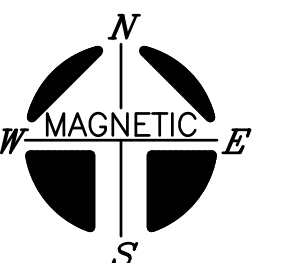


LOCATION MAP
N.T.S.

NOTE: ALL DRIVEWAYS MEET TDOT INTERSECTION SIGHT DISTANCE STANDARDS.

NOTE: ALL STRIPING IN TDOT R.O.W. SHALL BE THERMOPLASTIC. SEE DETAILS, SHEET 6.

NOTE: THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO TDOT R.O.W.



ZONING: L-1
FRONT SETBACK: 42'
SIDE SETBACK: 10'
REAR SETBACK: 20'

100' 0 100'
20.12 AC.± TOTAL

#	DATE	REVISION DESCRIPTION

FOR REVIEW
ONLY.
NOT FOR
CONSTRUCTION.

SHUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)953-4084, FAX: (615)953-0080

MASTER PLAN
MOLLOY POINT
SUBDIVISION
(ODIE JOHNSON WAY)
13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

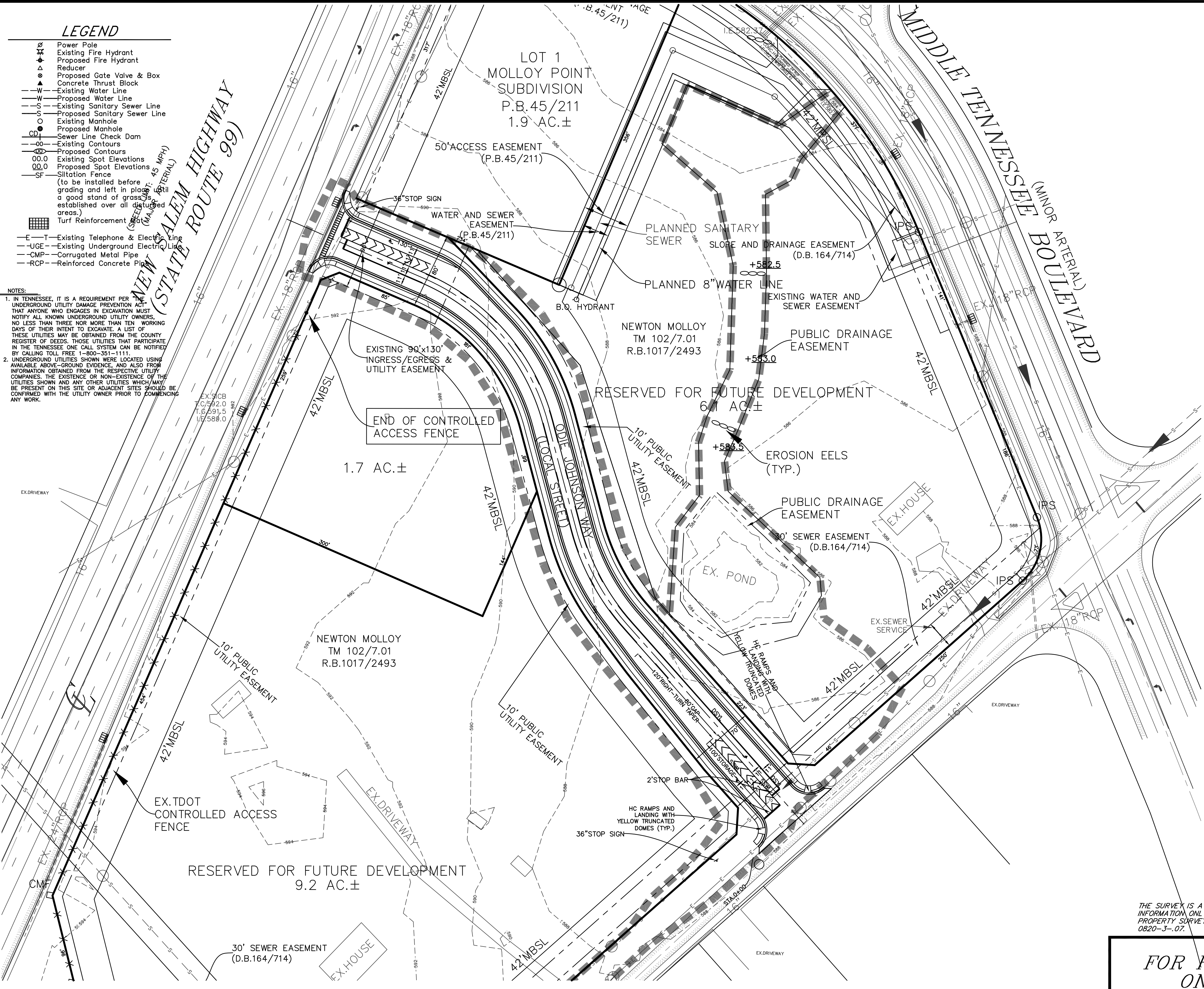
DATE: JANUARY, 2025 SCALE 1"=100' SH. 1 OF 1

OWNER: NEWTON MOLLOY
ADDRESS: 2226 NORTHWOODS DRIVE
MURFREESBORO, TN 37130
TAX MAP: 102 PARCEL: 7.01
FLOOD MAP PANEL: 470168 0260 H. ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
—X— FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.



- LEGEND**
- Power Pole
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Reducer
 - Proposed Gate Valve & Box
 - Concrete Thrust Block
 - Existing Water Line
 - Proposed Water Line
 - Existing Sanitary Sewer Line
 - Proposed Sanitary Sewer Line
 - Existing Manhole
 - Proposed Manhole
 - Sewer Line Check Dam
 - Existing Contours
 - Proposed Contours
 - Existing Spot Elevations
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 - Siltation Fence
 - (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
 - Turf Reinforcement
 - Existing Telephone & Electric Line
 - Existing Underground Electric Line
 - Corrugated Metal Pipe
 - Reinforced Concrete Pipe

NOTES:

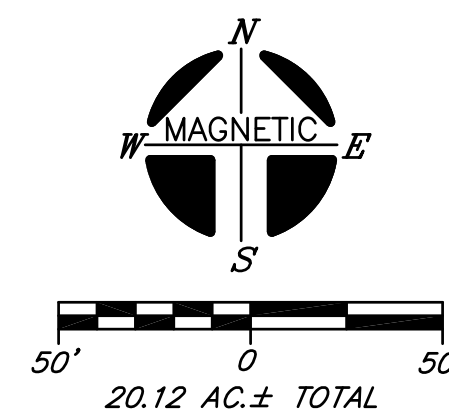
1. IN TENNESSEE, IT IS A REQUIREMENT PER UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.

2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS (OR ANYTHING ASSOCIATED WITH THESE PLANS, E.G. CUT SHEETS) AND THE FIELD CONDITIONS FOUND PRIOR TO OR DURING CONSTRUCTION.

2. APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS ON THE CONSTRUCTION PLANS (OR ANYTHING ASSOCIATED WITH THESE PLANS, E.G. CUT SHEETS) SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AFTER BEING DISCOVERED. THE CONTRACTOR MAY NOT USE APPARENT ERROR, DISCREPANCIES, OR OMISSIONS FOR ADDITIONAL CHARGES. THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR THE FULFILLMENT OF THE INTENT OF THE CONSTRUCTION PLANS. ANY PROPOSED REMEDIATIONS SHALL FIRST BE REVIEWED BY THE ENGINEER.

NOTE: PLANNING DEPARTMENT APPROVAL OF THIS SITE PLAN, MAY OR MAY NOT ADEQUATELY REFLECT THE LATEST REQUIREMENTS AND/OR PLANS APPROVED BY MURFREESBORO WATER RESOURCES DEPARTMENT (MWRD). THIS ALSO APPLIES TO SITE PLANS THAT ARE INCLUDED IN THE BUILDING PERMIT SET. CONTRACTOR MUST VERIFY WITH MWRD THAT THEY ARE USING APPROVED UTILITY PLANS.



ZONING: L-1
FRONT SETBACK: 42'
SIDE SETBACK: 10'
REAR SETBACK: 20'

#	DATE	REVISION DESCRIPTION

NOTE: PROPOSED PAVING INSIDE TDOT R.O.W. MUST BE FULL-DEPTH TO TDOT STANDARDS. SEE DETAILS, SHEET 8.

- LEGEND FOR MONUMENTS**
- IPS ○ IRON PIN SET
 - IPF ○ IRON PIN FND.
 - RAILROAD SPIKE
 - ✱ FENCE
 - SURVEY POINT
 - ▲ NAIL
 - CONC. MARKER FND.

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TELEPHONE: (615)953-4084, FAX: (615)953-0080

CONSTRUCTION PLANS

MOLLOY POINT SUBDIVISION

(ODIE JOHNSON WAY)

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

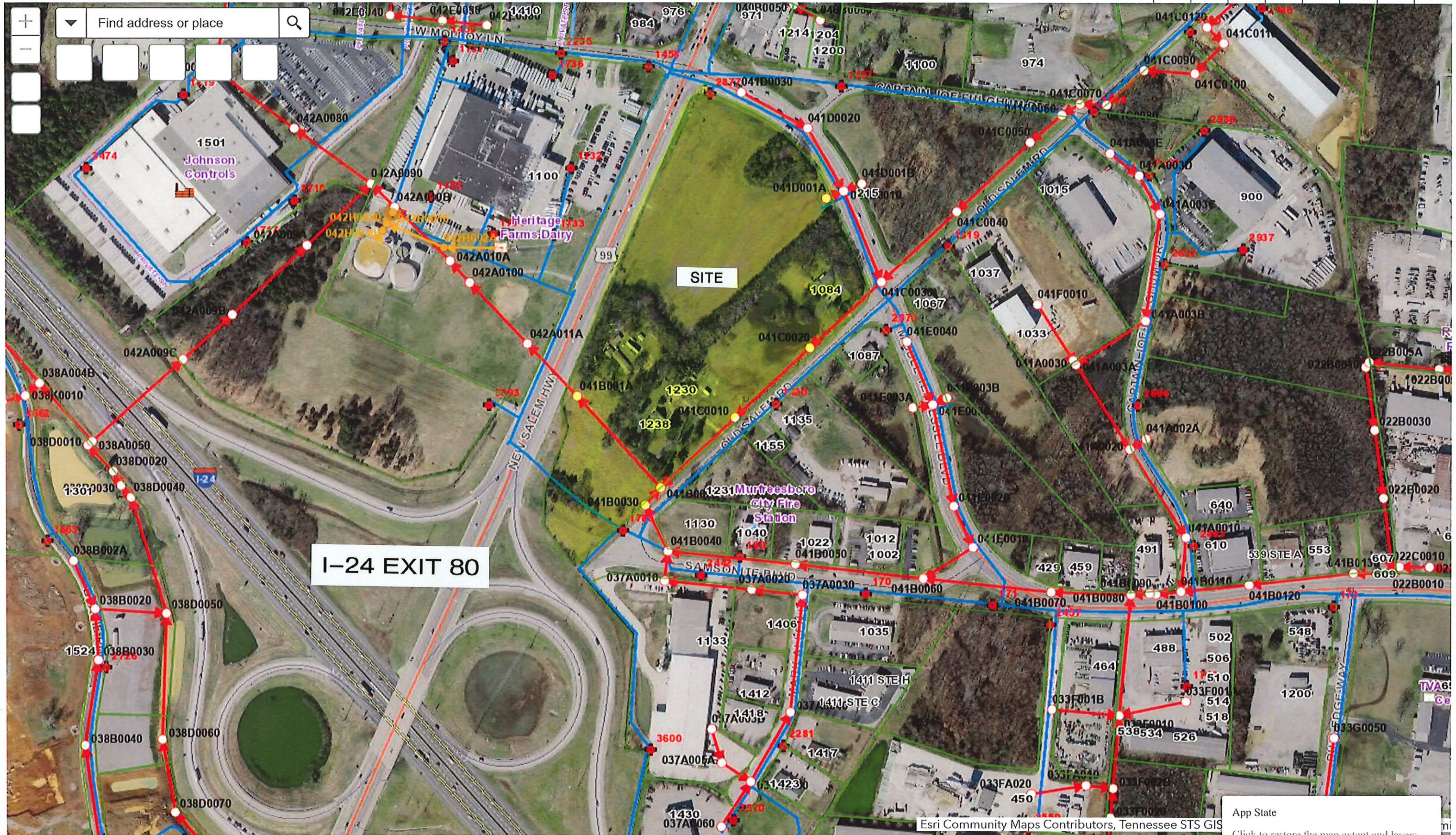
DATE: FEBRUARY, 2025

SCALE 1"=50'

SH. 1 OF 1



MOLLOY POINT WATER AND SEWER MAP



Esri Community Maps Contributors, Tennessee STS GIS

Demographic Summary Report

1 to 14 AC Commercial Lots - Molloy Point

00 New Salem Hwy, Murfreesboro, TN 37129

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	3,119	78,173	183,557
2024 Estimate	2,771	68,812	160,509
2020 Census	2,852	66,449	148,940
Growth 2024 - 2029	12.56%	13.60%	14.36%
Growth 2020 - 2024	-2.84%	3.56%	7.77%
2024 Population by Hispanic Origin	331	6,259	13,211
2024 Population	2,771	68,812	160,509
White	1,513 54.60%	43,324 62.96%	105,005 65.42%
Black	756 27.28%	13,973 20.31%	29,701 18.50%
Am. Indian & Alaskan	5 0.18%	116 0.17%	244 0.15%
Asian	95 3.43%	2,526 3.67%	6,470 4.03%
Hawaiian & Pacific Island	0 0.00%	52 0.08%	132 0.08%
Other	401 14.47%	8,820 12.82%	18,958 11.81%
U.S. Armed Forces	11	265	554
Households			
2029 Projection	902	31,341	71,403
2024 Estimate	800	27,630	62,654
2020 Census	801	26,460	58,134
Growth 2024 - 2029	12.75%	13.43%	13.96%
Growth 2020 - 2024	-0.12%	4.42%	7.78%
Owner Occupied	184 23.00%	11,309 40.93%	30,921 49.35%
Renter Occupied	617 77.13%	16,320 59.07%	31,733 50.65%
2024 Households by HH Income	800	27,628	62,655
Income: <\$25,000	205 25.63%	4,257 15.41%	7,828 12.49%
Income: \$25,000 - \$50,000	215 26.88%	6,062 21.94%	12,081 19.28%
Income: \$50,000 - \$75,000	156 19.50%	5,860 21.21%	12,719 20.30%
Income: \$75,000 - \$100,000	128 16.00%	4,696 17.00%	9,931 15.85%
Income: \$100,000 - \$125,000	33 4.13%	2,566 9.29%	6,480 10.34%
Income: \$125,000 - \$150,000	8 1.00%	1,586 5.74%	4,854 7.75%
Income: \$150,000 - \$200,000	41 5.13%	1,520 5.50%	5,133 8.19%
Income: \$200,000+	14 1.75%	1,081 3.91%	3,629 5.79%
2024 Avg Household Income	\$62,183	\$78,502	\$90,040
2024 Med Household Income	\$47,058	\$62,999	\$72,001

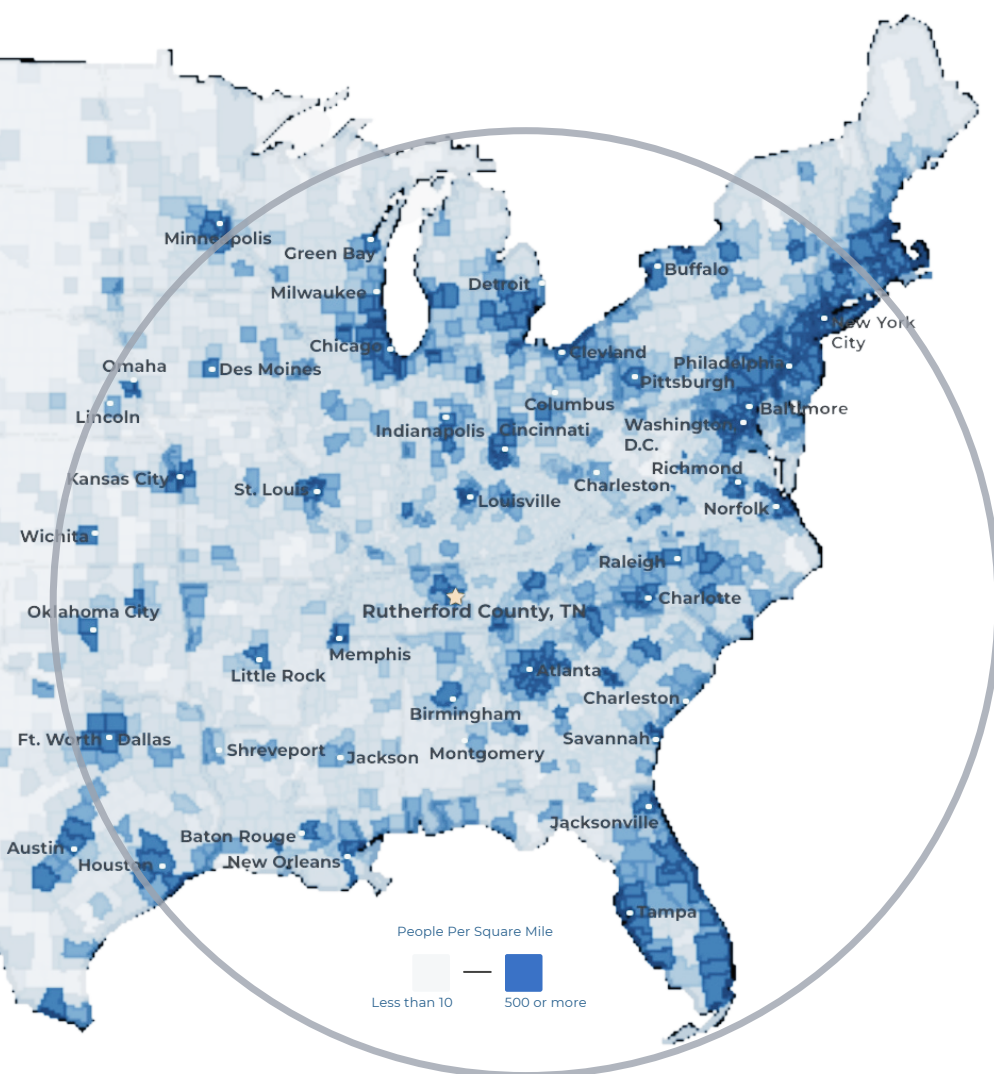
COMMUNITY SNAPSHOT

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



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



