

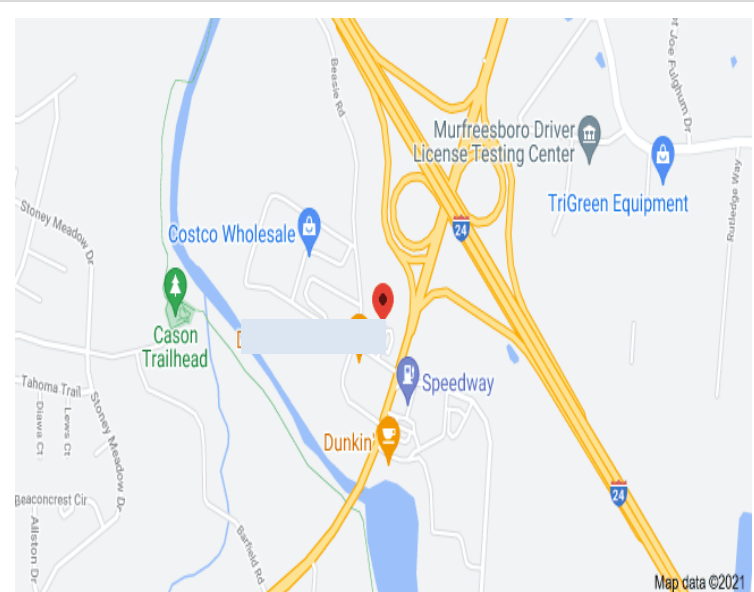


## For Sale or Ground Lease Lot @ West Point

New Salem Hwy/Hwy 99 @ I-24 Exit 80- Murfreesboro, TN

### Property Features:

- **PRICE: \$2,100,000**
- **Lot 18 – 1.5 Ac**
- **Close to the newly opened Costco**
- **Great retail/commercial high visibility to I-24**
- **Owner will build to suit or ground lease**
- **Easy access to Exit 80 / I-24**
- **Traffic count on I-24: Approx. 104,453**



**John Harney**  
**AFFILIATE BROKER**

**615.542.0715**

[john@parktrust.com](mailto:john@parktrust.com)

TNLIC# 221569

**ParkTrust**  
**COMMERCIAL**

1225 Garrison Drive, Suite 202  
Murfreesboro, TN 37129  
615.234.5020

[www.parktrustcommercial.com](http://www.parktrustcommercial.com)



New Bridge Construction  
with Access to  
River Rock Blvd



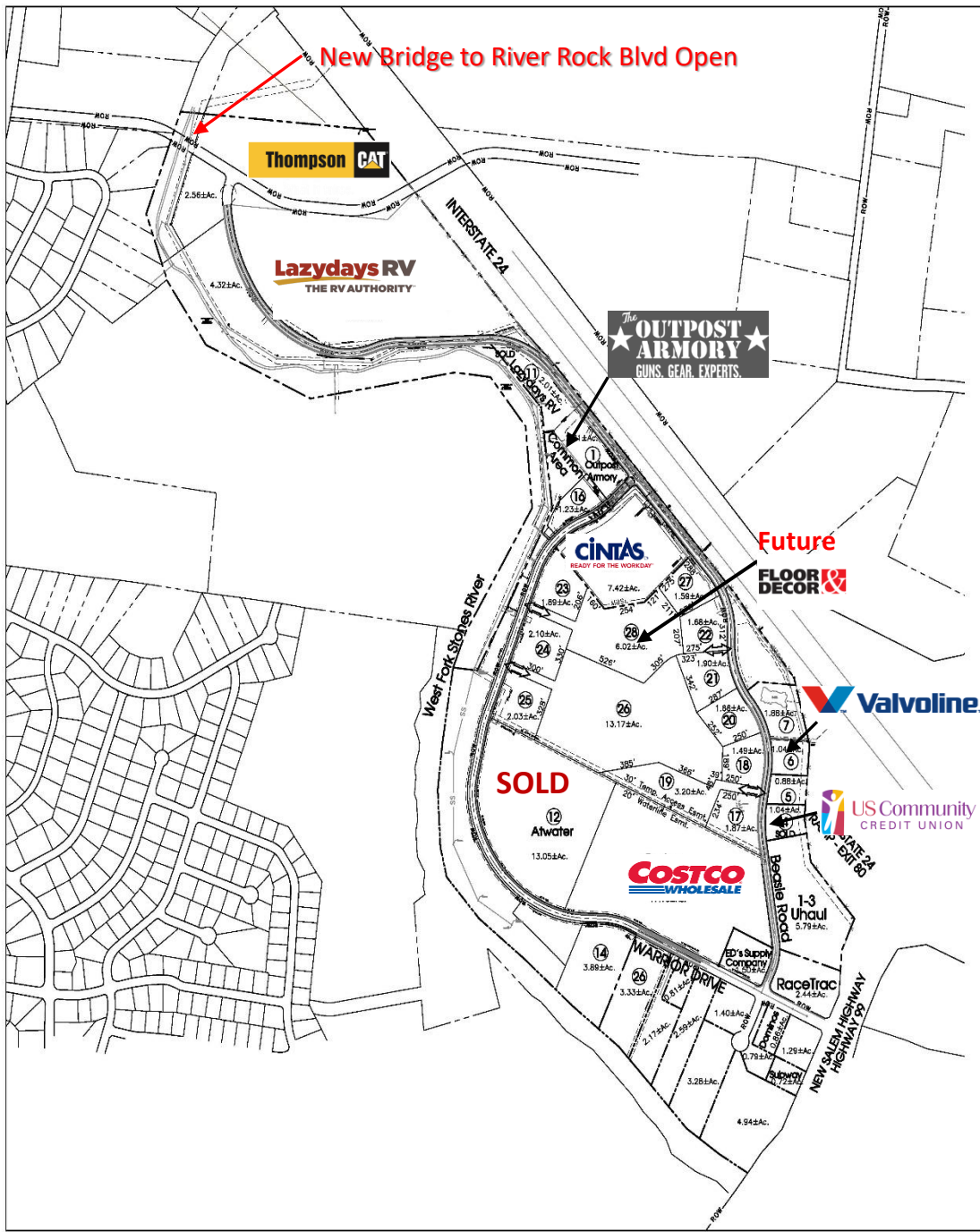
I-24 Exit 80



New Salem Hwy / Hwy 99



New Bridge to River Rock Blvd Open



## Pricing Table:

- Lot 6 - 1.04 Ac - **SOLD\***
- Lot 17 —1.87 Ac - \$30 PSF
- Lot 18 - 1.49 Ac – \$32 PSF
- Lot 19 - 3.20 Ac - **SOLD**
- Lot 27 - 1.59 Ac - \$27 PSF
- Lot 28 - 6.02 Ac - **SOLD**

Legend	
EXIST. CONCRETE WORK	BENCHMARK
IRON PIN SET (P.S.)	HANDICAP PARKING
IRON PIN FOUND (P.F.)	V.A. MIN 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	DRAINAGE STRUCTURE DESIGNATION
POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION
BLOW OFF VALVE	IMP. PAV.
REDUCER	RUNOFF FLOW ARROW
REMOVE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION
CONCRETE THURST BLOCK	PROPOSED SPOT ELEVATION
DOUBLE DETECTOR CHECK VALVE	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	CONCRETE SHALE
MANHOLE	TYPE - V - HEADWALL

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

300' 0 300' 600' SCALE: 1"= 300'

**SEC. Inc.**  
SITE ENGINEERING CONSULTANTS  
AN INCORPORATED ARCHITECTURE  
ENGINEERING & SURVEYING & LANDSCAPING  
FIRM  
1000 SHELBY UNIVERSITY BLVD. SUITE 200  
NASHVILLE, TN 37203  
PHONE: (615) 850-7501 FAX: (615) 850-7507  
E-MAIL: ME@SEC-CIVIL.COM

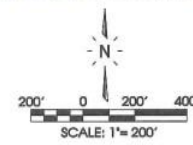
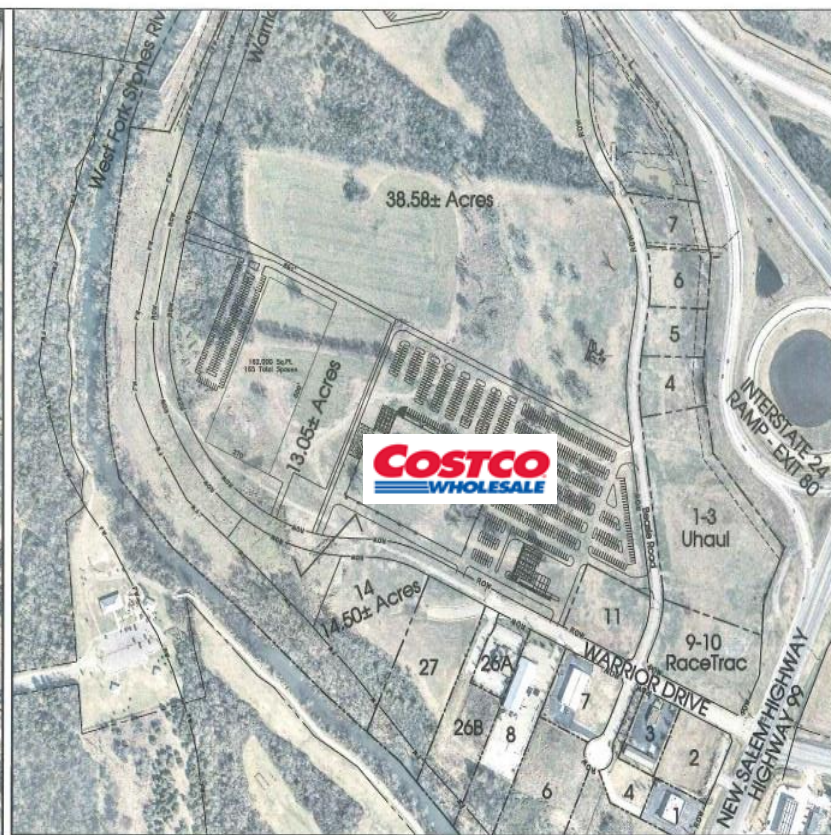
**REVIEW**  
NEW A.M.C. 1000 SHELBY UNIVERSITY BLVD. SUITE 200  
NASHVILLE, TN 37203  
PHONE: (615) 850-7501 FAX: (615) 850-7507  
E-MAIL: ME@SEC-CIVIL.COM

**West Point Remaining Lands**  
Murfreesboro, Tennessee

**Master Plan**

DATE: 3-20-2024  
SHEET: 1 of 1





**SITE ENGINEERING CONSULTANTS**  
SEC, Inc.  
800 BIDDLE STENNISBORO BOULEVARD  
MURFREESBORO, TN 37130  
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF S.E.C., INC.

**West Point Master Plan**  
Murfreesboro, Tennessee

**Land Exhibit**

DATE: 11-18-18  
CHECKED:  
BY:  
FILE NAME:  
1217Bmaster27  
SCALE:  
1"=300'  
JOB NO:  
1217B  
SHEET:  
1 of 1



# Demographic Summary Report

3 New Salem Hwy, Murfreesboro, TN 37128

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	2,175		67,573		165,371	
2020 Estimate	1,992		60,225		146,795	
2010 Census	1,955		47,126		109,923	
Growth 2020 - 2025	9.19%		12.20%		12.65%	
Growth 2010 - 2020	1.89%		27.80%		33.54%	
2020 Population by Hispanic Origin	120		4,808		11,059	
2020 Population	1,992		60,225		146,795	
White	1,380	69.28%	43,852	72.81%	109,296	74.45%
Black	397	19.93%	11,701	19.43%	26,493	18.05%
Am. Indian & Alaskan	15	0.75%	306	0.51%	727	0.50%
Asian	106	5.32%	2,379	3.95%	5,685	3.87%
Hawaiian & Pacific Island	2	0.10%	49	0.08%	147	0.10%
Other	92	4.62%	1,939	3.22%	4,446	3.03%
U.S. Armed Forces	2		192		285	
Households						
2025 Projection	771		26,638		62,959	
2020 Estimate	707		23,796		55,950	
2010 Census	699		18,929		42,327	
Growth 2020 - 2025	9.05%		11.94%		12.53%	
Growth 2010 - 2020	1.14%		25.71%		32.19%	
Owner Occupied	515	72.84%	12,823	53.89%	31,526	56.35%
Renter Occupied	192	27.16%	10,973	46.11%	24,424	43.65%
2020 Households by HH Income	707		23,797		55,949	
Income: <\$25,000	129	18.25%	4,024	16.91%	9,128	16.31%
Income: \$25,000 - \$50,000	134	18.95%	5,742	24.13%	13,873	24.80%
Income: \$50,000 - \$75,000	138	19.52%	5,880	24.71%	12,308	22.00%
Income: \$75,000 - \$100,000	151	21.36%	3,760	15.80%	8,485	15.17%
Income: \$100,000 - \$125,000	137	19.38%	2,124	8.93%	4,966	8.88%
Income: \$125,000 - \$150,000	3	0.42%	787	3.31%	2,251	4.02%
Income: \$150,000 - \$200,000	11	1.56%	858	3.61%	3,131	5.60%
Income: \$200,000+	4	0.57%	622	2.61%	1,807	3.23%
2020 Avg Household Income	\$67,400		\$69,837		\$73,934	
2020 Med Household Income	\$65,104		\$58,533		\$59,436	



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# COMMUNITY SNAPSHOT

Rutherford County, TN

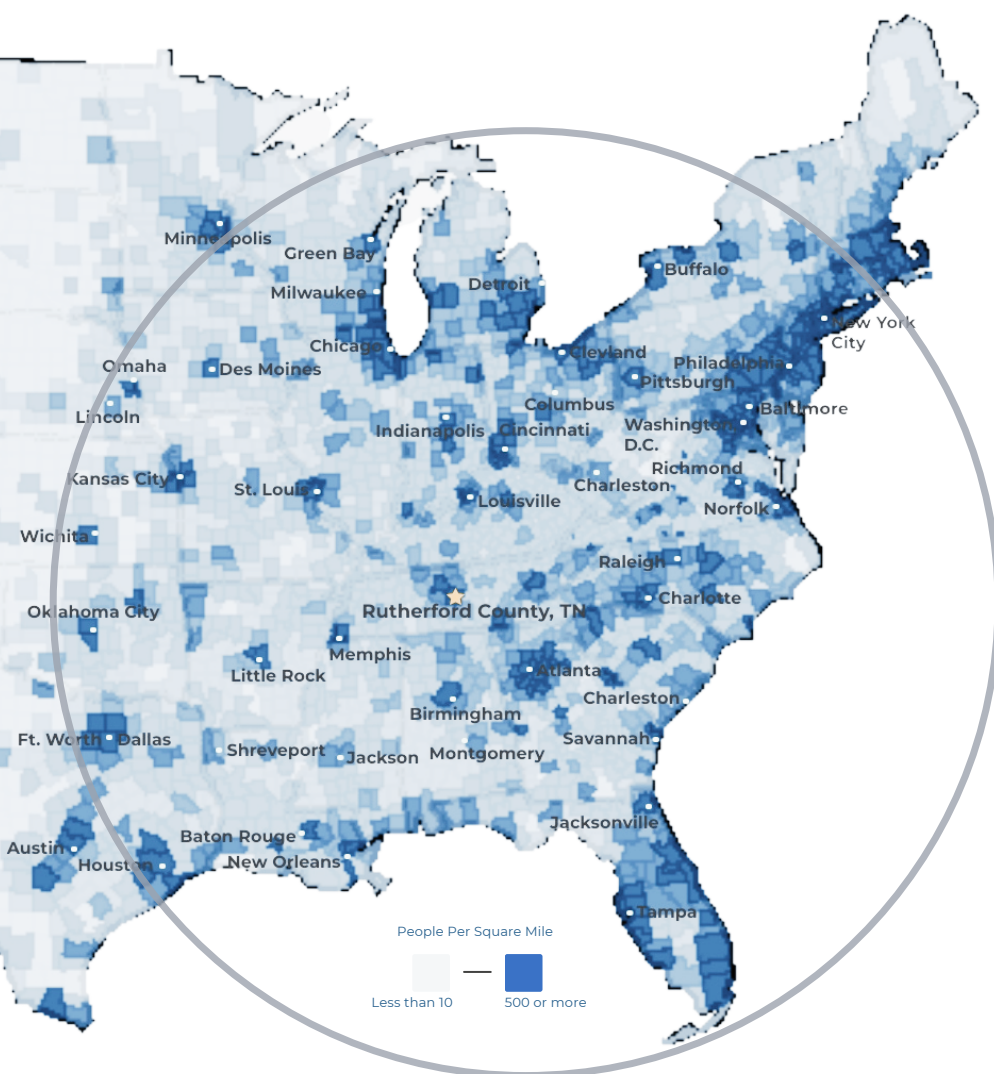
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RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



# 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

**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	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

<b>Population</b> 369,868	<b>Median Home Price</b> \$415,000	<b>3 Colleges</b> 25,000 students
<b>Median Age</b> 34	<b>Median HH Income</b> \$81,505	<b>College Degrees</b> 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





