

## LAND & OUTPARCELS FOR SALE

New Salem Hwy & Veterans Pkwy  
Murfreesboro, TN

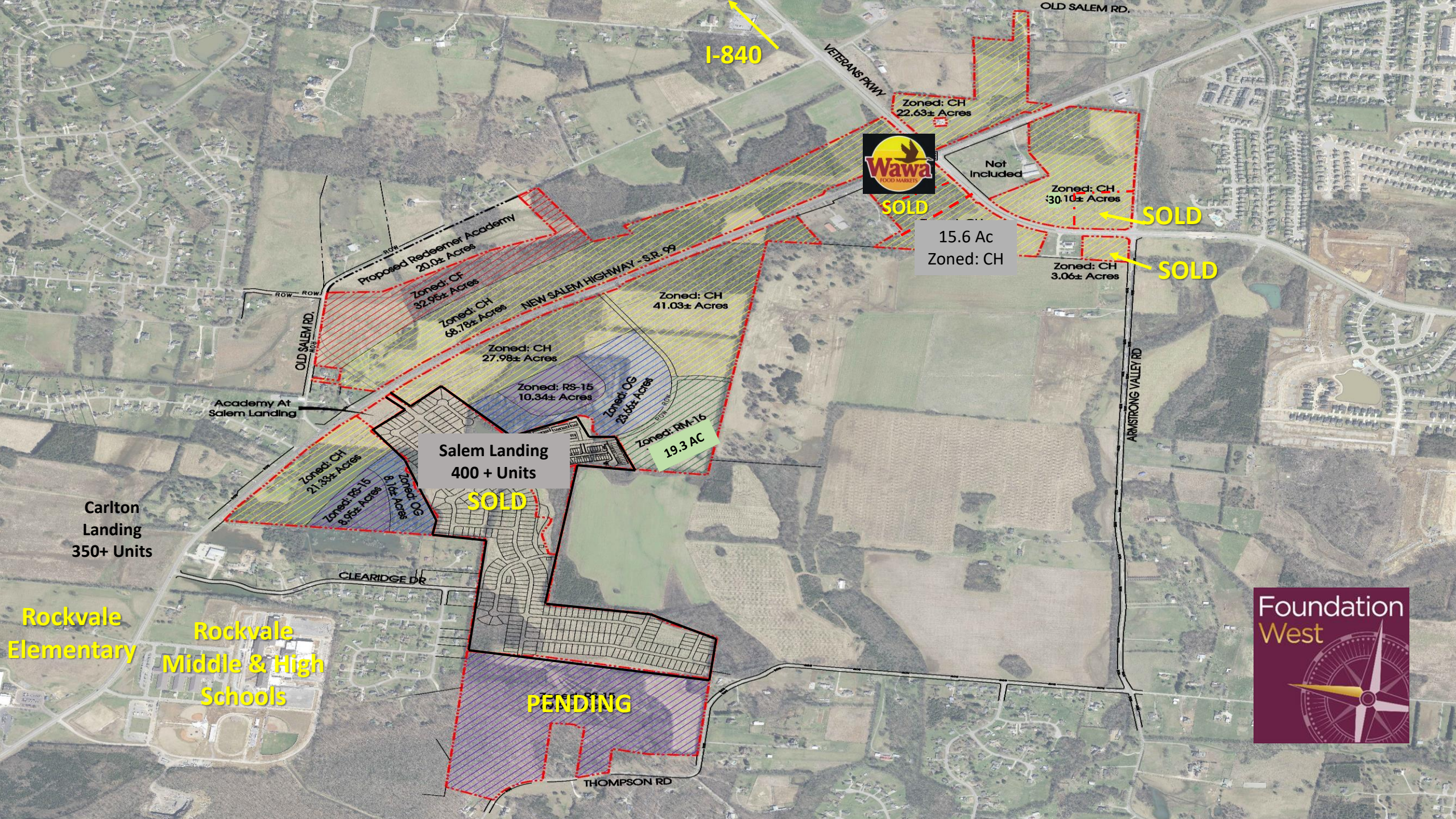
**ParkTrust**  
COMMERCIAL

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

- 2 to 150 Acres – Zoned Commercial
  - See Broker for Pricing
  - All Utilities Available
- 
- 19.3 Acres – Zoned Multi-Family/175 Units
  - Price: \$4,500,000
  - Close to I-840 & I-24

1225 GARRISON DRIVE, SUITE 202 MURFREESBORO, TN 37129





I-840

VETERANS PKWY

OLD SALEM RD.

Zoned: CH  
22.63± Acres



SOLD

Not Included

Zoned: CH  
30.10± Acres

SOLD

15.6 Ac  
Zoned: CH

Zoned: CH  
3.06± Acres

SOLD

Proposed Redeemer Academy  
20.0± Acres  
Zoned: CF  
32.95± Acres  
Zoned: CH  
68.78± Acres

NEW SALEM HIGHWAY - S.R. 99

Zoned: CH  
41.03± Acres

Zoned: CH  
27.98± Acres

Zoned: R8-15  
10.34± Acres

Zoned: OG  
23.68± Acres

Zoned: RM-16  
19.3 AC

Academy At  
Salem Landing

OLD SALEM RD.

Salem Landing  
400 + Units

SOLD

Zoned: CH  
21.33± Acres

Zoned: R8-15  
8.93± Acres

Zoned: OG  
8.14± Acres

Carlton  
Landing  
350+ Units

CLEARIDGE DR

Rockvale  
Elementary  
Rockvale  
Middle & High  
Schools

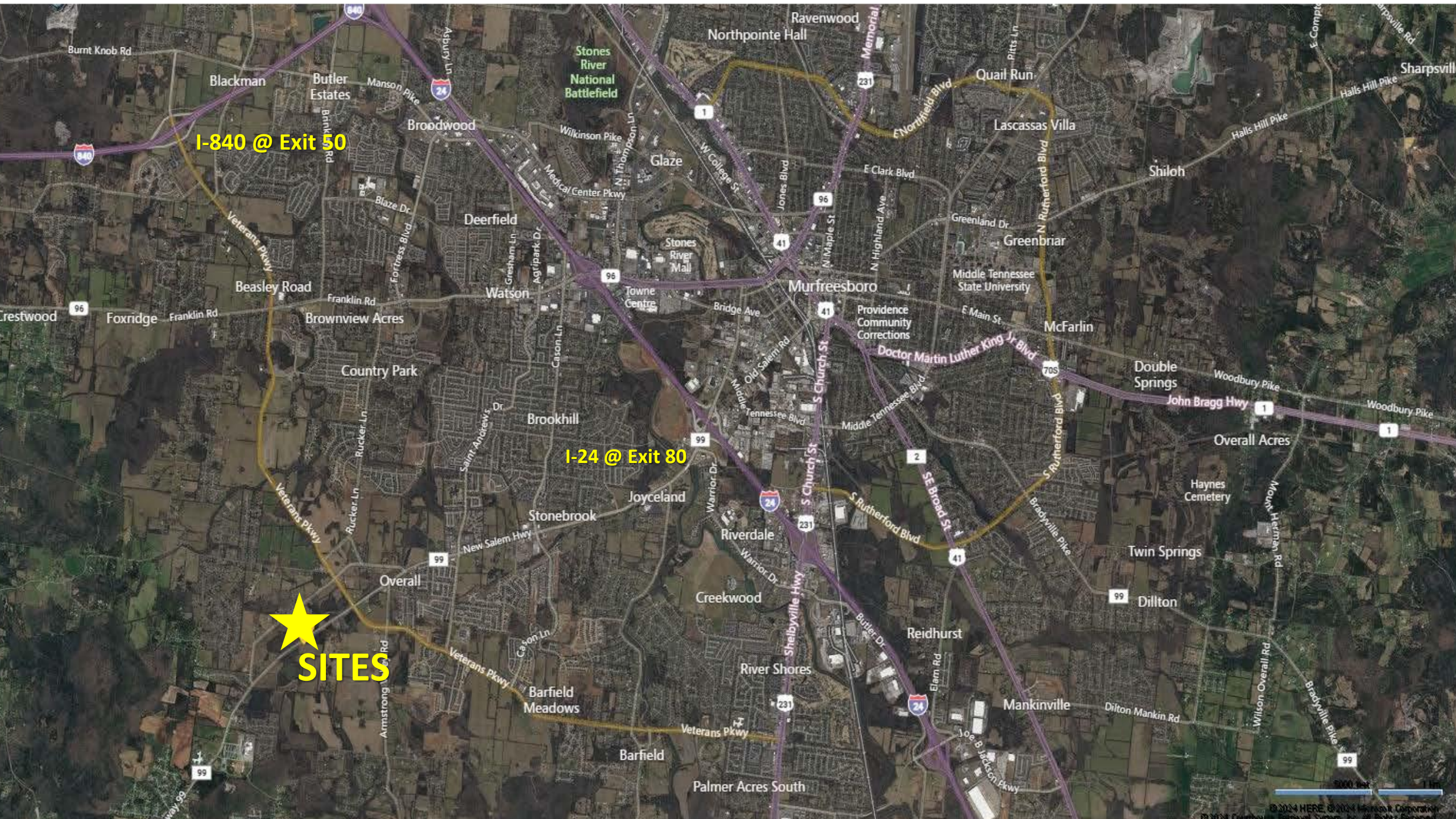
PENDING

THOMPSON RD

ARMSTRONG VALLEY RD













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# COMMUNITY SNAPSHOT

Rutherford County, TN

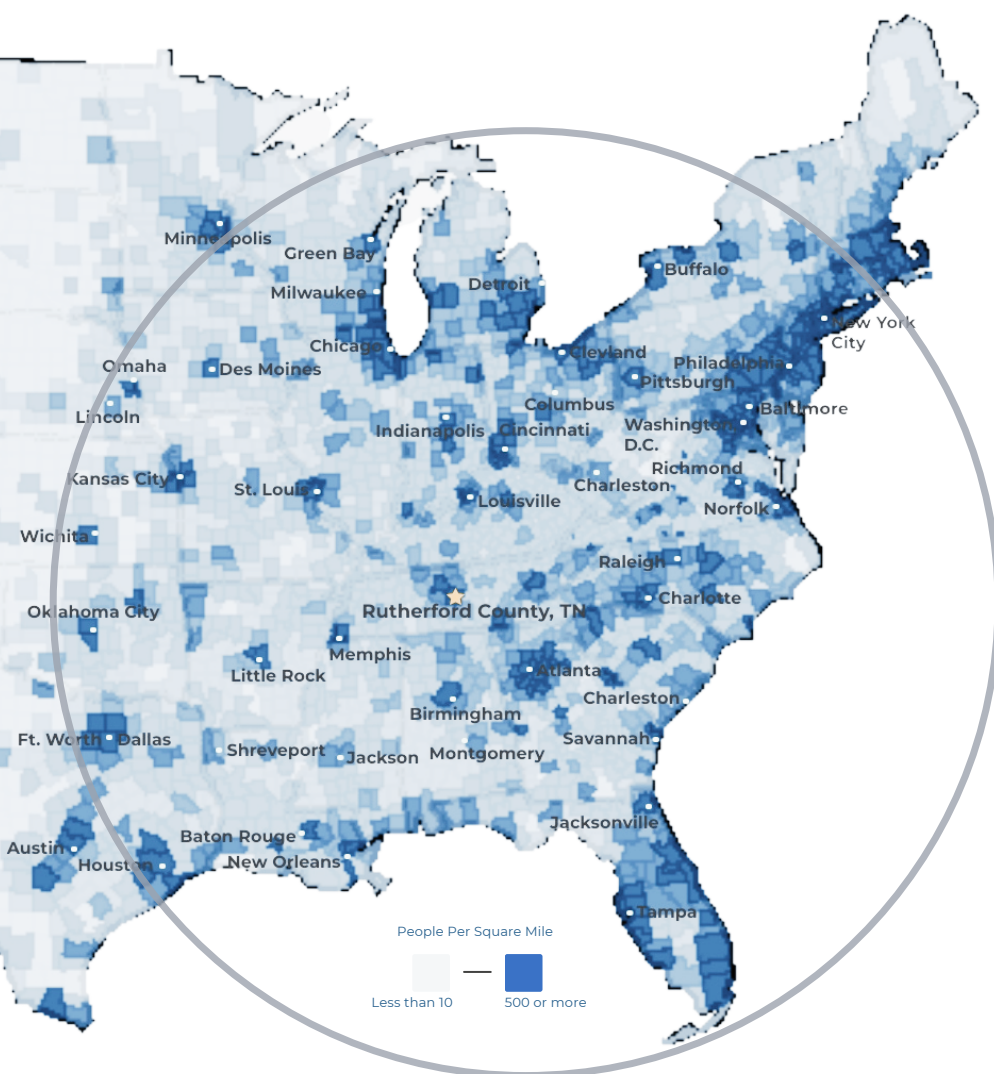
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RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



# 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  
within 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





