



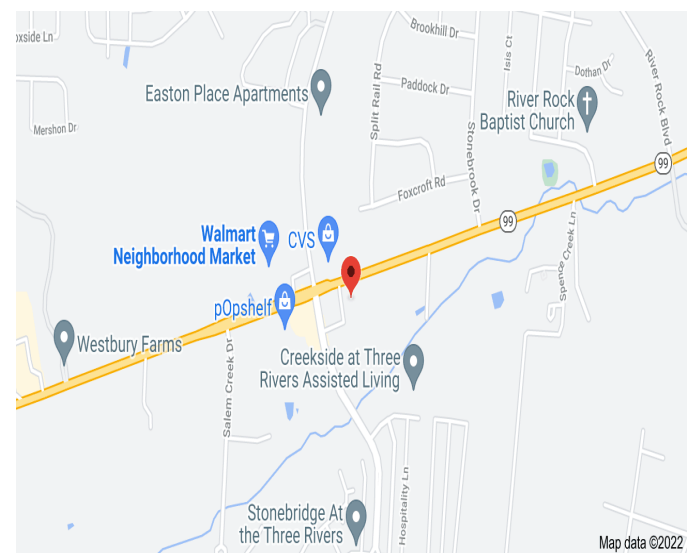
THREE RIVERS COMMERCIAL SITES

New Salem Hwy. and Cason Lane

Murfreesboro, TN

AMENITIES:

- **14.19 Ac Site: \$1,795,000**
- Commercial Site Available
- Great location near I-24 at Exit 78/Old Fort Pkwy and Exit 80/New Salem Hwy.
- Located on rapidly growing Highway 99 corridor



John Harney
AFFILIATE BROKER

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TN LIC# 221569

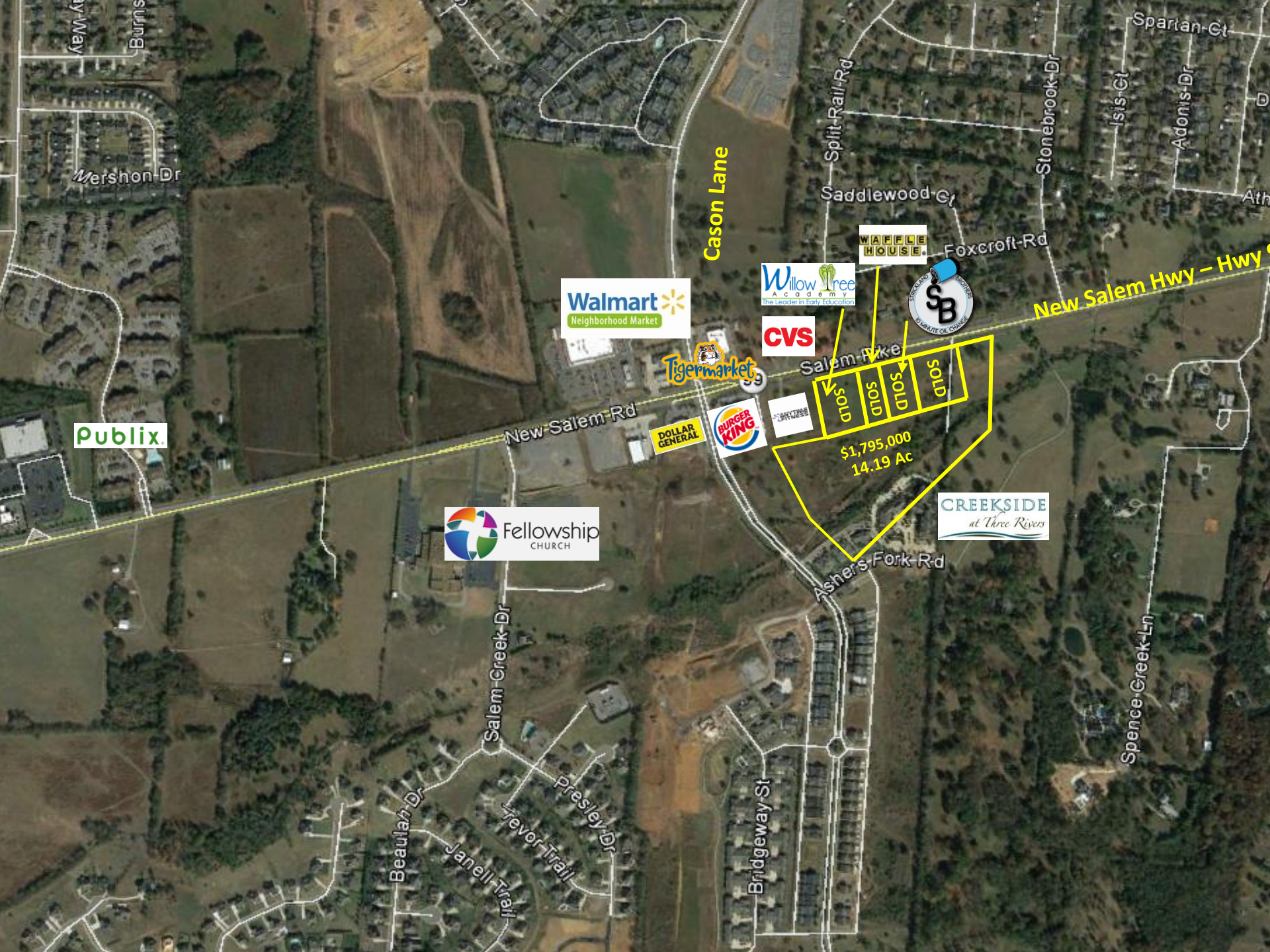


ParkTrust
COMMERCIAL

1225 Garrison Drive, Suite 202
Murfreesboro, TN 37129

615.234.5020

www.parktrustcommercial.com



Publix

Walmart
Neighborhood Market

TigerMarket

DOLLAR
GENERAL

BURGER
KING

Fellowship
CHURCH

Willow Tree
Academy
The Leader in Early Education

CVS

WAFFLE
HOUSE

SIX MONTHS
GUARANTEE OF CHANGE

Salem-Pike

SOLD
SOLD
SOLD
SOLD
SOLD
\$1,795,000
14.19 Ac

CREEKSIDE
at Three Rivers

New Salem Hwy - Hwy 99

Cason Lane

Split-Rail Rd

Saddlewood Ct

Foxcroft Rd

Stonebrook Dr

Spartan Ct

Adonis Dr

Ath

Ashers Fork Rd

Spence Creek Ln

Bridgeway St

Presley Dr

Trevor Trail

Janell Trail

Beaulah Dr

Salem-Creek Dr

Marshon Dr

Way
Burns

Easton Place
A Gwaltney Community

Wal-Mart
Market



Wal-Mart
Fuel Station



NEW SALEM HWY 99



WASH/ROLL

Salem Creek
Church of
Christ

★
SITE



United Fellowship
Methodist Church

Three Rivers
Residential 700+
Units

New Salem
substation

Wal-Mart
Fuel Station

Willow Tree
Academy
The Leader in Early Education

WAFFLE
HOUSE®



Common Access Road

CASON LN
CASON LN

PRIVATE RD

PRIVATE RD

PRIVATE RD

PRIVATE RD

PRIVATE RD



Exit 80 @
I-24



Cason Ln
Elementary School

Scales Elementary
School

Apts
Cason Lane

Saint Andrews Drive
600 Apts

380 Apts.
Coming

New Salem Hwy - Hwy 99
WORLD OUTREACH CHURCH
10,000 Attendance



325 Apts.



★ SITE

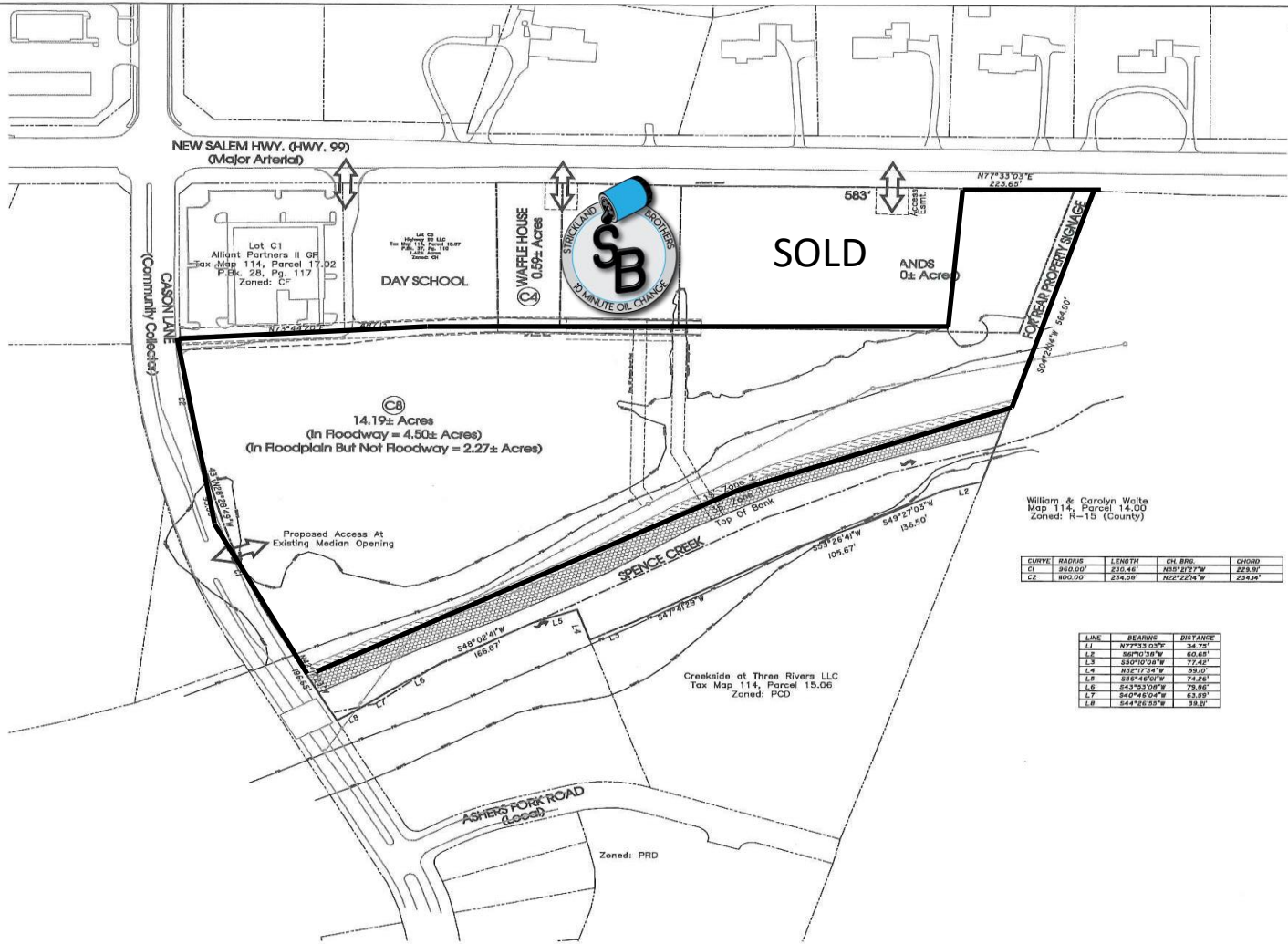
Three Rivers
Development



St Thomas
Regional Clinic

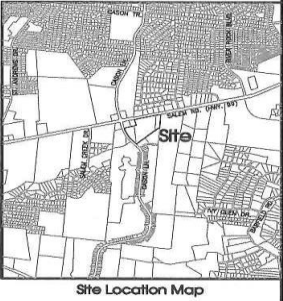
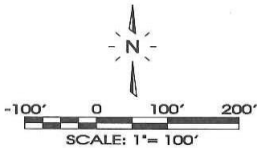
Google Earth

© 2018 Google



CURVE	RADIUS	LENGTH	CH. BRG.	CHORD
CT	260.00'	230.46'	N33°12'27\"W	228.86'
C2	400.00'	224.09'	N22°22'14\"W	224.14'

LINE	BEARINGS	DISTANCE
L1	N77°33'03\"E	34.73'
L2	S6°10'28\"W	60.63'
L3	S50°10'09\"W	77.42'
L4	N55°17'34\"W	69.10'
L5	S59°48'01\"W	74.68'
L6	S43°53'09\"W	79.06'
L7	S40°45'04\"W	63.09'
L8	S44°26'52\"W	39.61'



Legend:			
<input type="checkbox"/>	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (P.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (P.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (COVER & FRAME)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)		PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		R.P. RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SCAPE
EXISTING PHONE			
EXISTING ELECTRIC			
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY			
EROSION CONTROL			
UTILITY FENCE			
EXISTING TREELINE			
EXISTING FENCELINE			
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE			
PROPOSED GAS LINE			
EXISTING STORM			
PROPOSED STORM			
EXISTING CONTOUR LINES			
PROPOSED CONTOUR LINES			
EXISTING SANITARY SEWER			
PROPOSED SANITARY SEWER			
EXISTING WATER			
PROPOSED WATER			

REVISIONS

1	DRAWN: SJA
2	CHECKED: MAT
3	FILE NAME: October2018
4	SCALE: 1"=100'
5	XREF NO. 07106
6	SHEET: 1 of 1

THREE RIVERS COMMERCIAL PROPERTY MASTER PLAN

MURFREESBORO, TENNESSEE

SEC. Inc.

REVIEWED

INTERLOCK

DATE: 10-16-18

CHECKED: MAT

FILE NAME: October2018

SCALE: 1"=100'

XREF NO. 07106

SHEET: 1 of 1

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

650 MIDDLE TENNESSEE BOULEVARD

MURFREESBORO, TENNESSEE 37138

PHONE: (615) 890-7901

FAX: (615) 890-5667

WWW.MTACCONSULTANTS.COM

REVISED

INTERLOCK

Demographic Summary Report

Three Rivers

0 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			
2028 Projection	10,660	57,877	132,232
2023 Estimate	9,766	53,147	121,753
2010 Census	6,054	33,948	80,352
Growth 2023 - 2028	9.15%	8.90%	8.61%
Growth 2010 - 2023	61.31%	56.55%	51.52%
2023 Population by Hispanic Origin	587	3,296	9,659
2023 Population	9,766	53,147	121,753
White	7,191 73.63%	39,753 74.80%	90,132 74.03%
Black	1,549 15.86%	8,645 16.27%	21,714 17.83%
Am. Indian & Alaskan	21 0.22%	231 0.43%	614 0.50%
Asian	699 7.16%	2,635 4.96%	5,183 4.26%
Hawaiian & Pacific Island	7 0.07%	63 0.12%	124 0.10%
Other	298 3.05%	1,820 3.42%	3,985 3.27%
U.S. Armed Forces	45	248	408
Households			
2028 Projection	3,885	21,567	49,136
2023 Estimate	3,572	19,864	45,385
2010 Census	2,291	13,020	30,750
Growth 2023 - 2028	8.76%	8.57%	8.26%
Growth 2010 - 2023	55.91%	52.57%	47.59%
Owner Occupied	2,685 75.17%	13,481 67.87%	28,283 62.32%
Renter Occupied	887 24.83%	6,383 32.13%	17,102 37.68%
2023 Households by HH Income	3,572	19,864	45,386
Income: <\$25,000	187 5.24%	1,522 7.66%	5,588 12.31%
Income: \$25,000 - \$50,000	581 16.27%	3,721 18.73%	9,628 21.21%
Income: \$50,000 - \$75,000	711 19.90%	4,409 22.20%	9,811 21.62%
Income: \$75,000 - \$100,000	587 16.43%	3,373 16.98%	6,340 13.97%
Income: \$100,000 - \$125,000	770 21.56%	2,882 14.51%	4,897 10.79%
Income: \$125,000 - \$150,000	285 7.98%	1,588 7.99%	3,584 7.90%
Income: \$150,000 - \$200,000	274 7.67%	1,451 7.30%	3,569 7.86%
Income: \$200,000+	177 4.96%	918 4.62%	1,969 4.34%
2023 Avg Household Income	\$97,844	\$91,459	\$85,752
2023 Med Household Income	\$88,074	\$77,075	\$68,845

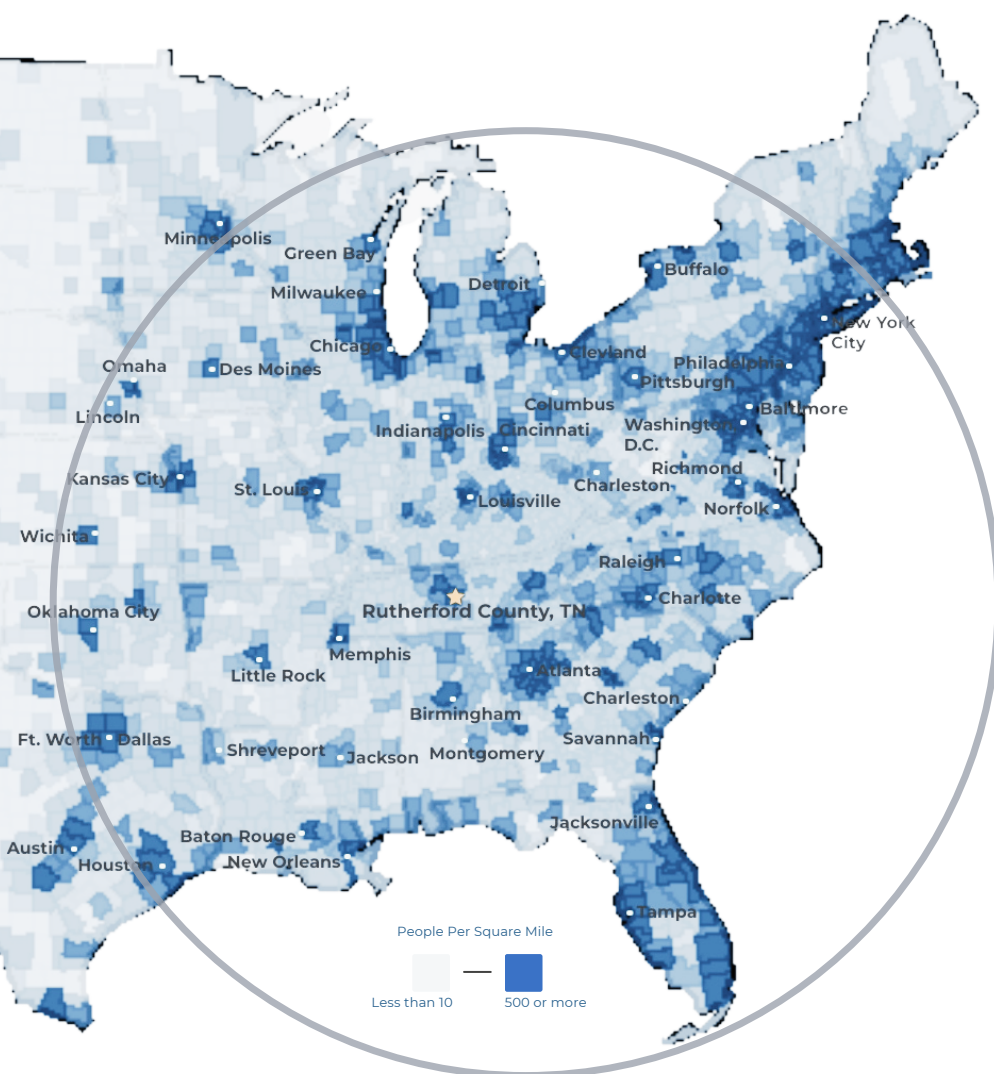
COMMUNITY SNAPSHOT

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.



Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos



