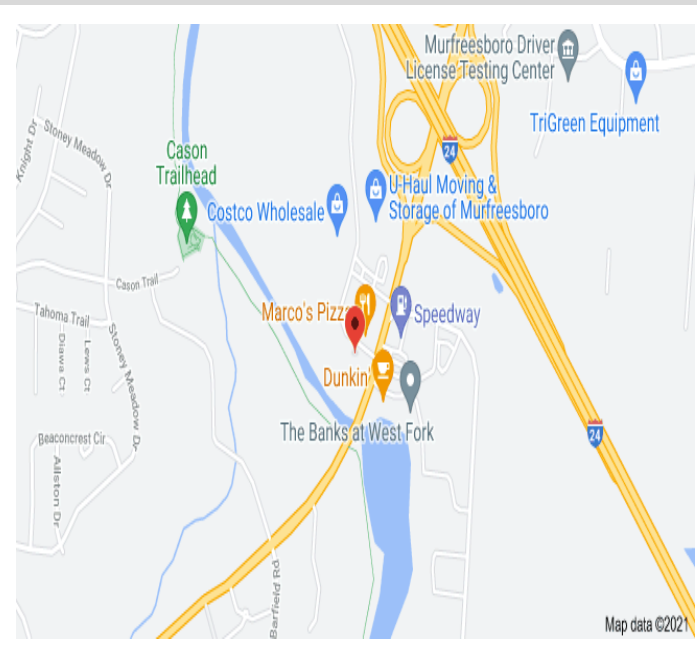




FOR SALE – 3.5 Ac & 3.3 Ac Lots

New Salem Hwy & Beasie Rd – Murfreesboro, TN



DETAILS:

- **PRICE: \$1,730,000**
- Zoned Light Industrial (allows commercial & retail uses)
- Frontage on New Salem Hwy & Beasie Rd
- Walking distance to Costco
- Easy Access to I-24 Exit 80

John Harney
AFFILIATE BROKER

615.542.0715

john@parktrust.com

TN LIC# 221569

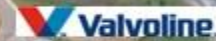
ParkTrust
COMMERCIAL

1225 Garrison Drive., Suite 202
Murfreesboro, TN 37129

615.234.5020

www.parktrustcommercial.com

New Bridge Access to
River Rock Blvd
Open



I-24 Exit 80



Beasley Rd



Warrior Drive

New Salem Hwy / Hwy 99

3.3 Ac

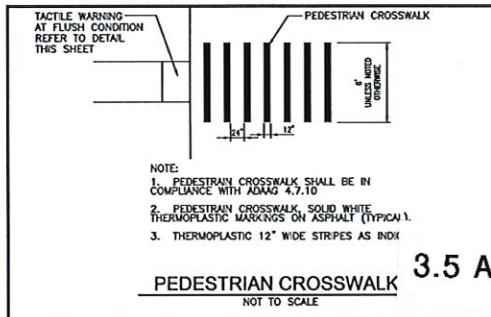
★ SITES

3.5 Ac

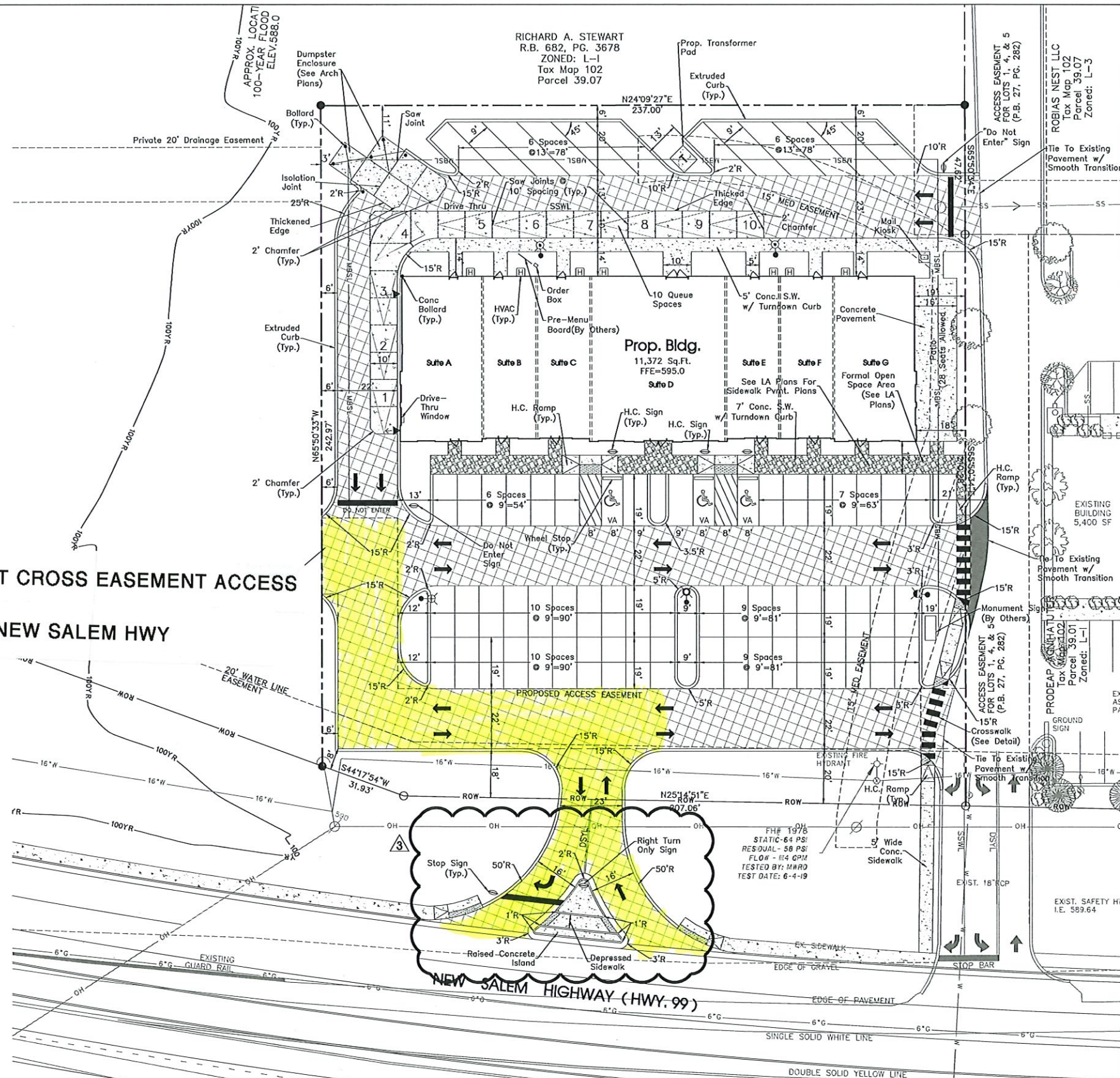




	Heavy Duty Pavement
	Light Duty Pavement
	Concrete Pavement
	Stamped Concrete

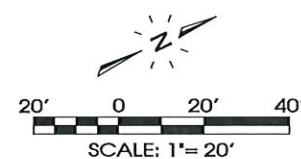


3.5 AC LOT CROSS EASEMENT ACCESS
TO NEW SALEM HWY



Note:

- 1. Trash Collection Shall Be Provided By A Third-Party Solid Waste Collection Service.**
- 2. Survey Provided By Client To SEC, Inc.**



Know what's below.
Call before you dig.

[illegible]

Owner: Oshars Corporation
3003 Spotswood Circle
Murfreesboro, TN 37129

Developer: DMM Properties, LLC
1574 Medical Center Pkwy
(Suite 207)
Murfreesboro, TN 37129

Deed Reference:
Tax Map 102 Parcel 39.15
P.Bk 36 Pg. 130, Lot 4A
R.Bk Pg

Yard Requirements:
Front: 4Z
Side: 10'
Rear: 20'

Intended Use:
Commercial Center (No More Than 35% (9950 S.F. Restaurant/Use)

Land Use Data:
Zoned: L4
1-story Building
Building Ht: 24' 0"
Total Floor Area: 11,372 Sq.Ft.
1 Lot on: 1.394 Acres

Parking Requirement:
 $\frac{11,372 \text{ Sq. Ft.}}{570 \text{ Sq. Ft.}} = 20$ 11,372 Sq.Ft. = 51 Spaces Required
20 x 28 Seats = 14 Spaces Required
Total Required Spaces = 65 Spaces
Provided: 65 Regular + 3 H.C. = 68 Total Spaces Provided

Flood Map No.:
This site lies within Zone X, not in the
100 Year Floodplain, per Community Panel
FWS000002 dated 05/05/2007.

SEC, Inc.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 893-2567

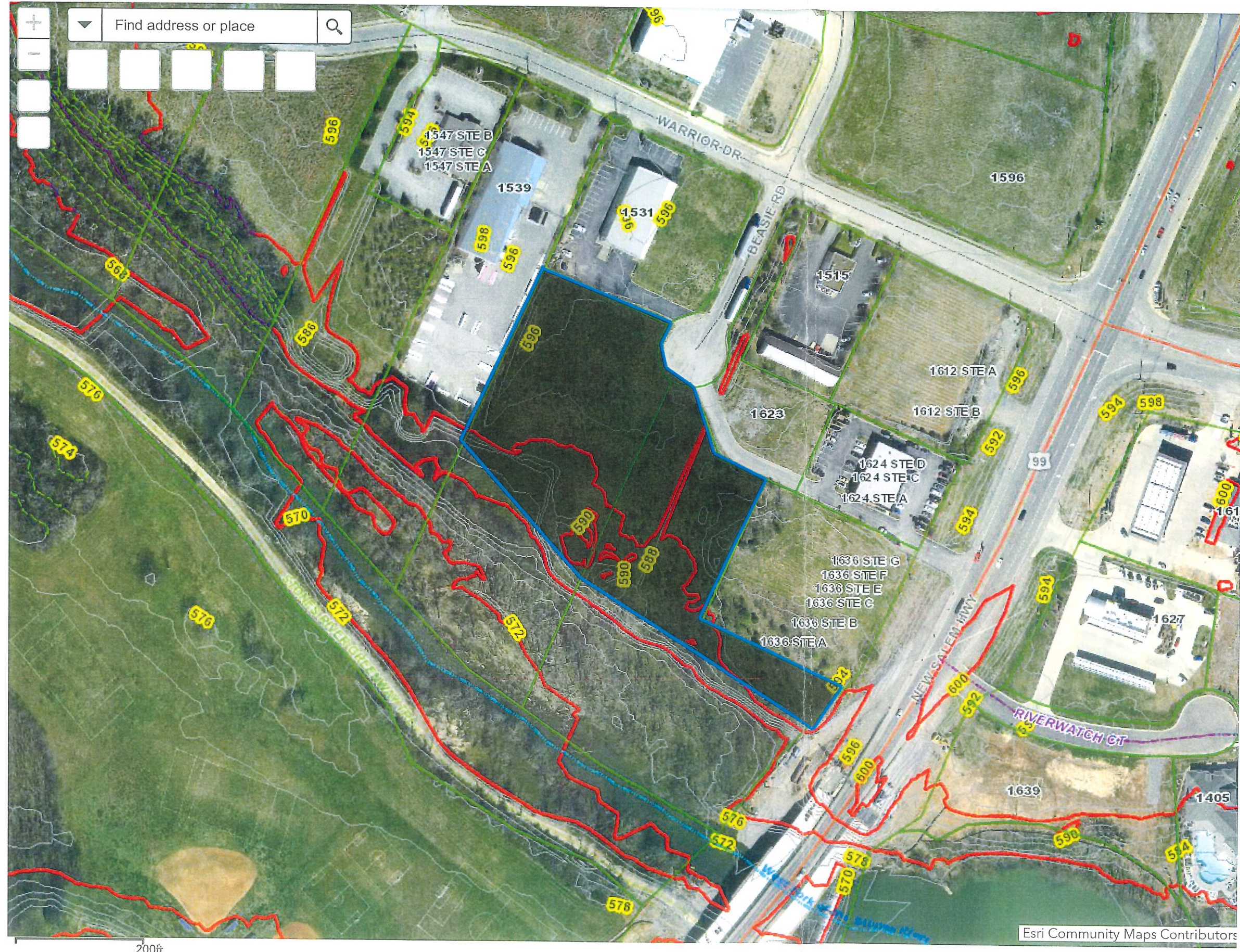
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Hutson Lot 4A
New Salem Highway
Murfreesboro, Tennessee

Site Plan



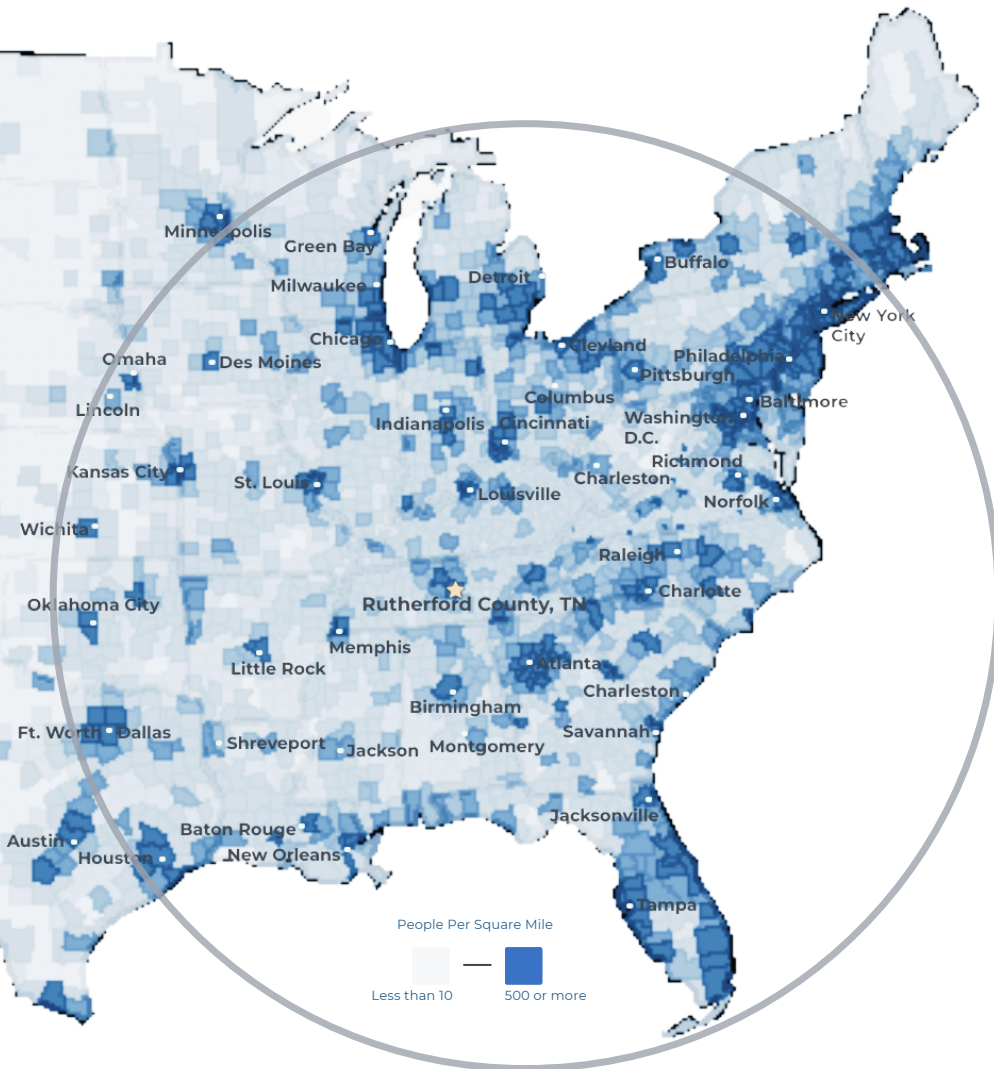
COMMUNITY SNAPSHOT

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



