



GREAT COMMERCIAL OUTPARCEL

FOR SALE

Joe B Jackson Parkway
Murfreesboro, TN

ParkTrust
COMMERCIAL

John Harney – Owner/Agent
615.542.0715 Cell
615.234.5020 Office
john@parktrust.com
TNLIC# 221569

- PRICE: \$3,045,000
- 7 Acres
- Zoned Heavy Industrial
- Pad to be completed, Geotech certified all utilities – Mid 2026
- Backs up to I-24 & Off Exit 84

1225 Garrison Drive, Suite 202, MURFREESBORO, TN 37129



Pro Door
Systems of TN

ELAM FARMS PKY

Key Oil

JOE B JACKSON PKWY

Perfect
Equipment

PRIVATE ST

JOE B JACKSON PKWY

PRIVATE ST

PRIVATE RD



SITE

Bailey
Trucking

Dexter
Stamping

Interstate
Warehousing

MasTec
Network
Solutions

PRIVATE ST

JOE B JACKSON PKWY

PRIVATE RD

I-24 OFF RAMP

Daiei
America
Plant

Amazon
Distribution
Center

PRIVATE ST

I-24 FWY

I-24 FWY

PRIVATE ST

JOE B JACKSON P



JACKSON PKWY

JOE B JACKSON PKWY

JOE B JACKSON PKWY

I-24 @ Exit 80

MAYORAL CT

ELAM FARMS PKWY

Waffle House
TACO BELL



Key Oil Company

Perfect Equipment

I-24 @ Exit 80
I-24 WB OFF RAMP
I-24 FWY
I-24 FWY



SITE

Bailey Trucking

Dexter

MasTec Network Solutions

Daiei Plant

HOLLIS WESTBROOKS LN

Amazon Distribution Center

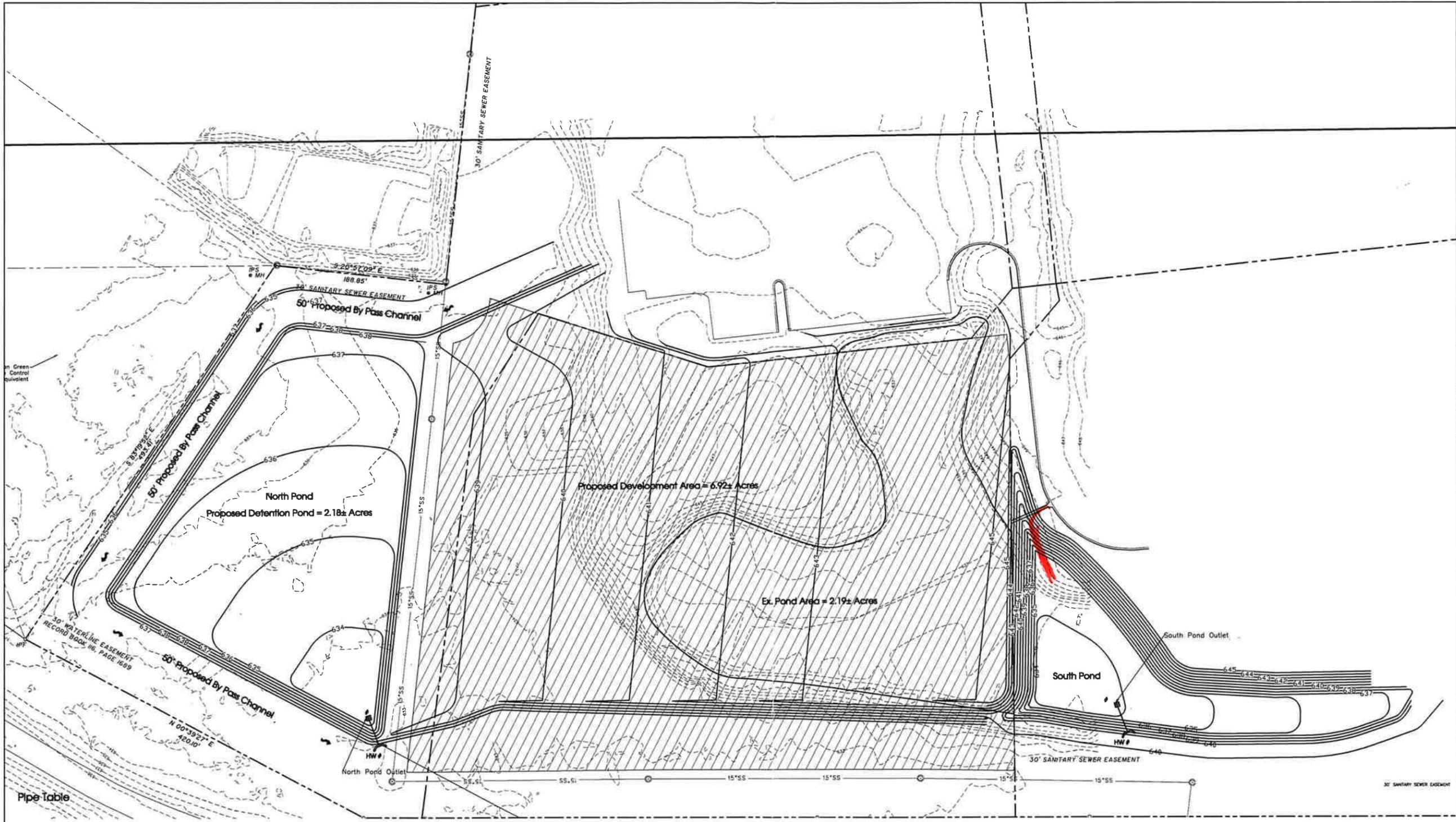
JOE B JACKSON PKWY

Interstate Warehousing

WARM

SUNRAY DR

JOE B JACKSON P



Pipe Table

Drainage Structures Table

★ Outfall

FINAL OUTFALLS					
NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	BOX CULVERT AT N.W. CORNER		1-3%		

- NOTES:
- 1) Final EPSC Measures Shown Here On Shall Be Enacted As Early As Practical During Construction. Stabilization Timing Criteria Has Been Established In The SWPPP and TNCGP.
 - 2) Inlet Protection, Erosion Blanket & Temporary Stabilization (I.E. Seed & Mulch) Will Be Installed By General Contractor. Permanent Stabilization Measure (I.E. Sod, Landscape, Pavement) Will Be Installed By Owner.
 - 3) Contractor To Stabilize All Disturbed Areas After Construction.

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

SCALE: 1" = 50'

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
831 MIDDLE TENNESSEE BOULEVARD - MURFREESBORO, TENNESSEE 37129
PHONE: 615-891-1111 FAX: 615-891-1112
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REVIEW SET
(Not Interchangeable)

NHK
Murfreesboro, Tennessee

**Grading, Drainage,
& Final EPSC Plan**

REVISIONS:
DRAWN: SJA/CFB3
DATE: 3-1-2024
CHECKED:
MAT
FILE NAME: 97268nhk-2024
SCALE: 1" = 50'
JOB NO.: 97268
SHEET: **C2.0**

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the engineer to ensure that the design is feasible, and that the site is constructed in accordance with the construction plans.

Demographic Summary Report

Joe B Jackson Pkwy, Murfreesboro, TN 37127

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	2,786	34,151	87,496
2024 Estimate	2,411	29,751	76,458
2020 Census	2,088	26,989	70,355
Growth 2024 - 2029	15.55%	14.79%	14.44%
Growth 2020 - 2024	15.47%	10.23%	8.67%
2024 Population by Hispanic Origin	180	2,192	6,315
2024 Population	2,411	29,751	76,458
White	1,668 69.18%	20,057 67.42%	50,182 65.63%
Black	391 16.22%	4,762 16.01%	14,122 18.47%
Am. Indian & Alaskan	2 0.08%	48 0.16%	141 0.18%
Asian	91 3.77%	1,443 4.85%	2,803 3.67%
Hawaiian & Pacific Island	1 0.04%	27 0.09%	64 0.08%
Other	260 10.78%	3,414 11.48%	9,146 11.96%
U.S. Armed Forces	32	232	381
Households			
2029 Projection	1,053	12,813	32,750
2024 Estimate	915	11,202	28,669
2020 Census	793	10,133	26,179
Growth 2024 - 2029	15.08%	14.38%	14.23%
Growth 2020 - 2024	15.38%	10.55%	9.51%
Owner Occupied	665 72.68%	7,294 65.11%	16,016 55.87%
Renter Occupied	250 27.32%	3,908 34.89%	12,653 44.13%
2024 Households by HH Income			
Income: <\$25,000	57 6.21%	1,119 9.99%	4,217 14.71%
Income: \$25,000 - \$50,000	109 11.87%	2,033 18.15%	5,959 20.78%
Income: \$50,000 - \$75,000	210 22.88%	2,348 20.96%	5,291 18.45%
Income: \$75,000 - \$100,000	80 8.71%	1,635 14.60%	4,032 14.06%
Income: \$100,000 - \$125,000	186 20.26%	1,394 12.45%	3,321 11.58%
Income: \$125,000 - \$150,000	105 11.44%	1,177 10.51%	2,410 8.41%
Income: \$150,000 - \$200,000	104 11.33%	998 8.91%	2,312 8.06%
Income: \$200,000+	67 7.30%	497 4.44%	1,128 3.93%
2024 Avg Household Income	\$108,261	\$92,088	\$84,699
2024 Med Household Income	\$100,403	\$76,537	\$68,894



RUTHERFORD COUNTY, TN

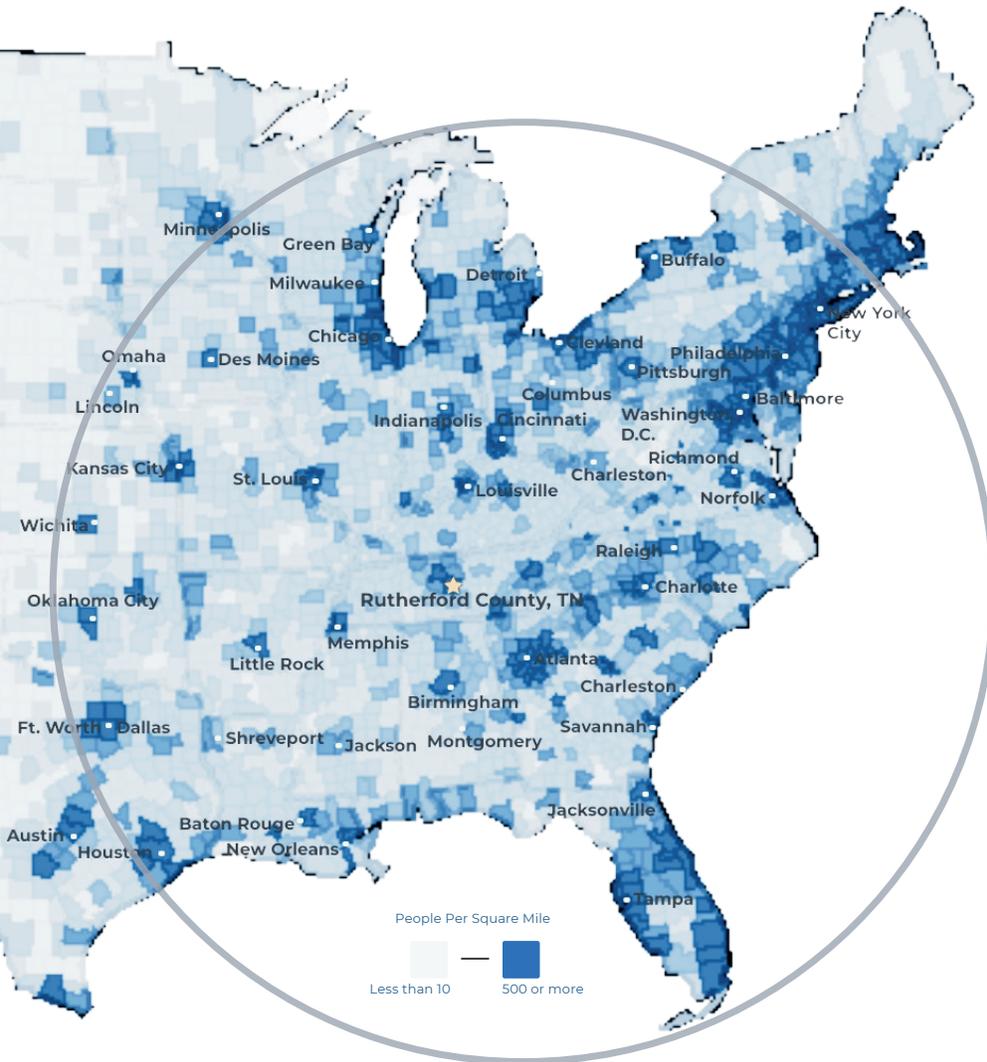
COMMUNITY SNAPSHOT

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	Murfreesboro Medical Clinic	925
Taylor Farms	1,700	Cardinal Health	816
Asurion	1,250	Vijon	730

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	2.2%	3.3%	3.9%
Labor Force Participation Rate	69.5%	59.2%	62.2%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of April 2024

RECENT ANNOUNCEMENTS

McNeilus

Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in a 845K sf building.

Schneider Electric

Schneider Electric adds 100 new jobs and \$3M of investment at its Smyrna facility to expand its manufacturing capacity of critical electrical infrastructure.



La Vergne announces Uptown, a 26-acre, Class A mixed-use development with Aldi, 250 apartments, and other new-to-market retailers.

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