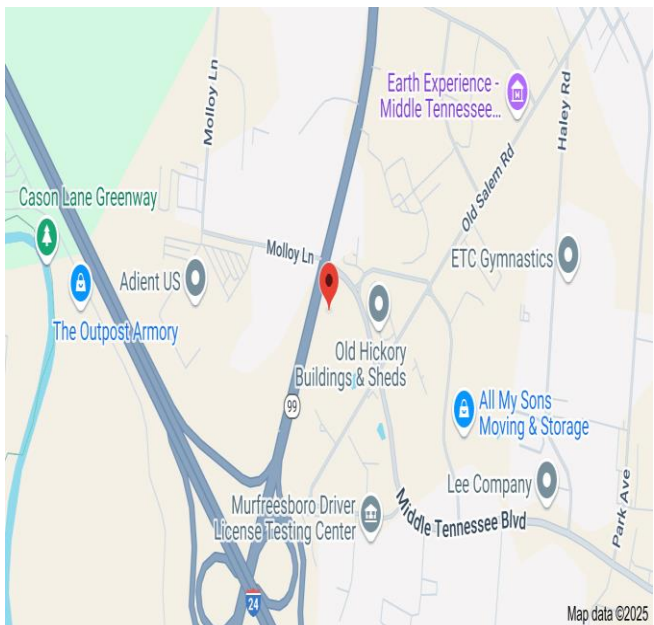


Molloy Point Commercial Lots Available Murfreesboro, TN

New Salem Hwy & Middle Tennessee Blvd



Details:

- **6 Ac Site: Contact Broker for Pricing**
- **(Owner Will Subdivide)**
- **10.9 Ac Site: SOLD**
- **Corner Outparcel SOLD to Circle K**
- Fronts Middle Tennessee Blvd & Old Salem
- Zoned Light Industrial Allows for Commercial Retail
- All Utilities Available
- Good level topo
- Adjacent to I-24 Exit 80 interchange
- Traffic Count on New Salem: Approx. 21,674+/-
- Traffic Count on Middle TN: Approx. 19,708+/-

John Harney

BROKER

615.542.0715

john@parktrust.com

TN LIC# 221569

ParkTrust
COMMERCIAL

1225 Garrison Drive, Suite 202

Murfreesboro, TN 37129

615.234.5020

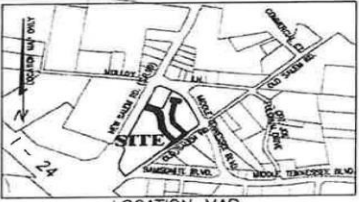
www.parktrustcommercial.com

LEGEND

- ⚡ Power Pole
- ⚡ Existing Fire Hydrant
- ⚡ Proposed Fire Hydrant
- ⚡ Reservoir
- ⚡ Proposed Gate Valve & Box
- ⚡ Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- ⊙ Existing Manhole
- ⊙ Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- ⊙ Existing Spot Elevations
- ⊙ Proposed Spot Elevations
- ⊙ Existing Siltation Fences
- ⊙ Proposed Siltation Fences
- (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- ⊙ Turf Reinforcement Mat
- Existing Telephone & Electric Line
- UGE Existing Underground Electric Line
- CMP Corrugated Metal Pipe
- RCP Reinforced Concrete Pipe

NOTES:

1. IN TENNESSEE, IT IS A REQUIREMENT FOR THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO DIGS IN OR UNDER ANY NOTIFIED ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) WORKING DAYS PRIOR TO COMMENCEMENT OF WORKING DAYS OF THIS PROJECT TO OBTAIN A LIST OF UTILITY LOCATIONS MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT ARE SHOWN IN THE TENNESSEE ONE CALL SYSTEM CAN BE LOCATED BY CALLING TOLL FREE 1-800-361-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE AERIAL PHOTOGRAPHY AND FIELD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.



SOLD

NOTE: ALL DRIVEWAYS MEET TDOT INTERSECTION SIGHT DISTANCE STANDARDS.
 NOTE: ALL STRIPING IN TDOT R.O.W. SHALL BE THERMOPLASTIC. SEE DETAILS, SHEET 6.
 NOTE: THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO 1001 R.O.W.



ZONING: L-1
 FRONT SETBACK: 42'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'
 100' 0 100'
 20.12 AC ± TOTAL

#	DATE	REVISION DESCRIPTION

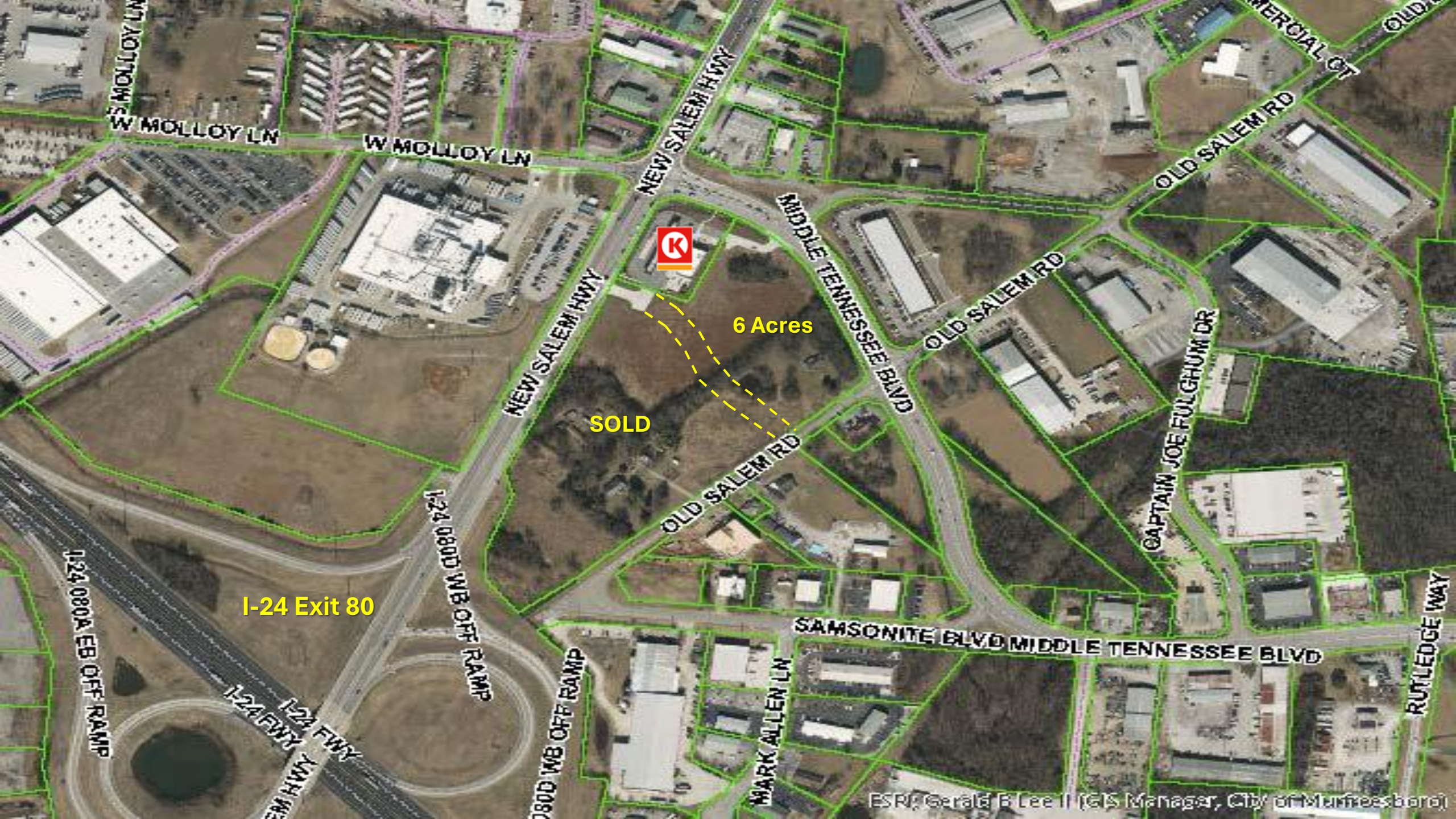
THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

**FOR REVIEW ONLY.
 NOT FOR CONSTRUCTION.**

**MASTER PLAN
 MOLLOY POINT
 SUBDIVISION
 (ODIE JOHNSON WAY)**
 13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 DATE: JANUARY, 2025 SCALE: 1"=100' SH. 1 OF 1

OWNER: NEWTON MOLLOY
 ADDRESS: 2225 HARTWOODS DRIVE
 MURFREESBORO, TN 37130
 TAX MAP: 102 PARCELS: 3.01
 FLOOD MAP PANEL: 470158 0260 H ZONE: X
 FLOOD MAP DATED: JANUARY 5, 2007
 NOTE: THIS PLAT IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS OWNED, RESERVED, OR BY PRESCRIPTION THAT A COMPLETE FILE SEARCH MAY REVEAL.





6 Acres

SOLD

I-24 Exit 80

Demographic Summary Report

Molloy Point - Commercial Lots

00 New Salem Hwy, Murfreesboro, TN 37129

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	3,119	78,173	183,557
2024 Estimate	2,771	68,812	160,509
2020 Census	2,852	66,449	148,940
Growth 2024 - 2029	12.56%	13.60%	14.36%
Growth 2020 - 2024	-2.84%	3.56%	7.77%
2024 Population by Hispanic Origin	331	6,259	13,211
2024 Population	2,771	68,812	160,509
White	1,513 54.60%	43,324 62.96%	105,005 65.42%
Black	756 27.28%	13,973 20.31%	29,701 18.50%
Am. Indian & Alaskan	5 0.18%	116 0.17%	244 0.15%
Asian	95 3.43%	2,526 3.67%	6,470 4.03%
Hawaiian & Pacific Island	0 0.00%	52 0.08%	132 0.08%
Other	401 14.47%	8,820 12.82%	18,958 11.81%
U.S. Armed Forces	11	265	554
Households			
2029 Projection	902	31,341	71,403
2024 Estimate	800	27,630	62,654
2020 Census	801	26,460	58,134
Growth 2024 - 2029	12.75%	13.43%	13.96%
Growth 2020 - 2024	-0.12%	4.42%	7.78%
Owner Occupied	184 23.00%	11,309 40.93%	30,921 49.35%
Renter Occupied	617 77.13%	16,320 59.07%	31,733 50.65%
2024 Households by HH Income	800	27,628	62,655
Income: <\$25,000	205 25.63%	4,257 15.41%	7,828 12.49%
Income: \$25,000 - \$50,000	215 26.88%	6,062 21.94%	12,081 19.28%
Income: \$50,000 - \$75,000	156 19.50%	5,860 21.21%	12,719 20.30%
Income: \$75,000 - \$100,000	128 16.00%	4,696 17.00%	9,931 15.85%
Income: \$100,000 - \$125,000	33 4.13%	2,566 9.29%	6,480 10.34%
Income: \$125,000 - \$150,000	8 1.00%	1,586 5.74%	4,854 7.75%
Income: \$150,000 - \$200,000	41 5.13%	1,520 5.50%	5,133 8.19%
Income: \$200,000+	14 1.75%	1,081 3.91%	3,629 5.79%
2024 Avg Household Income	\$62,183	\$78,502	\$90,040
2024 Med Household Income	\$47,058	\$62,999	\$72,001



RUTHERFORD COUNTY, TN

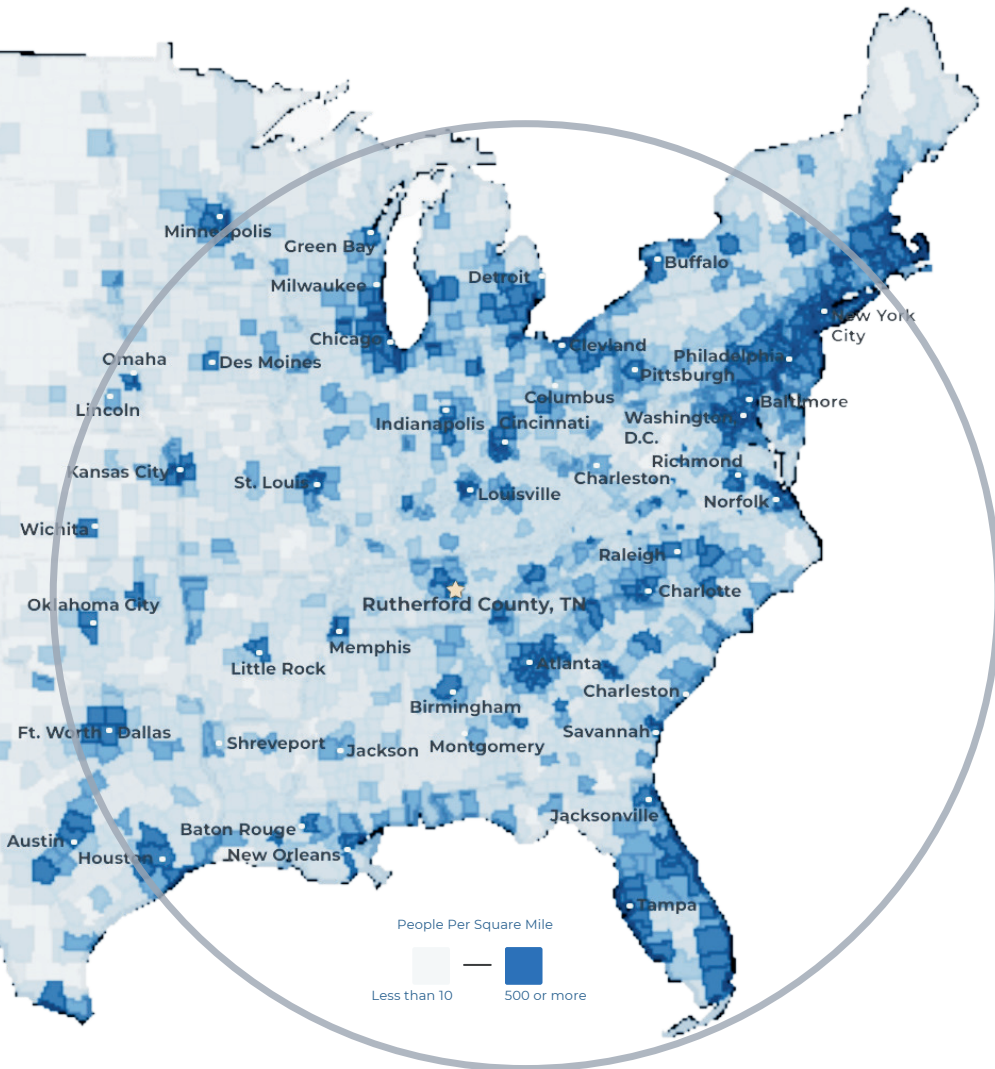
COMMUNITY SNAPSHOT

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.

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org

