



2917 ELAM ROAD

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MURFREESBORO  
TN 37127

FOR SALE OR LEASE

11.20 ACRES OF FUTURE PAVED  
PARKING AND OUTDOOR STORAGE

ZONING ALLOWS FOR FULL PAVED  
COVERAGE OF SITE FOR TRAILER STORAGE  
CONSTRUCTION COMPLETION DATE SET  
FOR Q2 2024

*Evelyn*  
CAPITAL

**CBRE**



# PROPERTY HIGHLIGHTS



**SITE SIZE**  
11.20 AC



**FULLY FENCED AND PAVED**



**TOTAL SPACES**  
347



**PERIMETER LED POLE LIGHTS**



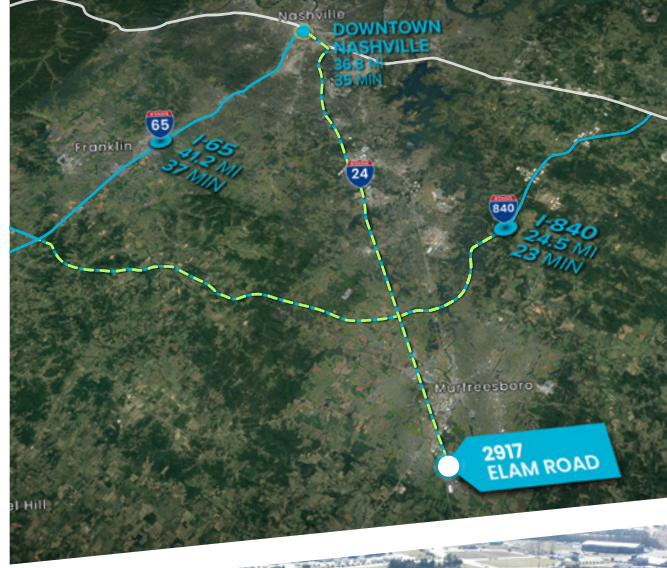
**EAC ZONING**



**PLEASE CONTACT BROKER FOR PRICING**

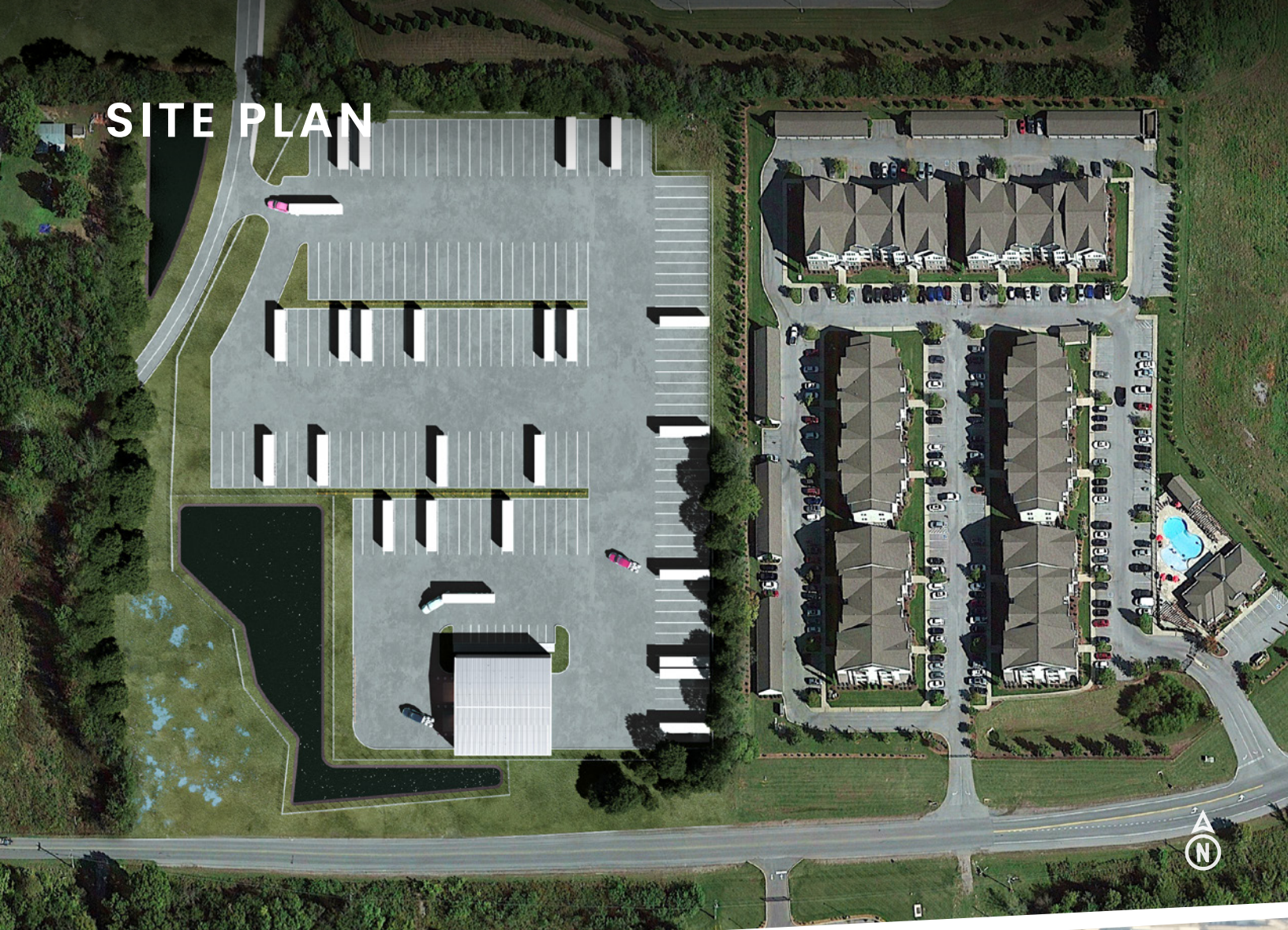


**Access available on Distribution Drive or Elam Road**

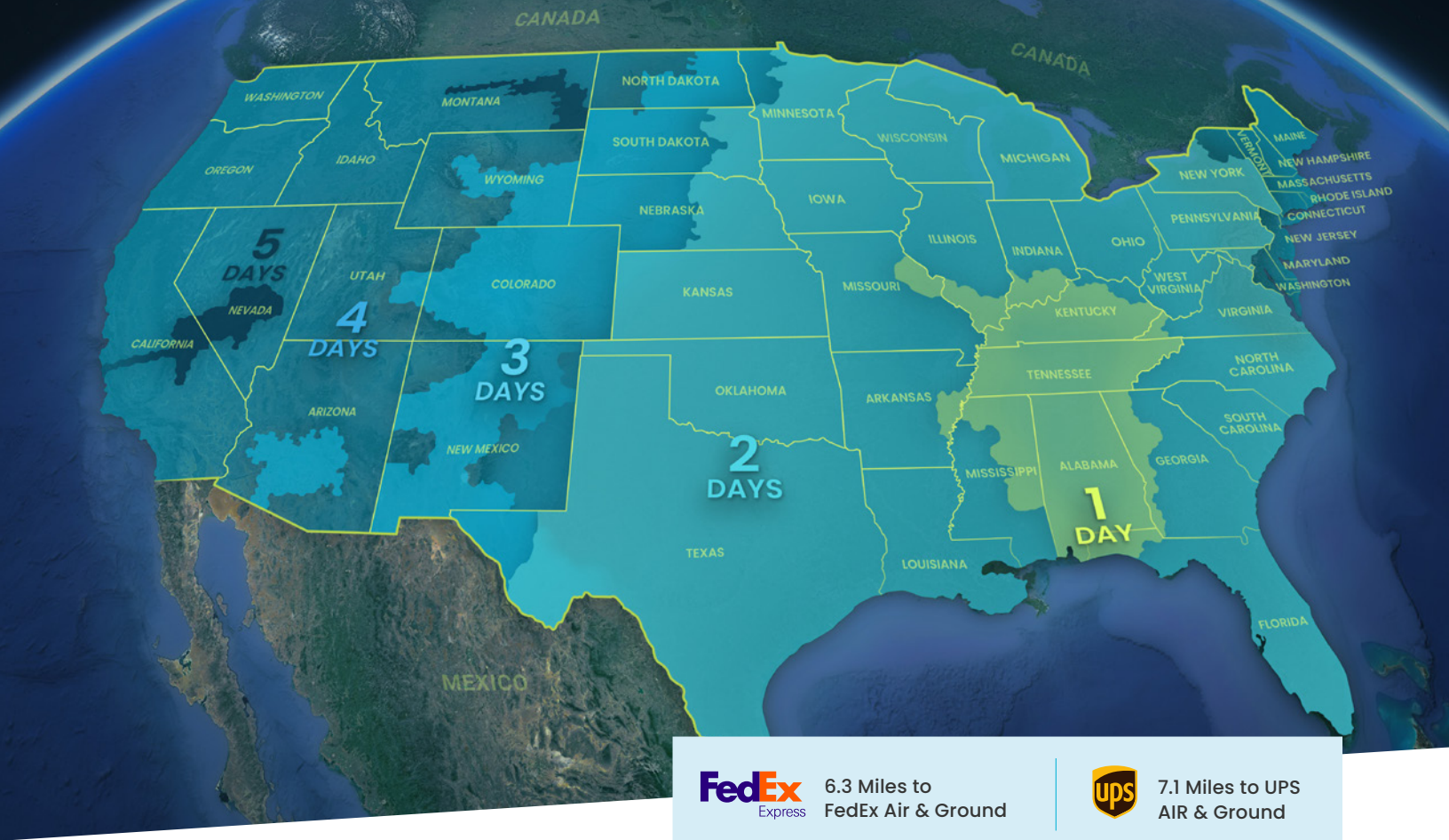




# SITE PLAN







**72%**  
of the United States  
population is reached with  
2-day ground delivery



**NASHVILLE MSA  
IS THE #8**  
fastest growing major MSA in the USA  
(1.9 Million residents; 86 new residents  
per day)



**WILSON COUNTY IS  
THE #1**  
fastest growing county in Tennessee  
(145,000 residents; 11 new residents  
per day).



**50%**  
of the US population lives  
within 650 miles  
(1-day trucking distance)



**75%**  
of the United States  
market is within a 2-hour  
flight



**1 OF ONLY 6**  
US cities with 3 major  
interstates converging:  
I-24, I-65, I-40



**12 MILLION  
PEOPLE**  
live within a 2.5 hour drive

FOR MORE INFORMATION

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