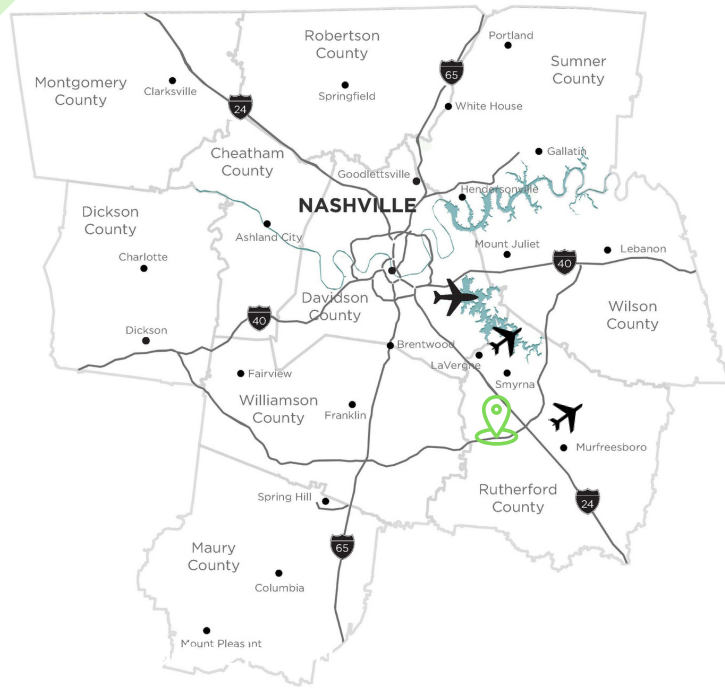


VETERANS I-840

publicly-owned corporate mixed-use site

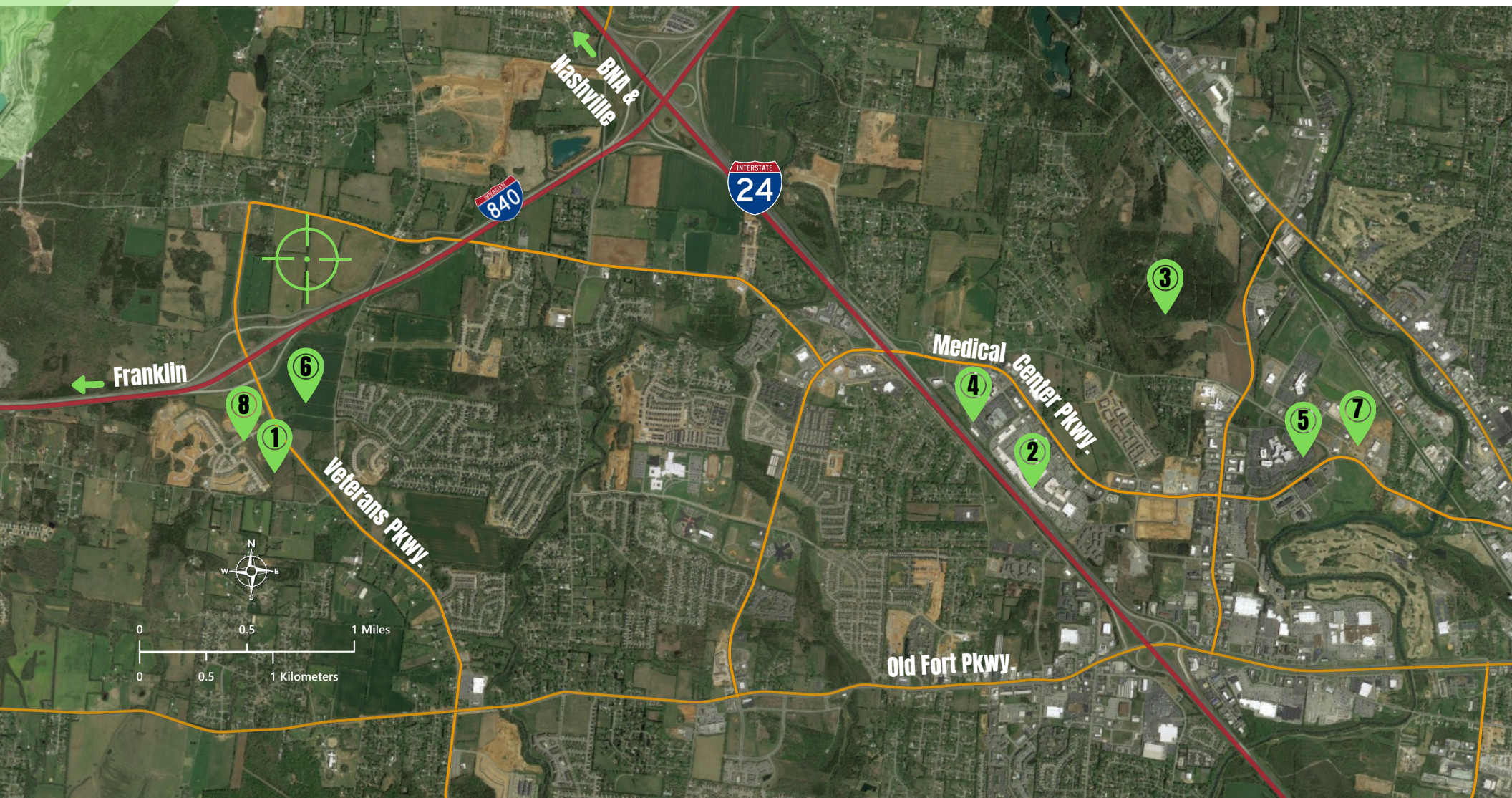


117 acre city-owned site

- Allowable uses: corporate and tech offices
- Preferred users: Class A office / mixed-use developers; end-use corporate clients
- City park planned for portion of site
- 3 fiber connectivity providers
- Interstate frontage in TN's fastest-growing county, 1 minute west of I-24
- < 1 mile from 2 proposed hospitals
- 30 min from Nashville International Airport

VETERANS I-840

publicly-owned corporate mixed-use site



points of interest

1. Future St. Thomas Hospital
2. The Avenue Murfreesboro
3. Stones River National Park
4. Embassy Suites Convention Center
5. Hospital Corridor
6. Proposed Vanderbilt Med. Cntr.
7. The Fountains at Gateway
8. Future Publix Fall 2022



traffic counts

- Veterans Pkwy.: 13,549
- I-24 @ 840 exit 137,731
- 840

*Source: TDOT 2018 Daily Traffic Counts



45 minute drive

- Population: 1,620,000
- 5-Year Population Growth: +8.7% projected
- Labor Force: 787,500
- Average Household Income: \$95,800