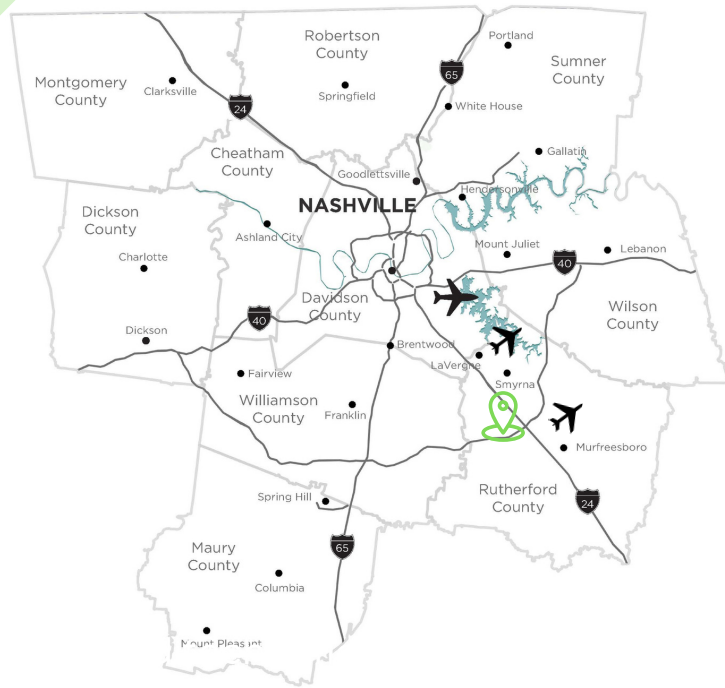


VETERANS I-840

117-acre site owned by electric cooperative MTE

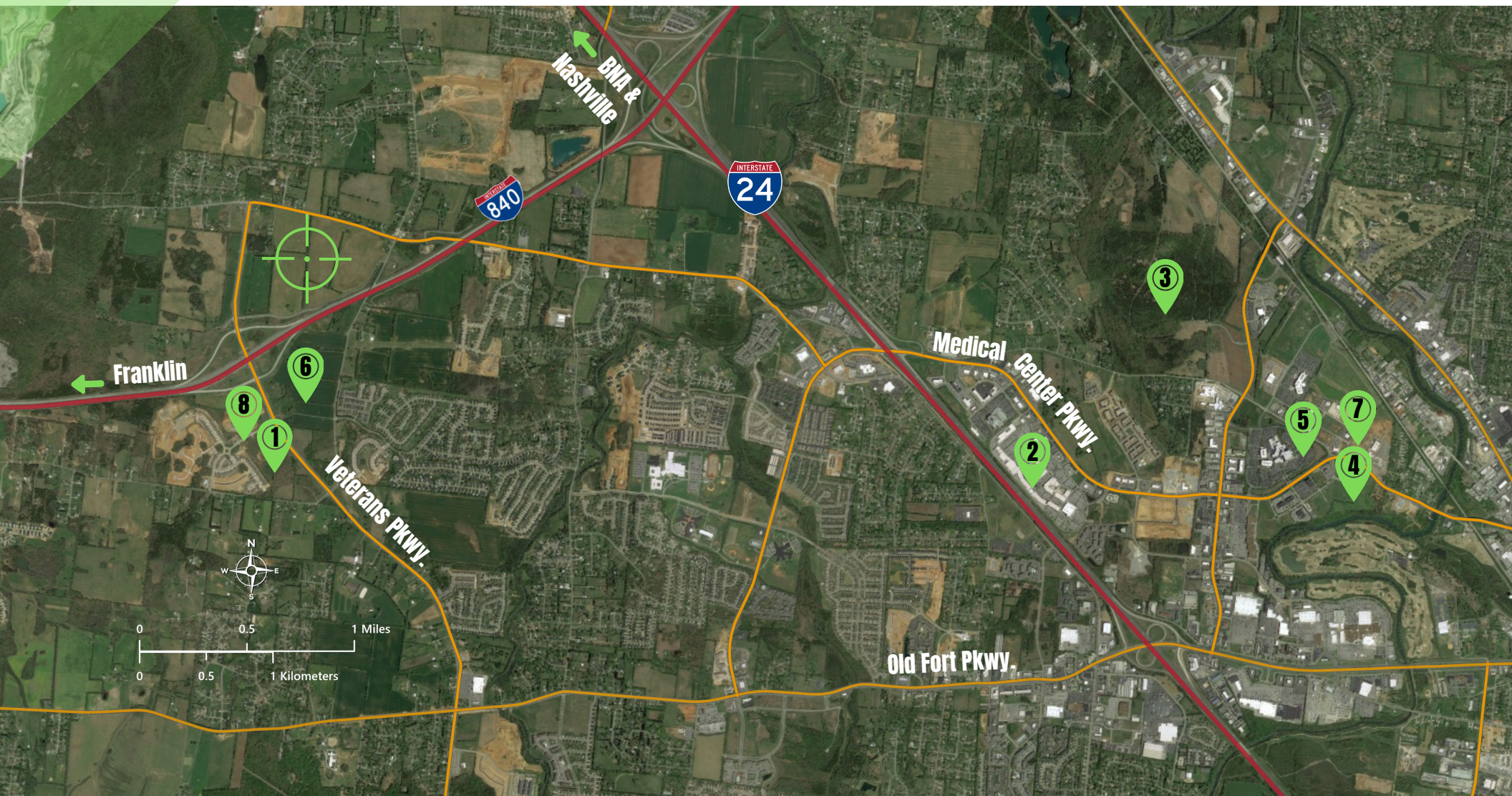


117 acre site

- Allowable uses: corporate and tech offices
- Preferred users: Class A office / mixed-use developers; end-use corporate clients
- 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

117-acre site owned by electric cooperative MTE



points of interest

1. St. Thomas Ascension Hospital
2. The Avenue Murfreesboro
3. Stones River National Park
4. Future Amphitheater
5. Hospital Corridor
6. Proposed Vanderbilt Med. Cntr.
7. The Fountains at Gateway
8. Future Publix Grocery



traffic counts

- Veterans Pkwy.: 15,869
- I-24 @ 840 exit: 135,170
- I-840: 48,128

*Source: TDOT 2021 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