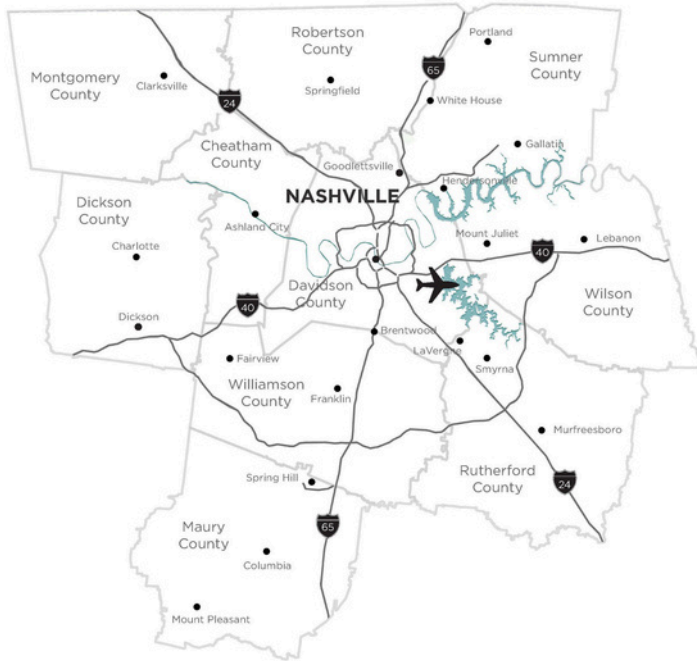


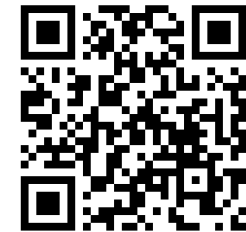
VETERANS I-840

17-ACRE SITE OWNED BY ELECTRIC COOPERATIVE MTE



- 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 mins from Nashville International Airport

Scan for Aerial View



Patrick Cammack, SVP Economic Development
pcammack@rutherfordchamber.org
615.722.7022

it's all here!
RUTHERFORD COUNTY
TENNESSEE



points of interest

1. St. Thomas Rutherford 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