

# VETERANS I-840

17-ACRE SITE OWNED BY ELECTRIC COOPERATIVE MTE

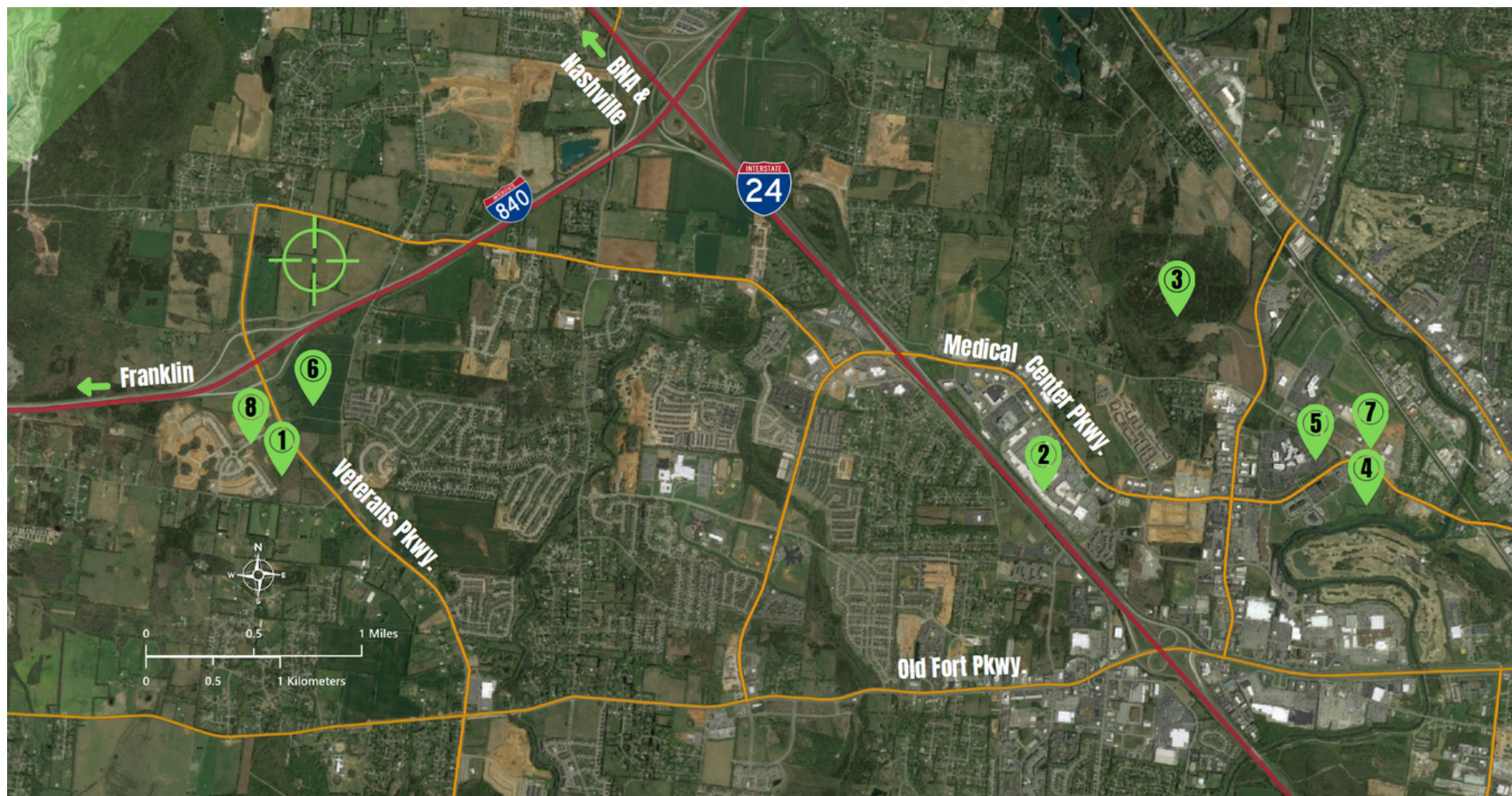


- Allowable uses: Corporate and tech offices, life science operations, and R&D facilities
- Preferred users: Class A office/mixed-use developers; end-use corporate clients
- 3 fiber connectivity providers
- Interstate frontage in TN's fastest growing county, 1 minute west of I-24
- <1 mile from 2 proposed hospitals
- 30 mins from Nashville International Airport

Scan for Drone Footage







## points of interest

- |  |                                   |
|--|-----------------------------------|
| 1. St. Thomas Rutherford Hospital      | 5. Hospital Corridor              |
| 2. The Avenue Shopping Center          | 6. Proposed Vanderbilt Med. Cntr. |
| 3. Stones River National Park          | 7. The Fountains at Gateway       |
| 4. City-Owned Corporate/Mixed Use Site | 8. Publix Grocery                 |



## traffic counts

- Veterans Pkwy.: 19,670
- I-24 @ 840 exit: 148,867
- I-840: 48,128

\*Source: TDOT (TCDS) 2024



## 45 minute drive

- Population: 1,620,000
- 5-Year Population Growth: +8.7%
- Projected Labor Force: 787,500
- Average Household Income: \$83,871