



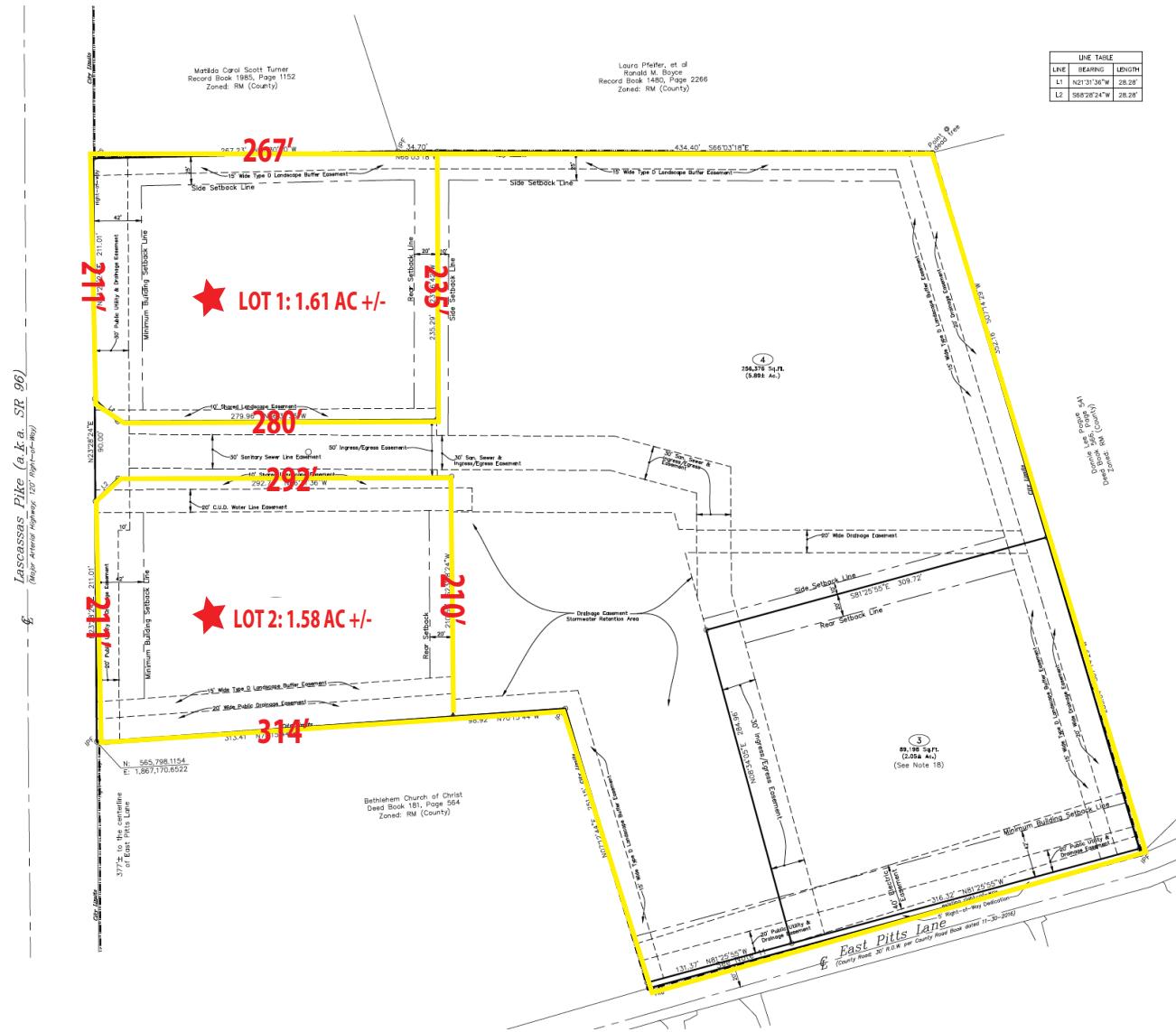
View facing east



- Zoned Commercial Fringe (CF)
- All utilities included
- 3.2 miles to Middle Tennessee State University (enrollment of 22k)
- Population within 3 mile radius: 43,362; Average HHI: \$75,000

View facing west





DEMOGRAPHICS

RUTHERFORD COUNTY, TN

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

| | |
|------------------------|-------|
| Nissan | 8,000 |
| Amazon | 2,700 |
| Ascension Saint Thomas | 1,741 |
| Ingram | 1,700 |
| Taylor Farms | 1,700 |
| Asurion | 1,250 |

| | |
|-----------------------------|-------|
| General Mills | 1,000 |
| Bridgestone | 987 |
| TriStar StoneCrest | 950 |
| Murfreesboro Medical Clinic | 925 |
| Cardinal Health | 816 |
| Vijon | 730 |

#3 Boomtown in America - SmartAsset 2022

#1 largest suburb of Nashville, TN

#1 largest university in
Middle Tennessee
- Nashville Business Journal

#3 metro for economic strength - Policom 2024

4th best small city to buy a home in the U.S.
-WalletHub 2021

8th fastest growing
midsize city in the U.S.
-Census 2020