

+/- 118.55 Acres in Rutherford County

Property Highlights

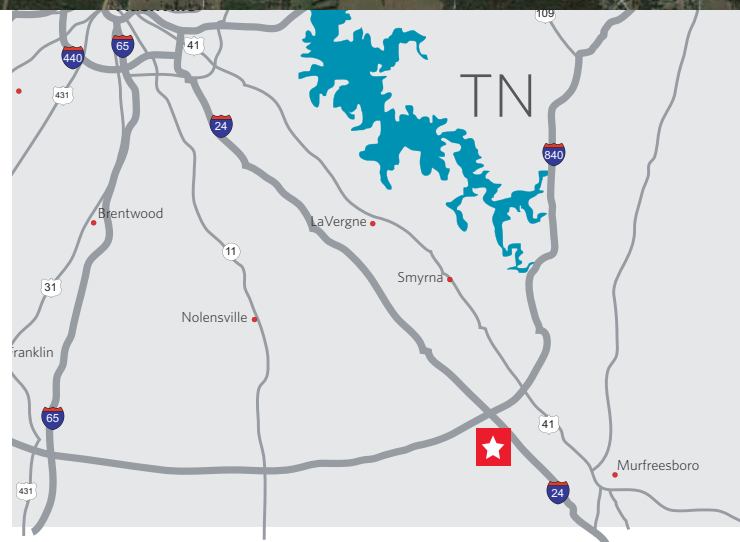
- Located in high growth Rutherford County
- Within easy driving distance to Murfreesboro, Franklin/Cool Springs, La Vergne and Smyrna job markets
- 500' of frontage and visibility on Hwy 96/Franklin Road
- 200' of frontage and visibility on Almaville Road
- Property is developer friendly rectilinear shape
- Current zoning is agricultural
- Located between I-840 & Hwy 96
- Centrally located to: Almaville, Triune, Blackman, and Arrington

For more information, visit www.tnlandservices.com

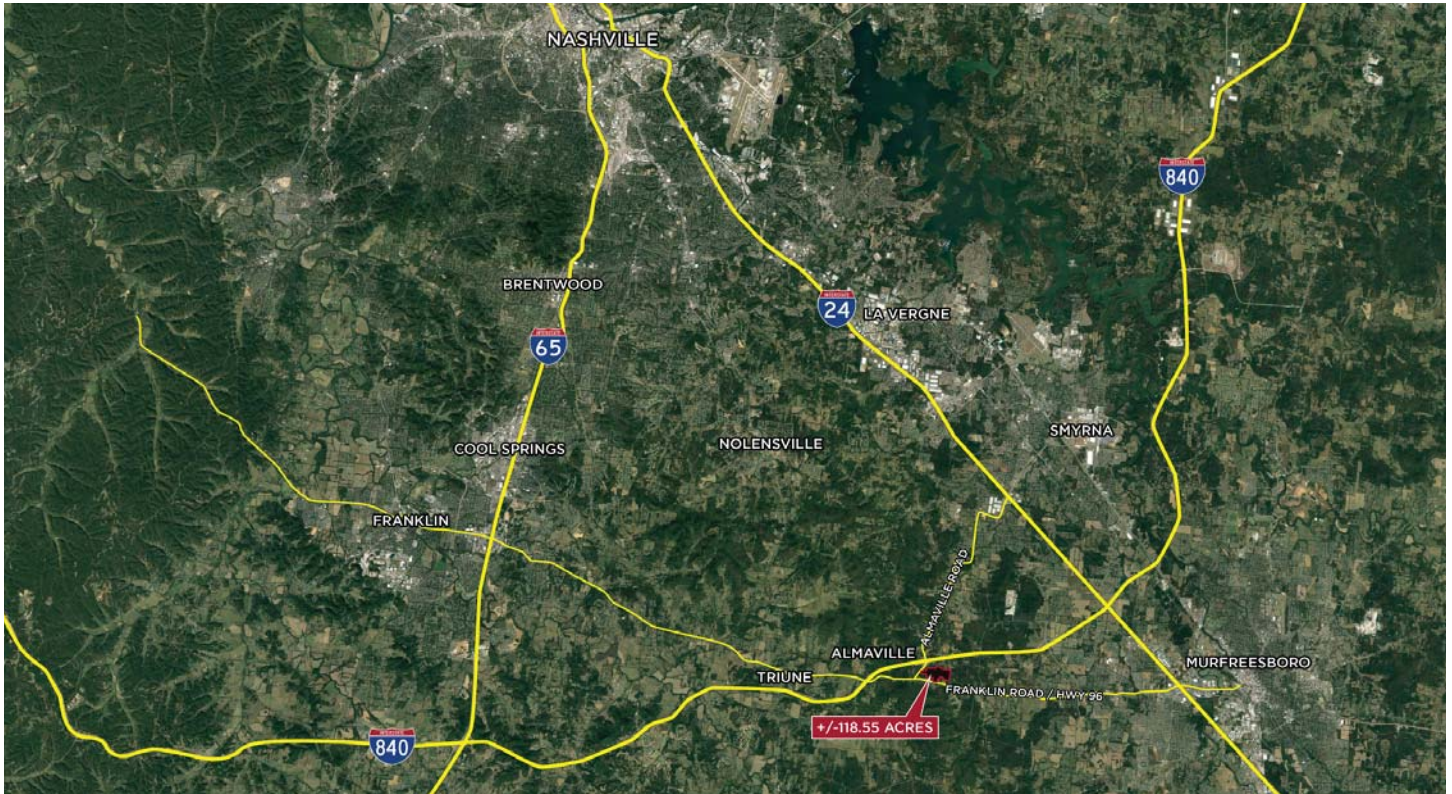
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Aerial

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------|----------|----------|----------|
| Population | 318 | 3,495 | 15,612 |
| AVG. Households | 123 | 1,167 | 5,143 |
| AVG. HH Income | \$63,457 | \$69,056 | \$81,594 |

Traffic Counts

I-840 & Almadillo Road 38,780 TDOT