

MMG

IN ASSOCIATION WITH PARSELL, INC.  
A LICENSED TENNESSEE BROKER #264531

**The Meadows**  
0 Highway 431, Coopertown, Tennessee 37073



## INVESTMENT ADVISORS



**Austin Fragoletti**  
Managing Director  
austin.fragoletti@mmgrea.com  
631.357.6129



**Sam Jackson**  
Managing Director  
sam.jackson@mmgrea.com  
615.804.7647



**Adam Riddle**  
Managing Director  
adam.riddle@mmgrea.com  
303.257.7627



**Travis Hodge**  
Senior Director  
travis.hodge@mmgrea.com  
404.259.8171



**Tucker Brock**  
Associate Advisor  
tucker.brock@mmgrea.com  
765.318.9375



**John Endom**  
Associate Advisor  
john.endom@mmgrea.com  
615.788.1696



**Alex Blagojevich**  
Executive Managing Director /  
Founding Partner  
alex.blagojevich@mmgrea.com  
773.899.0391



**Michael Sullivan**  
Executive Managing Director /  
Founding Partner  
michael.sullivan@mmgrea.com  
913.484.7923  
MO License No.: 2006007641



**Scott Reid**  
ParaSell, Inc.  
scott@parasellinc.com  
949.942.6578  
TN License No.: 264531



## TABLE OF CONTENTS

[CLICK TO JUMP](#)

**3 Investment Strategy**

**5 The Property**

**8 Market Overview**

MMG Real Estate Advisors is pleased to present the opportunity to acquire **The Meadows**, a conceptual 260-unit townhome development site in Coopertown, Tennessee. Strategically located around 20 miles north of downtown Nashville, the site offers developers the ability to capture demand from one of the fastest-growing metropolitan areas in the country while delivering more affordable housing options compared to Davidson County. The Coopertown market benefits from being a centralized location in Northern Middle Tennessee, providing easy access to surrounding markets like Springfield, White House, Clarksville, and Nashville to name a few.

|                               |                               |
|-------------------------------|-------------------------------|
| County                        | Robertson County              |
| Site Size (SF)                | 1,931,790                     |
| Site Size (AC)                | 44.349                        |
| Current Zoning                | CA                            |
| Zoning Municipality           | City of Coopertown            |
| Project Density (Total Units) | 260                           |
| Parcel ID Number(s)           | 074122 11100                  |
| Entitlement Status            | Conceptual Stage              |
| Proposed Use(s)               | Townhomes, Apartments, Condos |

## INVESTMENT HIGHLIGHTS



260-Unit  
Townhome  
Development



Ideal Positioning  
to Benefit from  
Surrounding  
Growth



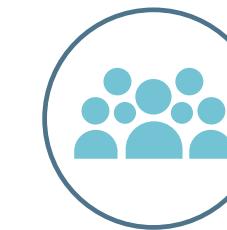
Proximity to Nashville  
with Excellent  
Highway Access –  
Short Commute to  
Downtown



Centralized  
Middle  
Tennessee  
Location



Affordability  
Advantage Over  
Nashville



Population  
Increased by 8.5%  
from 2013-2024



Attractive In-Place  
Zoning that Allows  
a Variety of Uses  
(Multifamily/Residential)



## Conceptual 260-Unit Townhome Development

### THE SITE PLAN INCLUDES:

- **North Site Area**  
➢ 117 Townhome Units on 6.867 Acres
- **South Site Area**  
➢ 143 Townhome Units on 8.642 Acres



## Ideal Positioning to Benefit from Surrounding Growth

Strategically situated between Nashville's northwest expansion and Clarksville's southeast growth, Coopertown stands to benefit from the convergence of two of Middle Tennessee's fastest-growing markets. This central location offers investors the ability to capture demand from both urban migration patterns while providing residents a more affordable alternative to Davidson County.



## Proximity to Nashville with Excellent Highway Access – Short Commute to Downtown

Located just ±20 minutes from downtown Nashville, Coopertown offers a short commute to major employment centers while benefiting from its own economic base. The site provides direct access to Highway 431, which is being expanded by TDOT to five-lanes to accommodate for increased traffic and enhance connectivity to the broader Middle Tennessee region.



## Centralized Middle Tennessee Location

In addition to Nashville, Coopertown's centralized location offers proximity to other major markets in Middle Tennessee including Springfield (6 minutes), White House (30 minutes), Clarksville (25 minutes), Gallatin (45 minutes), and many more.



## Affordability Advantage over Nashville

The cost of living in Coopertown is approximately 20% more affordable than in Davidson County, providing a competitive edge for attracting residents seeking value without sacrificing access to Nashville's economic opportunities and social/cultural advantages.

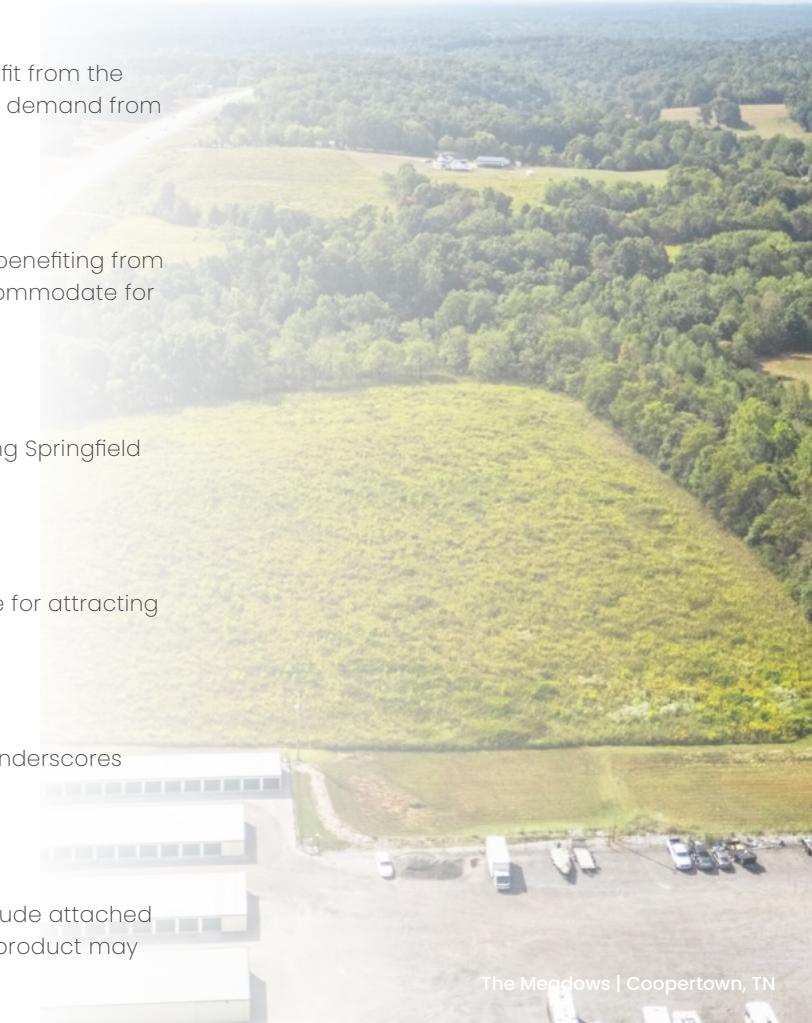


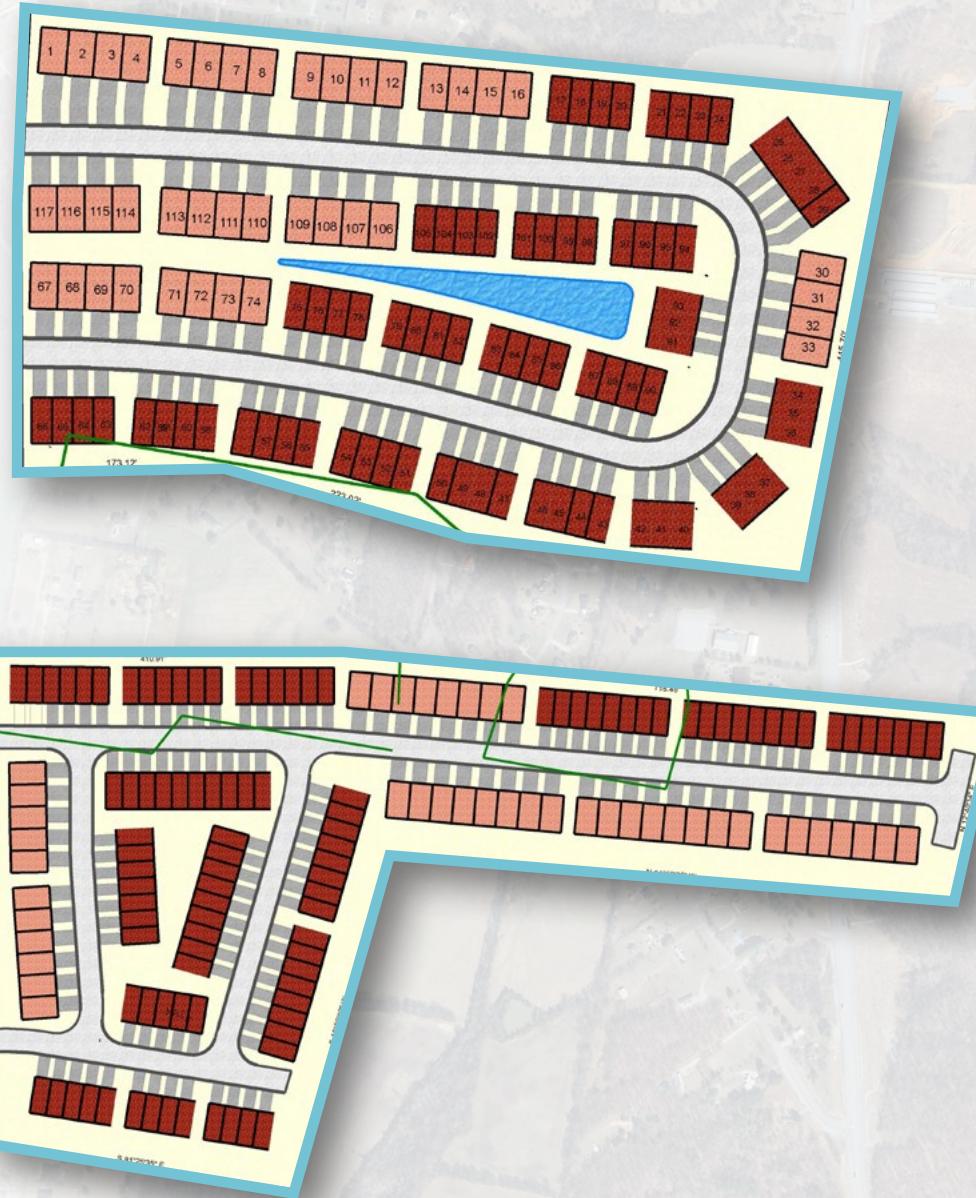
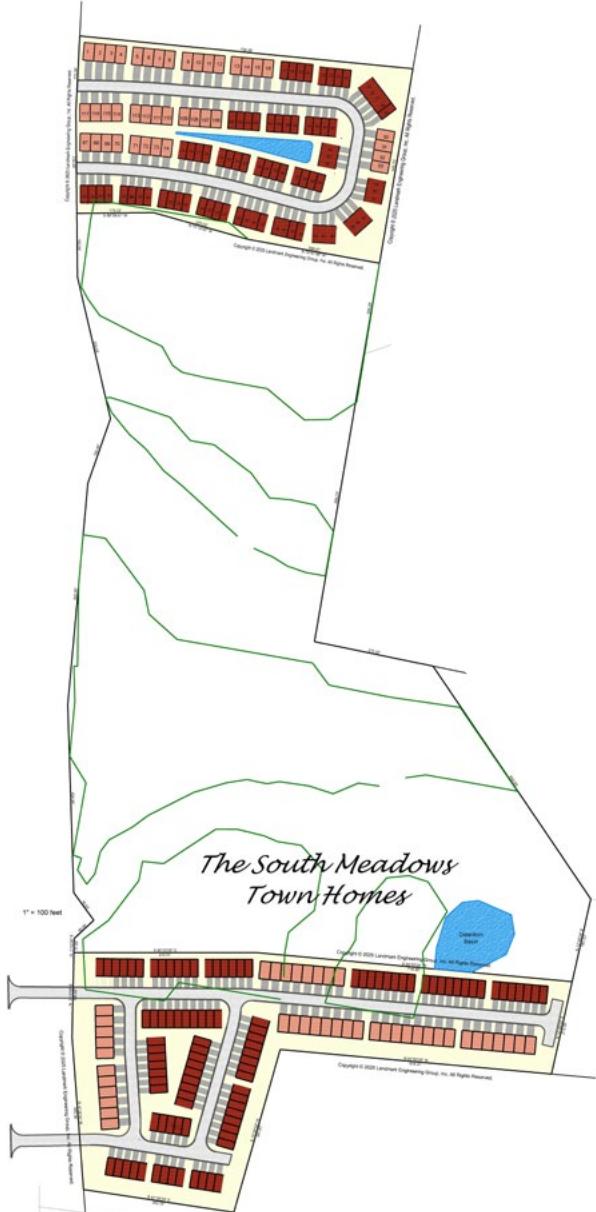
## Population Increased by 8.5% from 2013–2024



## Attractive In-Place Zoning that Allows a Variety of Uses (Multifamily/Residential)

The site is currently zoned CA – General Commercial under Town of Coopertown. Permitted uses by-right under CA zoning include attached townhomes, multifamily apartments, for-sale condos, and a wide variety of commercial uses. Additionally, detached housing product may be permitted within projects that include a commercial component.

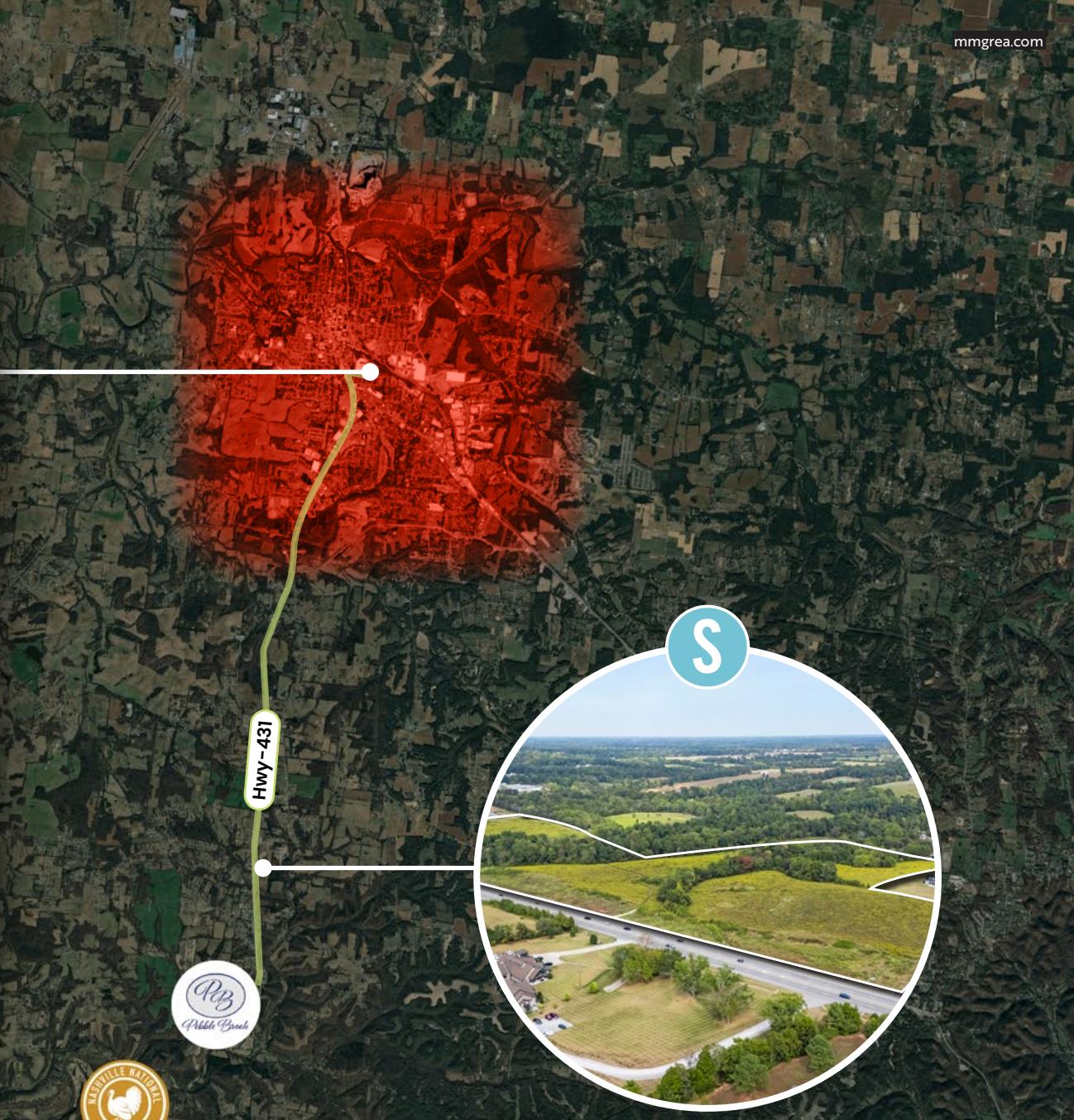
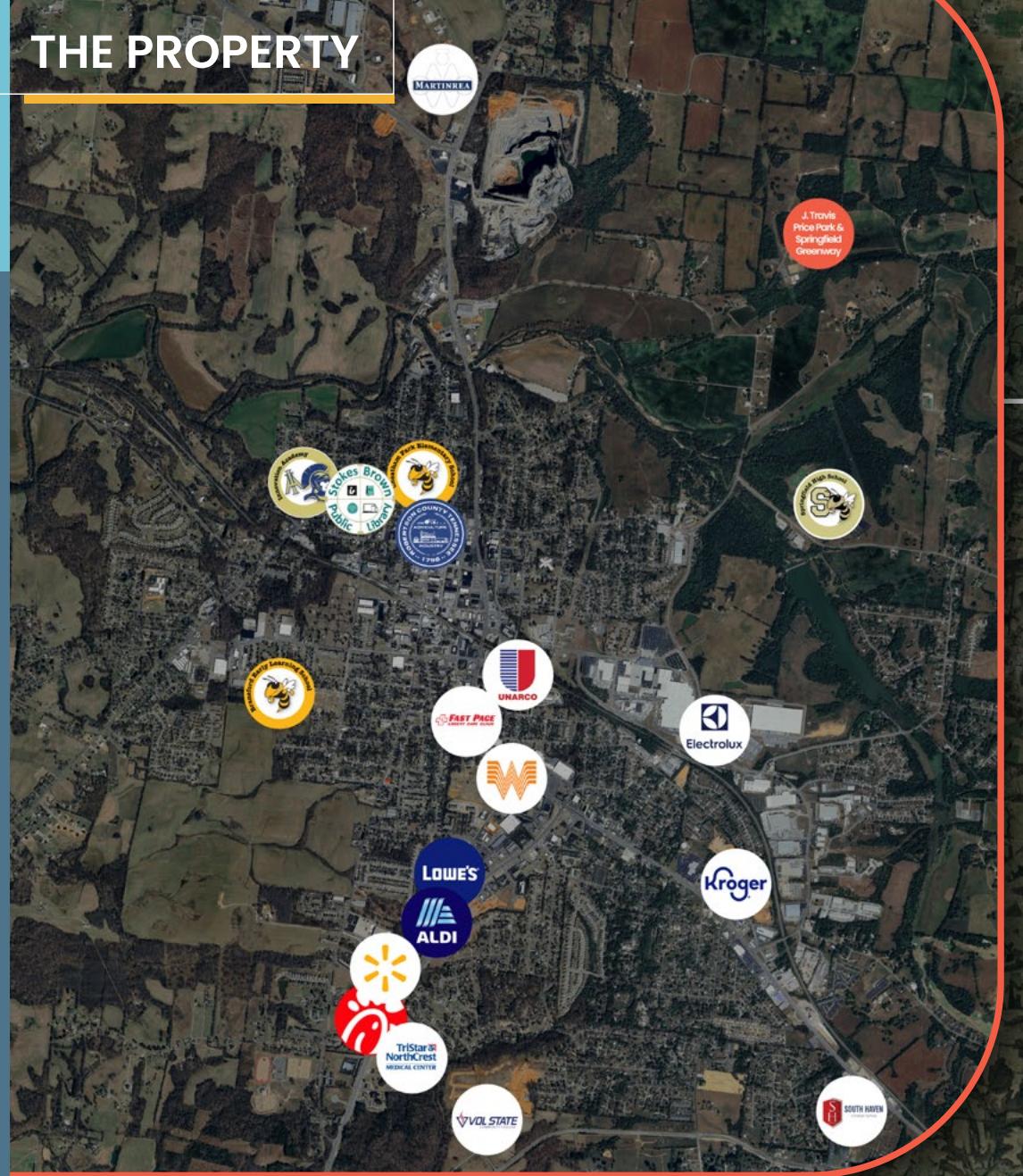




# LEGEND

- SMALL TOWN HOMES
- LARGE TOWN HOMES
- DRIVEWAYS
- PRIVATE ROADWAYS
- DETENTION BASIN
- REMAINING SITE

# THE PROPERTY



## NEARBY TENNESSEE MARKETS

| CITY           | DISTANCE   | DRIVE TIME | ROUTE    |
|----------------|------------|------------|----------|
| Springfield    | 6.7 Miles  | 6 Min      | US-431 N |
| Pleasant View  | 10.1 Miles | 16 Min     | TN-49 E  |
| Goodlettsville | 16.4 Miles | 23 Min     | US-41 N  |
| Ashland City   | 18.9 Miles | 28 Min     | TN-249 N |
| White House    | 19.8 Miles | 30 Min     | TN-76 E  |
| Nashville      | 21.2 Miles | 20 Min     | US-431 S |
| Gallatin       | 30.7 Miles | 45 Min     | TN-257 E |
| Clarksville    | 31.8 Miles | 25 Min     | I-24 W   |



## MARKET OVERVIEW

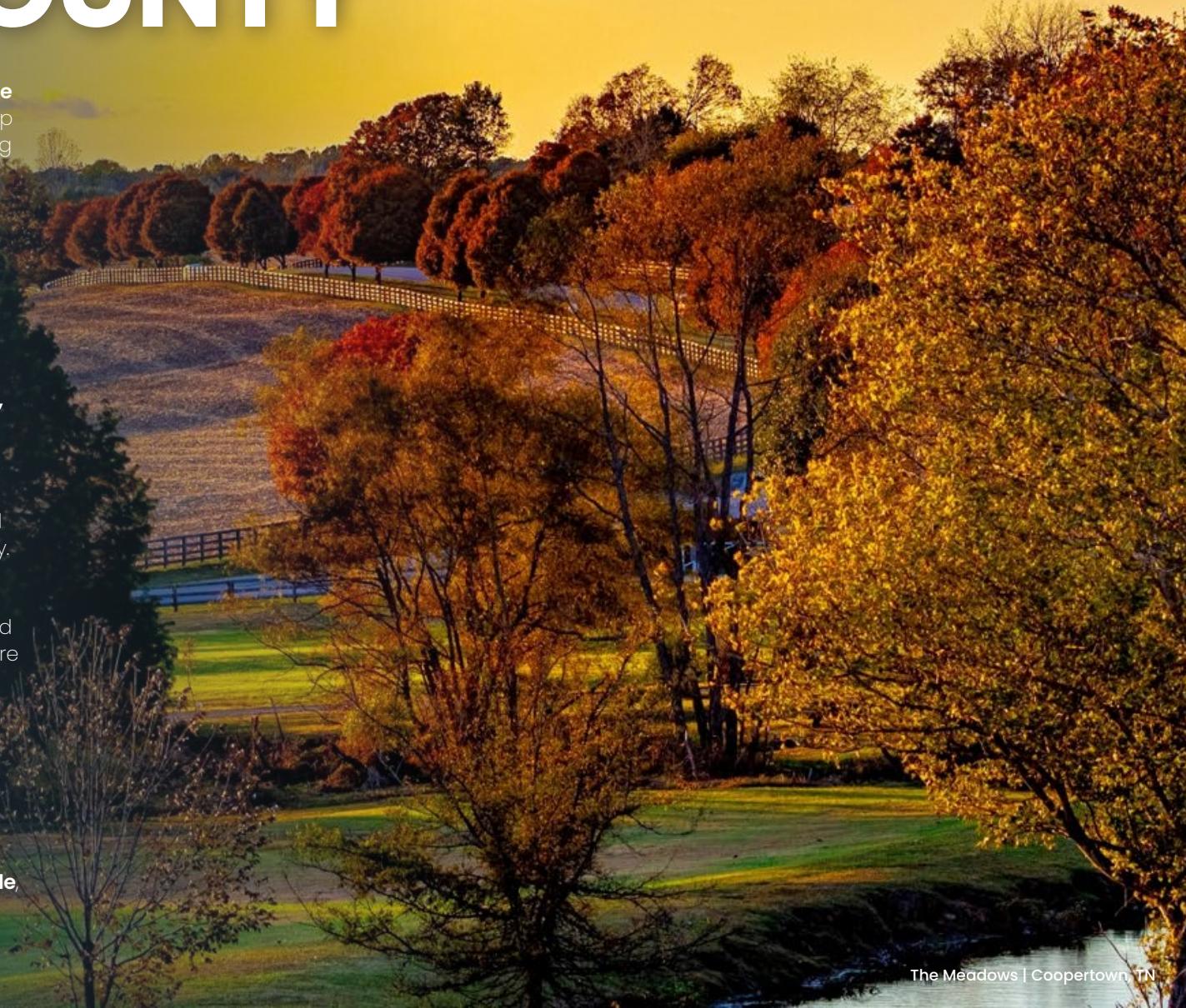
# ROBERTSON COUNTY

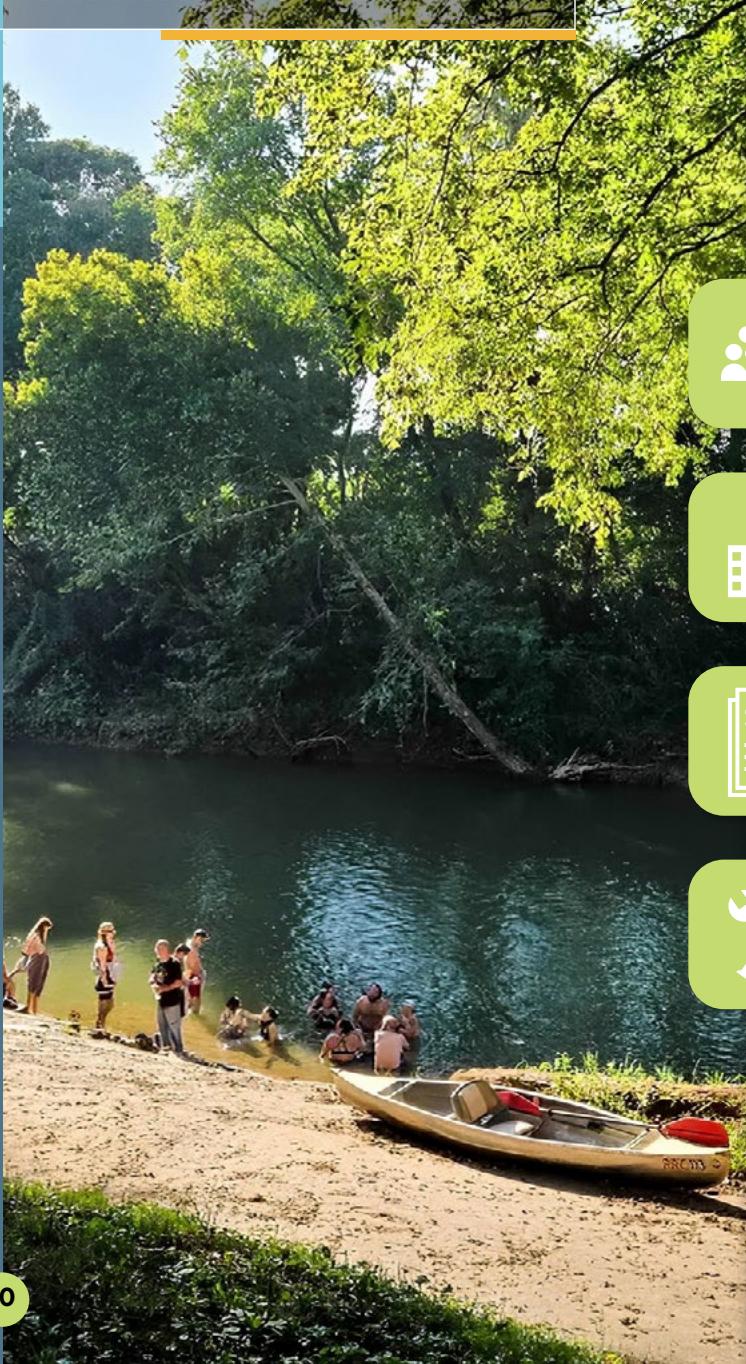
Robertson County, Tennessee, is a place shaped by its **history**, its fertile land, and its evolving role between rural traditions and growing industrial might. **Founded in the late 18th century** and **named for early explorer James Robertson**, the county carries deep agricultural roots. **Dark-fired tobacco** remains one of its **signature crops**, and farming still occupies large swaths of the landscape. **Port Royal State Historic Park** preserves early roadbeds and history including tie-ins with Native American removal, further demonstrating the county's layered past.

Geographically, Robertson lies **just north of Nashville**, giving it a distinct advantage: it offers the **peace and slower pace of rural life**, but with reasonable access to **urban amenities**, major transport arteries, and economic opportunity. **Springfield** serves as the **county seat**, anchoring local commerce, cultural events, and the preservation of historic architecture. The county also consists of smaller towns such as **Coopertown** and **Greenbrier**, each contributing to its charm. The combination of **location, lifestyle, and community** gives Robertson a character that is part small-town America, part emerging suburban/industrial growth.

In terms of its economy, **agriculture continues to matter a great deal**, not just for tradition but for actual economic impact. Tens of thousands of acres are farmed, and agricultural **output contributes hundreds of millions in revenue** to the local economy. At the same time, **manufacturing has become a major pillar**. Large plants making appliances, automotive-related products, composite materials, and more, along with **recent investments of over \$50M by Aspen Guard** and other companies, have added both jobs and capital. **Distribution and logistics** benefit from the county's infrastructure and connectivity. Other sectors like **healthcare, retail, and finance** complement the industrial core and broaden the economic base.

Overall, Robertson County is a highly desirable place to live, work, and invest. Its **strategic location just north of Nashville** gives residents quick access to big-city opportunities while preserving a **small-town, community-focused atmosphere**. The county offers a **diverse and growing economy**, with strong pillars in agriculture, manufacturing, and logistics, as well as expanding opportunities in healthcare, retail, and professional services. Combined with a **lower cost of living compared to Nashville**, a business-friendly environment, and a commitment to thoughtful growth, Robertson County continues to attract families, businesses, and developers seeking a place that balances **heritage with progress**.





# APARTMENT FUNDAMENTALS

The Robertson County multifamily submarket is showing exceptional strength, with fundamentals that not only signal a healthy market but also outpace the broader Nashville metro. Occupancy stands at 96.6% as of Q2 2025, up a robust 260 basis points year-over-year and well above the Nashville metro average of 92.1%. This surge in occupancy reflects not just stability but an elevated level of renter demand that has tightened available supply to near-full levels.

Another encouraging sign is the rebound in rental growth. After a period of softening rents in 2024, effective rents climbed 1.5% year-over-year to \$1,536, signaling renewed pricing power for property owners and operators. This upward movement shows that the market is absorbing existing supply and regaining its footing, supporting revenue growth after what had been a challenging period for rent trends.

Perhaps most striking is the combination of no new deliveries in the past four quarters and record-high net absorption of 276 units over the same period. This level of demand, achieved without any new supply coming online, demonstrates a strong appetite for housing and a market that is quickly filling available units. With zero units under construction, the submarket's tight supply conditions are likely to persist, giving landlords further leverage to push rents and maintain high occupancy. Altogether, these dynamics highlight a submarket in a position of strength, outperforming the metro area and posting metrics that reflect both stability and growth potential.

**ABSORPTION, NET DELIVERIES & VACANCY-ROBERTSON COUNTY**



Source: CoStar, Canoe the Red River, Robertson County, TN, Bell Witch Cave

## Population

|        | Robertson County | Nashville, TN MSA |
|--------|------------------|-------------------|
| 2025   | 24,835           | 2,197,569         |
| 2030   | 26,052           | 2,376,603         |
| Change | 4.9%             | 8.1%              |

## Educational Attainment

|              | Robertson County | Nashville, TN MSA |
|--------------|------------------|-------------------|
| Bachelor's   | 14.0%            | 26.4%             |
| Professional | 6.0%             | 15.8%             |
| Total        | 20.0%            | 42.2%             |

## Occupied Housing Units

|        | Robertson County | Nashville, TN MSA |
|--------|------------------|-------------------|
| Renter | 37.6%            | 59.5%             |
| Owner  | 62.4%            | 33.2%             |
| Vacant | 6.4%             | 7.3%              |

## Median HHI

|        | Robertson County | Nashville, TN MSA |
|--------|------------------|-------------------|
| 2025   | \$70,544         | \$89,724          |
| 2030   | \$79,114         | \$103,070         |
| Change | 12.1%            | 14.9%             |

## Households

|        | Robertson County | Nashville, TN MSA |
|--------|------------------|-------------------|
| 2025   | 9,327            | 862,365           |
| 2030   | 9,864            | 939,304           |
| Change | 5.8%             | 8.9%              |

## Key Renter Age

|       | Robertson County | Nashville, TN MSA |
|-------|------------------|-------------------|
| 20-29 | 12.4%            | 14.20%            |
| 30-39 | 13.9%            | 14.90%            |
| Total | 26.3%            | 29.1%             |

## Employment Segmentation

|              | Robertson County | Nashville, TN MSA |
|--------------|------------------|-------------------|
| White Collar | 58.6%            | 65.8%             |
| Blue Collar  | 29.0%            | 20.3%             |
| Services     | 12.4%            | 13.9%             |



## ASPEN GUARD RELOCATING U.S. MANUFACTURING OPERATIONS TO ROBERTSON COUNTY

Tennessee officials announced that **Aspen Guard**, a brand of Troax Group, is relocating its U.S. manufacturing operations from the Greater Chicago area to **Portland** in **Robertson County**, investing nearly **\$23 million** and creating **120 new jobs** in wire-mesh safety panel production. This marks Aspen Guard's first facility in Tennessee. The move reflects confidence in the state's **skilled workforce**, favorable business climate, and ability to attract industrial growth. Robertson County has now secured almost **1,500 job commitments** and approximately **\$443 million** in capital investment through six economic development projects since 2020, reinforcing its expanding role as a hub for manufacturing.



## TATE ORNAMENTAL, INC. TO EXPAND AT ROBERTSON COUNTY HEADQUARTERS

Tate Ornamental, Inc. is expanding its headquarters in White House, Robertson County, by investing **\$12 million** to build a new state-of-the-art facility that will increase its millwork production capacity, creating **50 new jobs**; upon completion in January 2027, Tate Ornamental will employ about **250 workers** locally. The company, founded in 1988, remains **family-owned & operated**, and this expansion supports its ornamental metals, architectural woodworking, and stone/quartz/porcelain countertop businesses. This move reflects strong confidence in Robertson County's **skilled workforce** and business climate, as Tate Ornamental could have expanded elsewhere but chose to grow in its hometown.



## ADVANEX AMERICAS, INC. EXPANDS U.S. HEADQUARTERS IN WHITE HOUSE, TN

Advanex Americas, Inc. is investing **\$11.4 million** to expand its U.S. headquarters in White House, Robertson County, Tennessee, adding **60,000-sqft** of manufacturing and warehouse space plus additional support operations. The expansion will create **56 new jobs** in the region. Since relocating from California in 2021, the company has deepened its roots in Tennessee, leveraging the state's **skilled workforce**, favorable business climate, and strong community support. Advanex manufactures precision springs, wire forms, pins, stampings, plastics, and assemblies serving key industries such as automotive, aerospace, medical, and agriculture—a capability which will be enhanced by this expansion.

## THE SHOPS AT MOORELAND: SPRINGFIELD'S NEXT MAJOR RETAIL DESTINATION OPENING FALL 2025

The **Shops at Mooreland**, a new **96,350-sqft retail center** fronting Tom Austin Highway in Springfield, is under construction and scheduled for **completion in October 2025**. The project sits on a **13.1-acre site** and is already **over 80% leased**, with **co-tenants including Chipotle, Chase Bank, Aspen Dental, Taco Bell, Zaxby's, O'Charley's, and Hampton Inn**, and a large convenience store planned adjacent to the site. The center benefits from a trade area population of roughly **45,000 residents** and strong traffic counts exceeding **17,000 vehicles per day** along Tom Austin Highway. With **zero vacancy at delivery anticipated** and limited competing new supply, The Shops at Mooreland is positioned to become a key retail destination serving Springfield's growing population and surrounding Robertson County.

Sources: Mastered In Tennessee, Tate Ornamental, Advanex Americas, Inc., HMHA

# MARKET OVERVIEW



## WHITE HOUSE SHOPS RETAIL CENTER OPENS

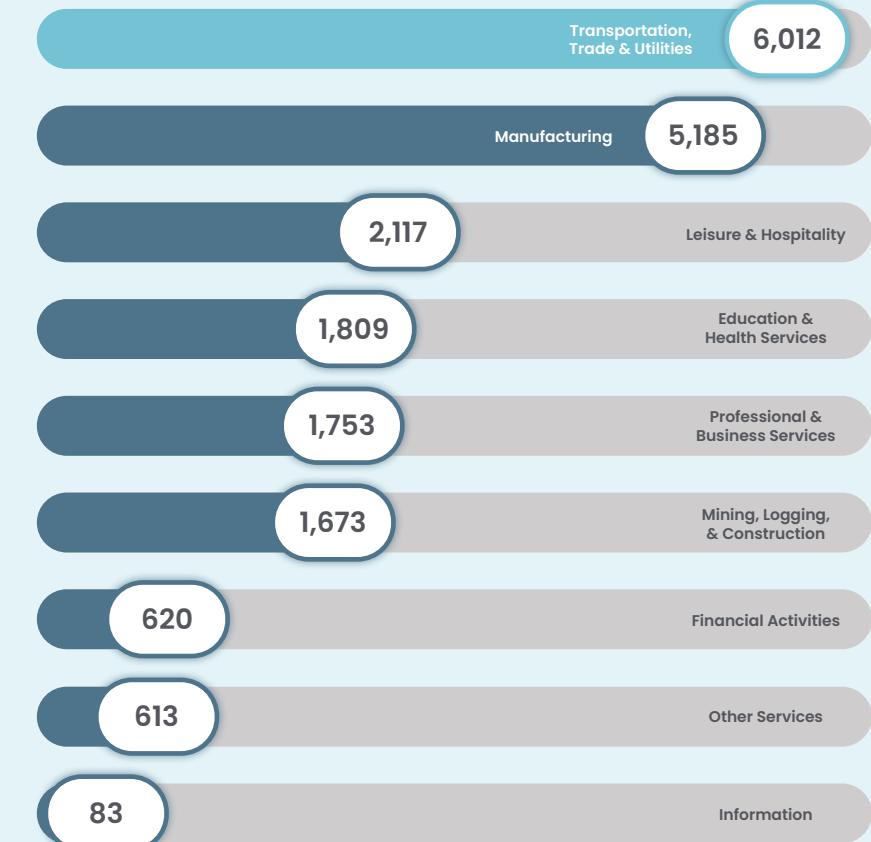
Sembler Co. has completed development of **White House Shops**, a new **75,000-sqft retail center** in White House, Tennessee, about 20 miles north of Nashville. The center is anchored by a **48,387-sqft Publix** and was **88% leased at opening**. Other tenants include Wingstop, Teriyaki Madness, The UPS Store, Noire The Nail Bar, East Nashville Aesthetic Dentistry, and Miso Bowl. With strong early lease-up and a high-quality anchor in place, the center demonstrates continued retail demand in the suburbs outside Nashville.

## SPRINGFIELD COMPLETES \$1M UPGRADE OF GARNER STREET PARK

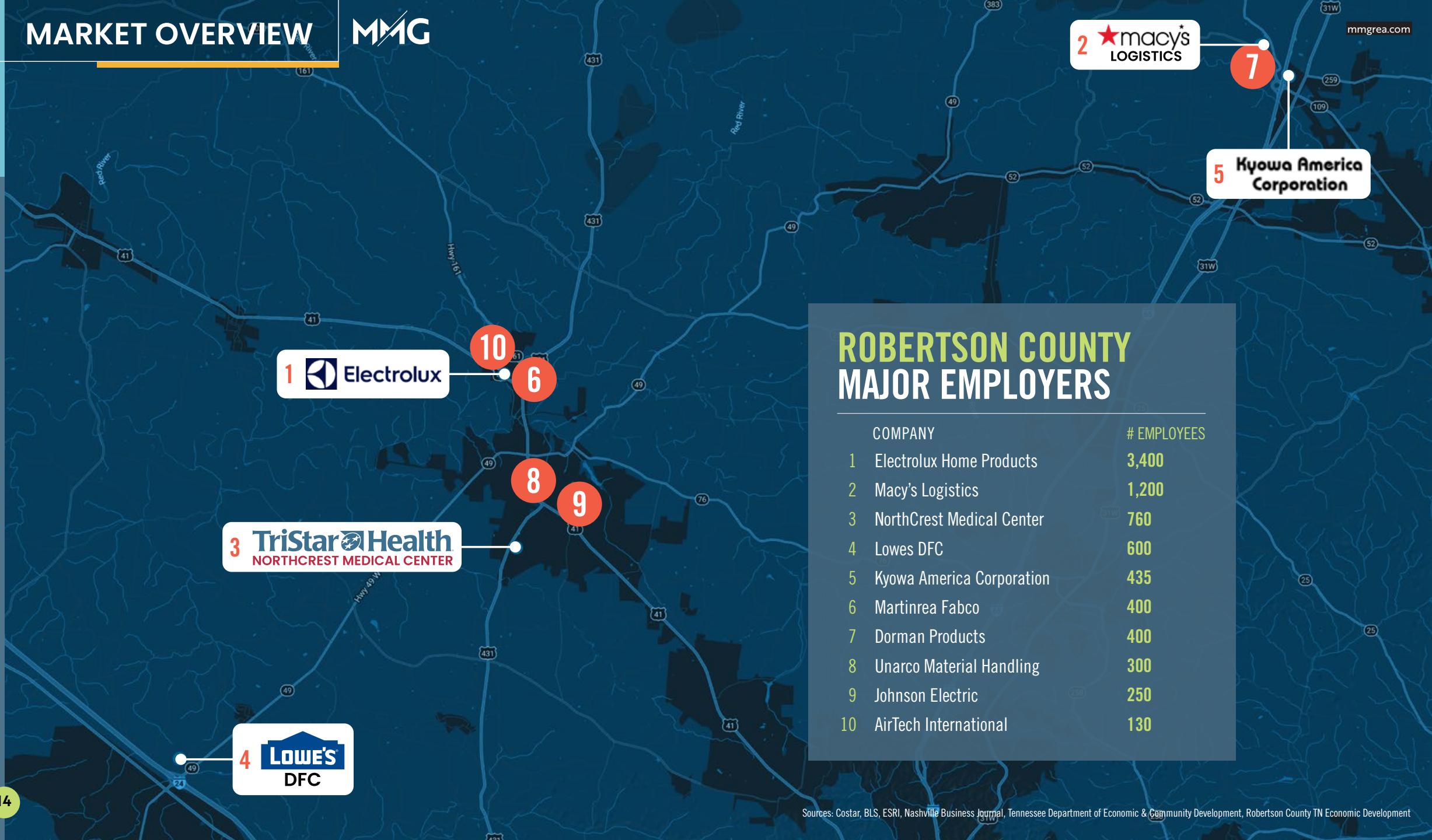
Springfield has unveiled a set of new recreational amenities at Garner Street Park, including **two outdoor pickleball courts, resurfaced tennis courts, and a new restroom facility complete with ADA-compliant access and parking**. The upgrades also feature an **inclusive playground**, designed with accessible elements like turf surfaces, ramps, sensory panels, and ADA-friendly play structures. These improvements were made possible by a **\$500,000 matching grant** from the state's Local Parks and Recreation Fund, raising the total project investment to **\$1 million**.



## ROBERTSON COUNTY, TN EMPLOYMENT BY SECTOR



Sources: Shopping Center Business, City of Springfield, BLS



## ROBERTSON COUNTY MAJOR EMPLOYERS

| COMPANY                     | # EMPLOYEES |
|-----------------------------|-------------|
| 1 Electrolux Home Products  | 3,400       |
| 2 Macy's Logistics          | 1,200       |
| 3 NorthCrest Medical Center | 760         |
| 4 Lowes DFC                 | 600         |
| 5 Kyowa America Corporation | 435         |
| 6 Martinrea Fabco           | 400         |
| 7 Dorman Products           | 400         |
| 8 Unarco Material Handling  | 300         |
| 9 Johnson Electric          | 250         |
| 10 AirTech International    | 130         |

# NASHVILLE

The Greater Nashville area, synonymous with its title “**Music City**,” has rapidly transformed in recent years, establishing itself as a southern nucleus for commerce, culture, and innovation. With a thriving population surpassing 2.4 million residents, the city is celebrated not just for its rich musical legacy but its dynamic economic surge. Evidencing its meteoric ascent, the Milken Institute heralded Nashville as one of **the Nation’s Best-Performing Large Cities in 2024**. The city’s multifaceted economic landscape is woven with threads from five Fortune 500 companies including **HCA Healthcare, Dollar General, Tractor Supply, Community Health Systems, Delek US Holdings**. Nashville is deeply rooted in a strong healthcare domain, epitomized by stalwarts like the **Vanderbilt University Medical Center**, and enriched by sectors like finance, education, and manufacturing. A standout in this growth narrative is Nashville’s emergent tech milieu, turning the city into a hub for innovative startups and tech aficionados, a shift propelled by its affordability, pioneering spirit, and strategic positioning. With its metropolitan GDP soaring past **\$205 billion** and an impressive unemployment rate of 2.7% (traditionally below national standards), Nashville’s economic vigor is undeniable.

On the cultural canvas, Greater Nashville paints a vivid blend of age-old southern elegance, iconic musical traditions, and contemporary flair. Every year, the area beckons millions of enthusiasts, lured by its musical treasures like the **Grand Ole Opry, Ryman Auditorium**, and the lively honky-tonk vibes of **Broadway**. But Nashville’s allure transcends its musical chords; its demographic composition is evolving, marked by a surge of young professionals and families. This shift is mirrored in its urban dining, vibrant arts, and eclectic recreational avenues. With a projected population surge of 8% over the upcoming half-decade and a median household income impressively hovering around \$90,000, Nashville’s magnetism is only poised to strengthen, highlighting a bright and expansive future.

“TOP REAL ESTATE MARKET TO WATCH IN 2023”

PWC, 2023

#1 **BEST CITY IN THE U.S.**  
CLEVER.COM, 2024

#3 **BEST CITY FOR YOUNG ADULTS & PROFESSIONALS**  
HOMEBUYER.COM, 2024

#5 **BEST U.S. CITY FOR STARTING A CAREER**  
BANKRATE, 2023

#6 **NATION’S BEST-PERFORMING LARGE CITIES IN 2024**  
MILKEN INSTITUTE, 2024

#6 **TOP CITIES WHERE GEN Z IS MOVING**  
TODAY’S HOMEOWNER, 2023

#7 **TOP 10 MARKETS FOR MULTIFAMILY INVESTMENT FOR THE FIRST HALF OF 2023**  
CONTI CAPITAL, 2023

#9 **TOP 10 PLACES FOR YOUNG PROFESSIONALS TO LIVE**  
FORBES, 2023

#10 **MOST STABLE HOUSING MARKET**  
CONSTRUCTION COVERAGE, 2023

#13 **BEST NATIONAL UNIVERSITY**  
U.S. NEWS, 2023

TOP 15 **U.S. JOB MARKET IN 2025**  
SMART ASSET, 2025



# APARTMENT FUNDAMENTALS

## NARROWING GAP BETWEEN SUPPLY & DEMAND DRIVING MARKET STABILIZATION

Nashville's apartment market has seen a shift in recent quarters, with absorption outpacing the level of new completions over the past four quarters for the first time since 2021. Meanwhile, Nashville's wave of apartment development, driven by strong migration and robust renter demand, appears to have peaked. While construction activity remains elevated, it has begun to taper in recent quarters. This narrowing gap between supply and demand is expected to support continued market stabilization through the remainder of 2025.

## RENTS STABILIZING AS OCCUPANCY BEGINS TO REBOUND

Although average rents have declined year-over-year, the market has posted three consecutive quarters of quarter-to-quarter gains, signaling a move toward annual stabilization. Occupancy rates appear to have bottomed out and are gradually improving. After falling to a 10-year low of 91.9% in late 2024, the stabilized occupancy rate edged up to 92.1% in Q2 as renter demand rebounded. With the construction pipeline continuing to shrink, occupancy should keep recovering—particularly if absorption continues to outpace or remain in line with new deliveries. Nashville's strong economy, vibrant cultural scene, and growing population continue to attract renters, pointing to sustained apartment demand in the near term.

## MARKET POISED FOR A MEASURED RECOVERY

With development activity down roughly 40% from its 2022 peak and fewer groundbreakings anticipated later this year, supply-side pressure is expected to continue easing. As existing inventory stabilizes and renter demand holds firm, the market is positioned for a slow but sustained recovery in both rent growth and occupancy through 2026—especially in well-located suburban submarkets and more affordable asset classes. Nashville's rapidly expanding population and dynamic economy provide a strong foundation for future demand, helping to absorb remaining lease-up supply and support broader market stabilization.



## Population

The Nashville MSA will far outpace the national average and other comparable regional metros for population growth over the next five years, growing over 8%.

|        | Nashville, TN MSA | USA         |
|--------|-------------------|-------------|
| 2025   | 2,197,569         | 339,887,819 |
| 2030   | 2,376,603         | 347,149,422 |
| Change | 8.1%              | 2.1%        |

## Educational Attainment

The region has a highly educated workforce, adding to a strong potential for economic growth.

|              | Nashville, TN MSA | USA   |
|--------------|-------------------|-------|
| Bachelor's   | 26.4%             | 22.7% |
| Professional | 15.8%             | 14.5% |
| Total        | 42.2%             | 37.2% |

## Cost of Living Index

The Nashville area has a slightly lower cost of living index score compared to the rest of the U.S.

|       | Nashville, TN MSA | USA |
|-------|-------------------|-----|
| Score | 94                | 100 |

## Housing Units

Over a third of the metro's households are renter-occupied, similar to the nation overall.

|                 | Nashville, TN MSA | USA   |
|-----------------|-------------------|-------|
| Renter Occupied | 35.3%             | 35.8% |
| Owner Occupied  | 64.7%             | 64.2% |

## Median HHI

Nashville, TN MSA is expected to see a notable gain in median household income on par with US benchmark area over the next five years

|        | Nashville, TN MSA | USA      |
|--------|-------------------|----------|
| 2025   | \$89,724          | \$79,068 |
| 2030   | \$103,070         | \$91,442 |
| Change | 14.9%             | 15.6%    |

## Households

The MSA is projected to gain over 15,000 households annually through 2029, tightening housing market conditions.

|        | Nashville, TN MSA | USA         |
|--------|-------------------|-------------|
| 2025   | 862,365           | 132,422,916 |
| 2030   | 939,304           | 136,716,884 |
| Change | 8.9%              | 3.2%        |



RYMAN AUDITORIUM

## Key Renter Age

Nashville, TN MSA has a relatively higher concentration of the key renter age demographics aged 20-39 compared to the overall USA.

|       | Nashville, TN MSA | USA   |
|-------|-------------------|-------|
| 20-29 | 14.2%             | 13.4% |
| 30-39 | 14.9%             | 13.6% |
| Total | 29.1%             | 27.0% |

## Median Age

Nashville, TN MSA has a comparatively youthful population, with the median resident being 2 years younger than the average across the United States.

|      | Nashville, TN MSA | USA |
|------|-------------------|-----|
| 2025 | 38                | 40  |

## Labor Market

The Nashville metropolitan area has an extremely tight labor market compared to US with a low unemployment rate registered at 2.7% as of May.

|                             | Nashville, TN MSA | USA  |
|-----------------------------|-------------------|------|
| Unemployment Rate (May '25) | 2.7%              | 4.0% |

## Employment Segmentation

The Nashville region has a strong presence of skilled and professional jobs in the area.

|              | Nashville, TN MSA | USA   |
|--------------|-------------------|-------|
| White Collar | 66.5%             | 62.5% |

## HEALTH AND MEDICAL SERVICES

Nashville's health care industry contributes an overall benefit of nearly \$68 billion and 333,000 direct and indirect industry jobs to the local economy annually. The health care industry is Nashville's largest employer, contributing to 167,916 direct jobs annually. There are 16 publicly traded health care companies in the Nashville region.



## MUSIC ENTERTAINMENT

With over 190 recording studios, 3,000+ active musicians, and nightly live music, Nashville truly embodies its title as Music City. The area boasts the nation's highest density of musicians and music enterprises, with its music industry activity surpassing the national average by 30 times and exceeding New York or Los Angeles by over tenfold.



## ADVANCED MANUFACTURING

Over the past 20 years, Nashville's prime location, skilled workforce, and innovation have attracted top-tier manufacturers. The region offers a cost-effective and efficient manufacturing environment unparalleled in the U.S. With three interstates, a CSX rail hub, 140 freight carriers, 150 truck terminals, and six air cargo carriers at the Nashville International Airport, Nashville ensures expansive product distribution.



## SUPPLY CHAIN MANAGEMENT

Nashville offers an unparalleled location for cost-effective distribution, boasting easy access to both domestic and international destinations. Hosting leading logistics firms like REI, Amazon, Chewy, and GEODIS, among others, its dense concentration of distribution operations ensures a vast pool of experienced workers in the industry.



**FORTUNE 500 HEADQUARTERS**  
#61

**HCA Healthcare**

**DOLLAR GENERAL**

#111

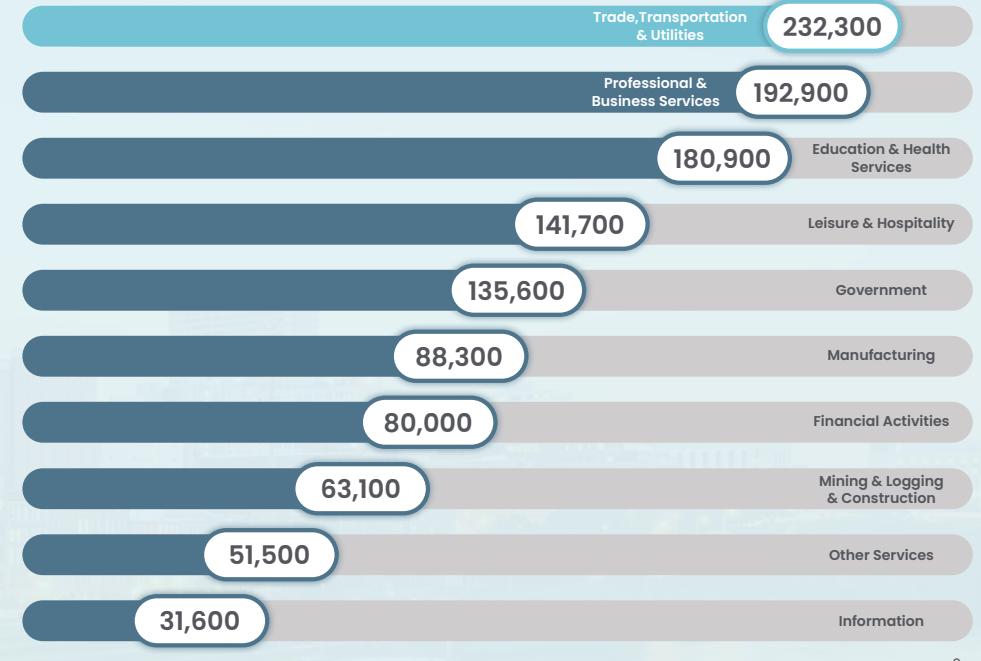
**Delek**  
#244

**TSC TRACTOR SUPPLY CO.**  
#293

**CHS**  
#330



## NASHVILLE, TN METRO EMPLOYMENT BY SECTOR



Source: BLS

## LOCATION QUOTIENTS BY INDUSTRY



● Information   ● Management of Companies & Enterprises   ● Transportation & Warehousing

Note: A Location Quotient less than one indicates that the regional employment in a particular industry is lower than the national avg. A Location Quotient greater than one indicates that the regional market has a higher concentration of employment in a particular industry compared to the national avg.



## ORACLE HEALTH MOVING INTO NASHVILLE AS PART OF THE \$1.35B PROJECT, PROMISING 8,500 JOBS

Oracle Health plans to invest **\$1.35 billion** in a new campus in Nashville, Tennessee, with a focus on software development, data science, and healthcare. The project would **create 2,500 jobs** in Nashville by the end of 2027, reaching the full **8,500** by the end of 2031, with an average salary of **\$110,000**. The project will be located at the riverfront campus on the East Bank of the Cumberland River. Construction on the campus is expected to begin in 2024 and be completed in 2027. The company is committed to creating a world-class campus that will attract top talent and help advance healthcare innovation.



## NASHVILLE'S NEW \$2.1B TITANS STADIUM SET FOR 2027 COMPLETION

Nashville's new **\$2.1 billion Titans stadium** is set to open by **February 2027**, featuring a 60,000-seat capacity and enclosed translucent roof. Funded by \$1.26 billion in public money and \$840 million from the Titans, the project broke ground in **February 2024** and is already **25% complete**. The stadium will create **19,000 jobs** and generate up to **\$3 billion in economic impact**, hosting not just Titans games but also events like the Super Bowl, Final Four, and WrestleMania.



## \$1B NASHVILLE YARDS ENTERTAINMENT COMPLEX TO OPEN IN FALL 2025

Hooky Nashville Yards, a new **entertainment complex** at Nashville Yards, is set to open this **fall**. Formerly branded under EVO Entertainment Group, it has been rebranded as **Hooky Entertainment** under Es Vedra Cinemas. The 48,000-square-foot venue will feature **12 dine-in movie screens**, restaurants, bars, bowling lanes, arcade games, and immersive social attractions designed to foster fun and connection. Located in a mid-rise building on Church Street, Hooky will sit alongside the Pinnacle live music venue and CAA's creative offices. The planned **October opening** marks a major milestone for the broader Nashville Yards mixed-use district, which blends **retail, dining, entertainment, hospitality, and residential offerings**.



## VANDERBILT LAUNCHES MASSIVE CAMPUS EXPANSION

Vanderbilt University has unveiled plans to develop a **40-acre "innovation district"** in Midtown Nashville, west of its main campus. Inspired by Cornell Tech and Harvard's Allston project, the mixed-use development will replace surface parking lots with **research labs, startup and corporate offices, housing, retail spaces, parks, and green areas**, all designed to integrate academic, commercial, and sustainability goals into the fabric of the city. Although the build-out may take over a decade, Vanderbilt aims to move with intentional design and purpose to strengthen its innovation ecosystem and broaden local economic impact.

# MARKET OVERVIEW



## IN-N-OUT TO OPEN CORPORATE HUB IN FRANKLIN AS PART OF MAJOR TENNESSEE EXPANSION

In-N-Out Burger is establishing a **new corporate hub in Franklin, Tennessee**, set to open in **2026**, marking a major step in the company's Southeastern expansion. The facility will support up to **35 planned locations across Tennessee**, including **10-15 in the Nashville area**. The move signals a strategic investment in the region's growth potential and operational footprint. As part of this expansion, company president **Lynsi Snyder-Ellingson** and her family are also relocating to Tennessee, reinforcing the brand's long-term commitment to the area.



## ELON MUSK'S THE BORING COMPANY EYES AIRPORT-TO-DOWNTOWN TUNNEL IN NASHVILLE

The Boring Company, led by Elon Musk, is reportedly nearing a public announcement on a proposed **underground transit tunnel connecting Nashville International Airport (BNA) to downtown Nashville**. Talks between the company and Tennessee officials have progressed significantly, with the route likely following **Murfreesboro Pike**. Modeled after the successful Las Vegas Loop system, the plan envisions **Tesla vehicles shuttling passengers through narrow-bore tunnels**, offering a new rapid link amid Nashville's notorious traffic issues.



**CHECK OUT THESE NASHVILLE DEVELOPMENTS**  
(click to view)



CENTURY FARMS CONTINUES TO MATURE INTO PROMINENT NASHVILLE DEVELOPMENT



UNITED RECORD PRESSING EXPANSION EXPECTED TO CREATE 209 JOBS IN DAVIDSON COUNTY



NASHVILLE WIRE PRODUCTS TO EXPAND MANUFACTURING OPERATIONS IN HUMPHREYS COUNTY



SOMERAROAD REVEALS VISION, NEW RENDERINGS FOR \$1B GULCH PROJECT

## LIFESTYLE & ENTERTAINMENT

Nashville, Tennessee, renowned as “**Music City**,” pulsates with a vibrant lifestyle and entertainment scene that entices both residents and visitors. The city’s heart, **Broadway**, echoes with live music emanating from honky-tonk bars, encapsulating the soulful sounds of country, blues, and rock. Landmarks like the **Grand Ole Opry** and the **Ryman Auditorium** stand as testaments to the city’s profound musical heritage. Beyond music, Nashville boasts the **Parthenon’s architectural marvel**, the artistic wonders of the **Frist Art Museum**, and a myriad of culinary delights from Southern BBQ to upscale dining. The intertwining of history, culture, and modernity makes Nashville an irresistible hub for all seeking a rich tapestry of experiences. The city welcomes approximately **16.1 million visitors annually**.

**#1** BEST LIVE MUSIC CITIES IN THE U.S.  
FIFTY GRANDE, 2023

**TOP 10** 2023 BUCKET LIST DESTINATIONS  
KIWI COLLECTION, 2023

**#7** BEST FOOD DESTINATIONS IN THE U.S.  
TRIPADVISOR, 2023

**#1** MUST-VISIT DESTINATION  
TRIPADVISOR, 2025

**#3** THE SOUTH’S BEST CITIES 2025  
SOUTHERN LIVING, 2025

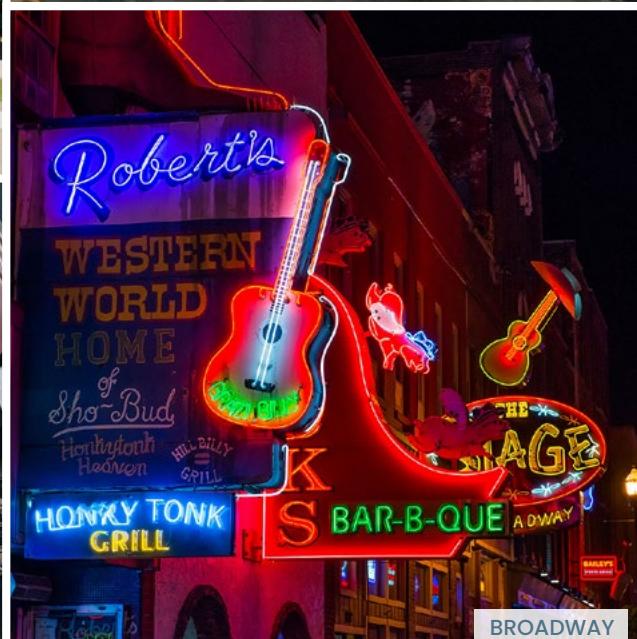
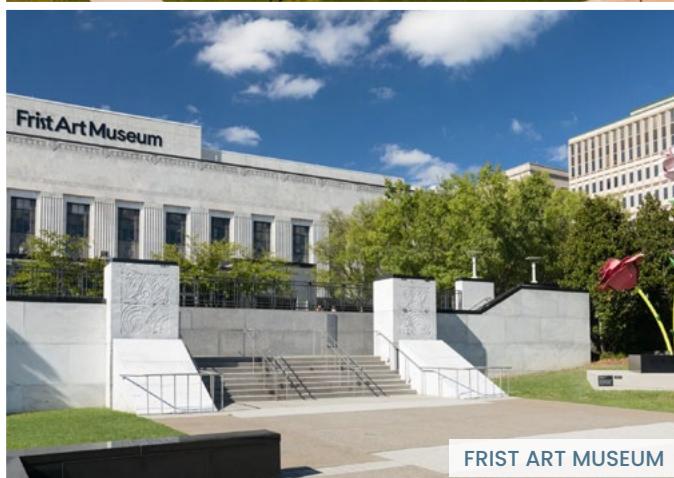
**#22** BEST HOLIDAY DESTINATIONS  
CONDE NAST TRAVELER, 2025

**#8** READERS’ 15 FAVORITE CITIES IN THE U.S.  
TRAVEL + LEISURE, 2023

**#10** THE 25 BIGGEST US CITIES TO VISIT  
THE TELEGRAPH, 2023

**#15** BEST CITY TO VISIT IN THE U.S.  
TRAVEL + LEISURE, 2025

Sources: Visit Music City, Old Town Trolley Tours (Nashville), Nashville Go, Amiee Stubbs Photography, Nashville Farmers’ Market



## NASHVILLE MSA MAJOR EMPLOYERS

| COMPANY                                | # EMPLOYEES |
|--|-------------|
| 1 Vanderbilt University Medical Center | 32,081      |
| 2 HCA Healthcare                       | 27,694      |
| 3 Nissan North America                 | 11,000      |
| 4 Ascension Saint Thomas               | 9,104       |
| 5 Amazon                               | 8,400       |
| 6 The Kroger Co.                       | 8,100       |
| 7 Vanderbilt University                | 7,090       |
| 8 Community Health Systems             | 3,143       |
| 9 Western Express                      | 4,521       |
| 10 Fresh Hospitality                   | 3,500       |
| 11 Asurion                             | 3,400       |
| 12 United Healthcare                   | 3,083       |
| 13 NHC                                 | 3,400       |
| 14 Bridgestone Americas                | 2,824       |
| 15 YMCA                                | 2,607       |

Sources: Nashville Chamber of Commerce 2024, Direct Employees

5 amazon

2 HCA  
Healthcare

1 VANDERBILT UNIVERSITY  
MEDICAL CENTER

4 Ascension  
Saint Thomas

3 NISSAN

9

12

10

15

8

7

4

13

**Austin Fragoletti***Managing Director*

austin.fragoletti@mmgrea.com  
631.357.6129

**Sam Jackson***Managing Director*

sam.jackson@mmgrea.com  
615.804.7647

**Adam Riddle***Managing Director*

adam.riddle@mmgrea.com  
303.257.7627

**Travis Hodge***Senior Director*

travis.hodge@mmgrea.com  
404.259.8171

**Tucker Brock***Associate Advisor*

tucker.brock@mmgrea.com  
765.318.9375

**John Endom***Associate Advisor*

john.endom@mmgrea.com  
615.788.1696

**Alex Blagojevich***Executive Managing Director/Founding Partner*

alex.blagojevich@mmgrea.com  
773.899.0391

**Michael Sullivan***Executive Managing Director/Founding Partner*

michael.sullivan@mmgrea.com  
913.484.7923  
MO License No.: 2006007641

**Scott Reid***ParaSell, Inc.*

scott@parasellinc.com  
949.942.6578  
MS License No.: 264531

## DISCLAIMER AND CONFIDENTIALITY AGREEMENT

All interested buyers are hereby advised that the ownership of The Meadows is soliciting offers via MMG Real Estate Advisors. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by MMG Real Estate Advisors, with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of MMG Real Estate Advisors. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process. MMG Real Estate Advisors and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potentially affect the property, and MMG Real Estate Advisors makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property. MMG Real Estate Advisors also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment.

MMG Real Estate Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

© 2025 MMG Real Estate Advisors  
Contact: 800.448.4MMG



MMG

[mmgrea.com](http://mmgrea.com)