

ACCESS.
CONNECTIVITY.
MOMENTUM.

STATION 24

COMMERCE CENTER

4

BUILDING PARK
TOTALING 369,972 SF



2011 BUTLER DRIVE, MURFREESBORO, TN 37127

EASTGROUP
PROPERTIES

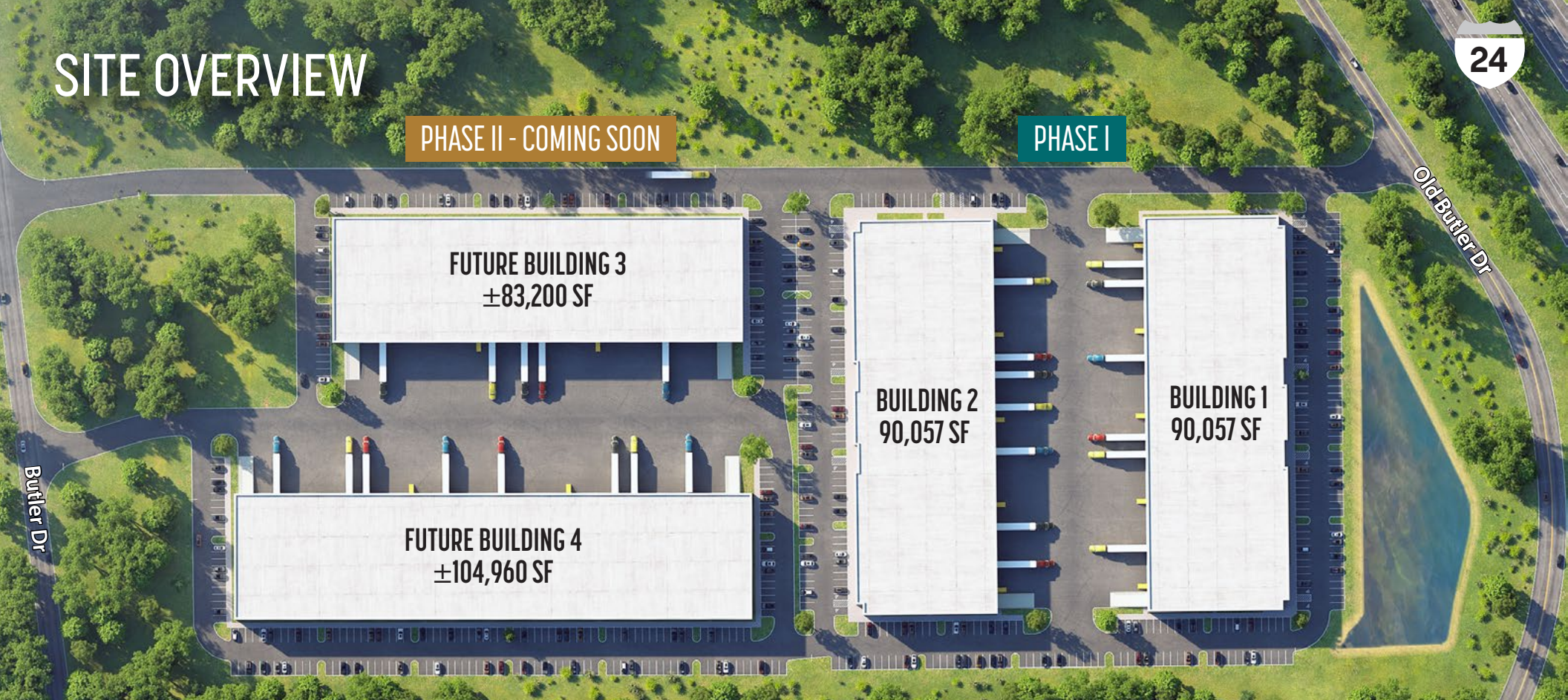
CBRE

SITE OVERVIEW

PHASE II - COMING SOON

PHASE I

24



PHASE II

	FUTURE BUILDING 3	FUTURE BUILDING 4
Address	2011 Butler Drive, Building 3 Murfreesboro, TN 37127	2011 Butler Drive, Building 4 Murfreesboro, TN 37127
Total SF	±83,200 SF	±104,960 SF
Car Parking	96 Spaces	139 Spaces
EV Parking	0 Spaces	0 Spaces
Dock Doors	±30 Doors	±40 Doors
Drive In Doors	2 Doors	2 Doors
Clear Height	28'	28'
Building Dimensions	520' x 160'	656' x 160'
Building Floor Slab	6-inch steel reinforced slab	6-inch steel reinforced slab
Roofing	60mil TPO with R25 Insulation	60mil TPO with R25 Insulation

PHASE I

	BUILDING 1	BUILDING 2
Address	2011 Butler Drive, Building 1 Murfreesboro, TN 37127	2011 Butler Drive, Building 2 Murfreesboro, TN 37127
Total SF	90,057 SF	90,057 SF
Car Parking	151 Spaces	171 Spaces
EV Parking	0 Spaces	2 Spaces
Dock Doors	30 Doors	30 Doors
Drive In Doors	2 Doors	2 Doors
Clear Height	28'	28'
Building Dimensions	500' x 180'	500' x 180'
Building Floor Slab	6-inch steel reinforced slab	6-inch steel reinforced slab
Roofing	60mil TPO with R25 Insulation (HVAC Ready)	60mil TPO with R25 Insulation (HVAC Ready)

HIGHLY VISIBLE LOCATION

6 Mi

TO MTSU

30 Mi

TO I-40

34 Mi

TO BNA

35 Mi

TO DOWNTOWN NASHVILLE

96 Mi

TO CHATTANOOGA

211 Mi

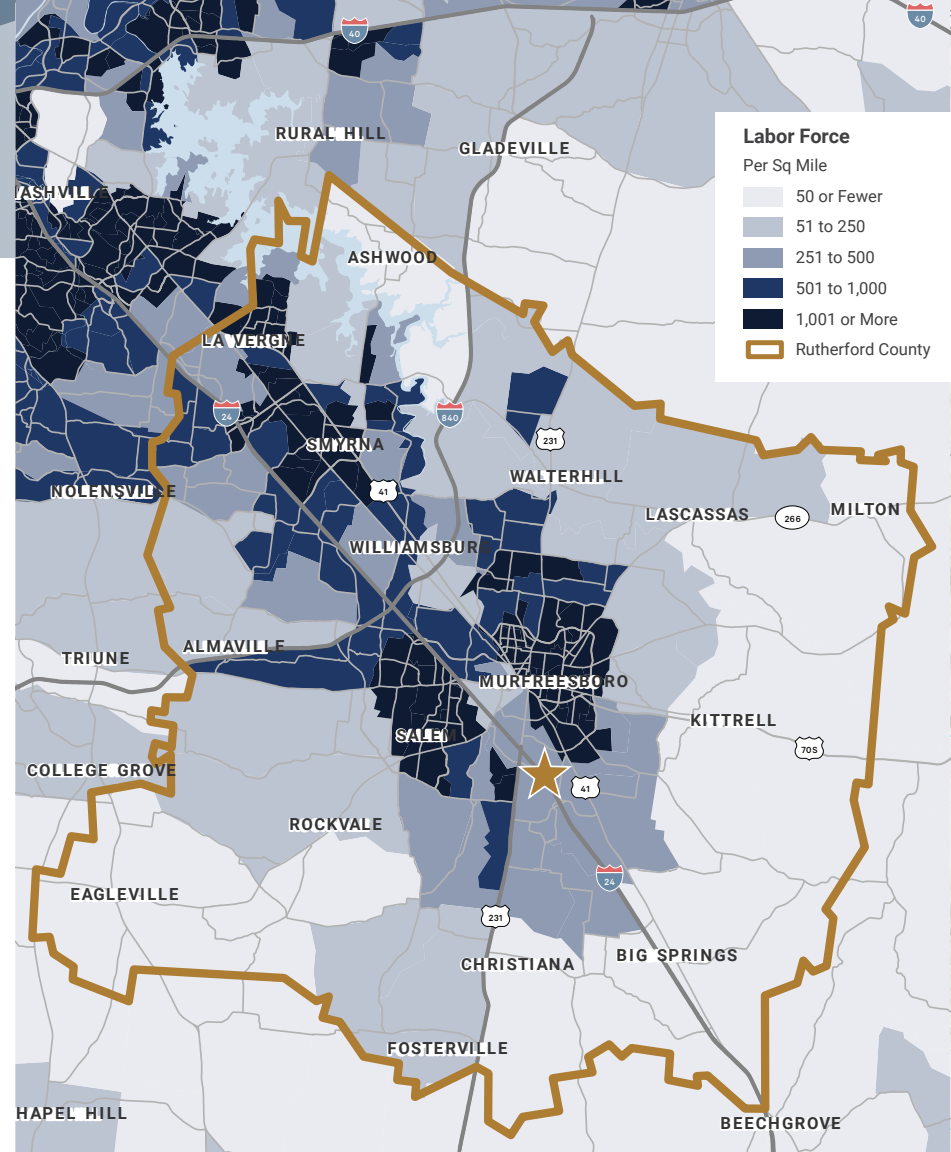
TO ATLANTA



DEMOGRAPHICS

Nestled in the heart of Tennessee, Murfreesboro is the thriving hub of Rutherford County, which holds the distinction of being the exact geographic center of the state. Just 30 miles southeast of Nashville, Murfreesboro offers strategic access to major markets—within a two-hour flight of 75% of the U.S. population—making it an ideal location for business, education, and lifestyle. This dynamic city was recognized as the 8th fastest-growing midsize city in the U.S. by the 2020 Census, a testament to its vibrant economy and exceptional quality of life.

Murfreesboro's economic and educational infrastructure is equally impressive. The city is home to three institutions of higher learning: Middle Tennessee State University (MTSU), the largest undergraduate university in the state with over 23,000 students and the top producer of graduates for the Greater Nashville economy; Motlow State Community College; and the Tennessee College of Applied Technology. This strong academic presence supports a skilled and educated workforce, attracting a wave of commercial development. With its strategic location, booming population, and thriving economy, Murfreesboro is a premier destination for investment, innovation, and opportunity.



2024 MURFREESBORO REGIONAL ECONOMIC DEVELOPMENT GUIDE

34

MEDIAN
AGE

\$89,051

MEDIAN
HH INCOME

168K

TOTAL
POPULATION

20 NEW

PEOPLE A
DAY MOVING TO
MURFREESBORO

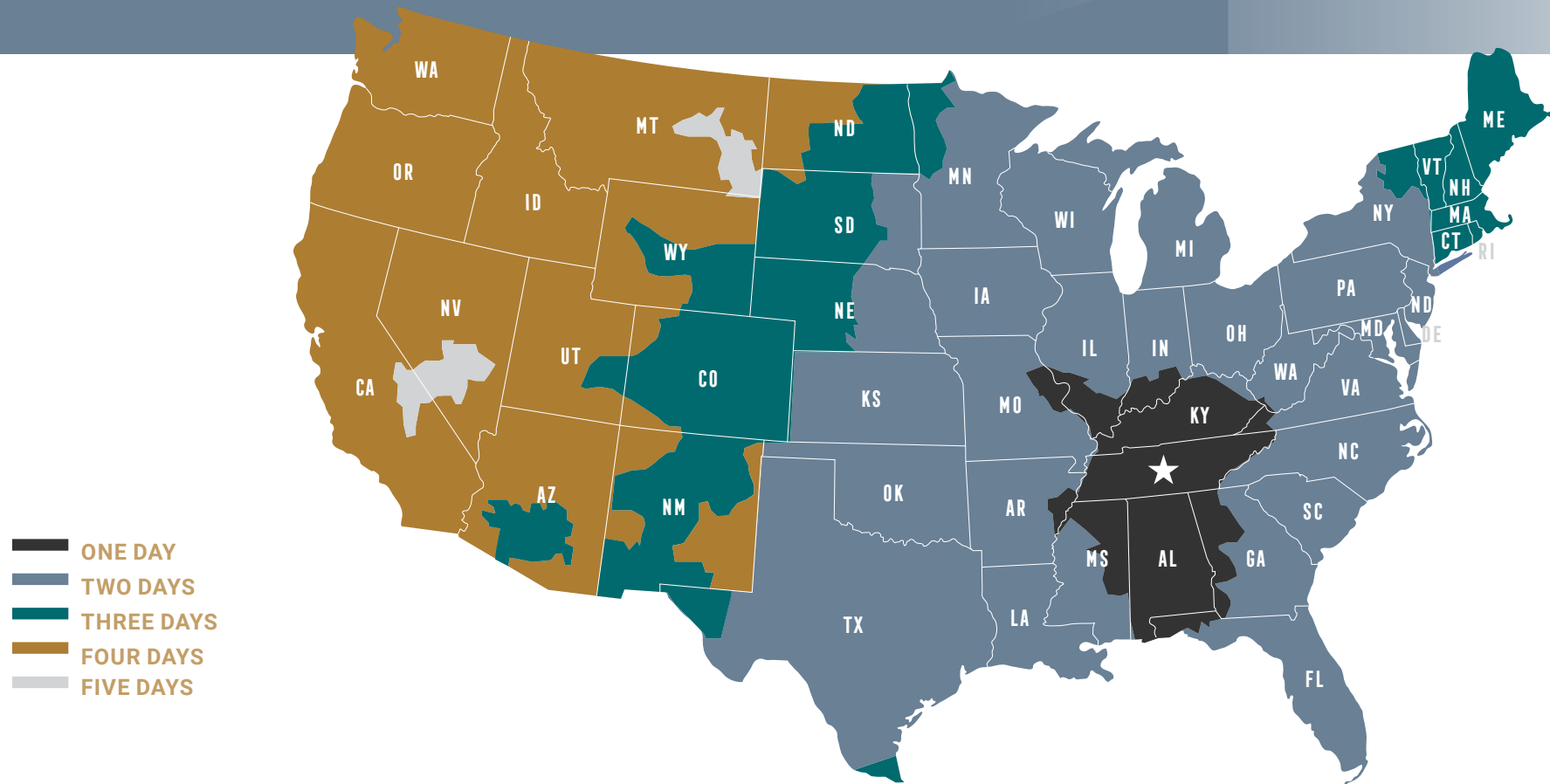
7.5%

POP. GROWTH
OVER NEXT
5 YEARS

96.8%

EMPLOYED
CIVILIAN
POP. 16+

FEDEX DRIVE TIMES



Rutherford County is located within
650 miles of 50% of the US population



12 million people live within a
2.5 hour drive



41M People within a
300-mile radius



From Nashville, 72% of the US
population is reached with
Two-Day Ground Delivery



75% of the US market is
within a 2-hour flight



Three major interstates
converge in Nashville

STATION24

COMMERCE CENTER

2011 BUTLER DRIVE
MURFREESBORO, TN 37127

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