

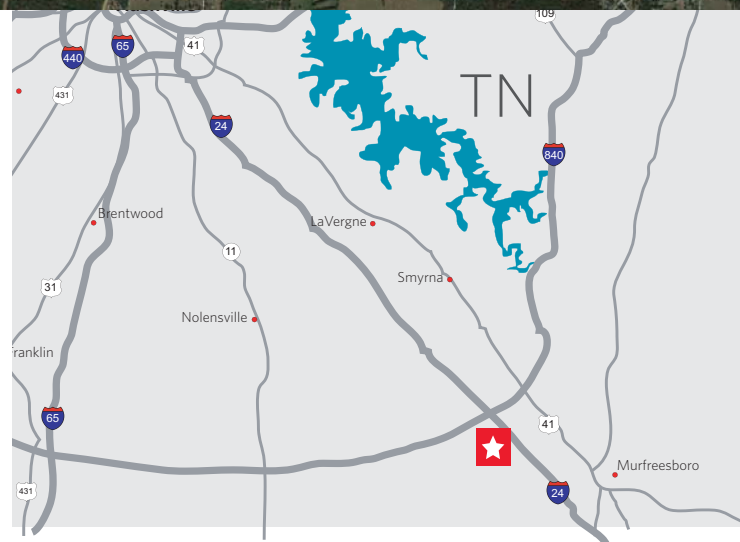
+/- 118.55 Acres in Rutherford County

Property Highlights

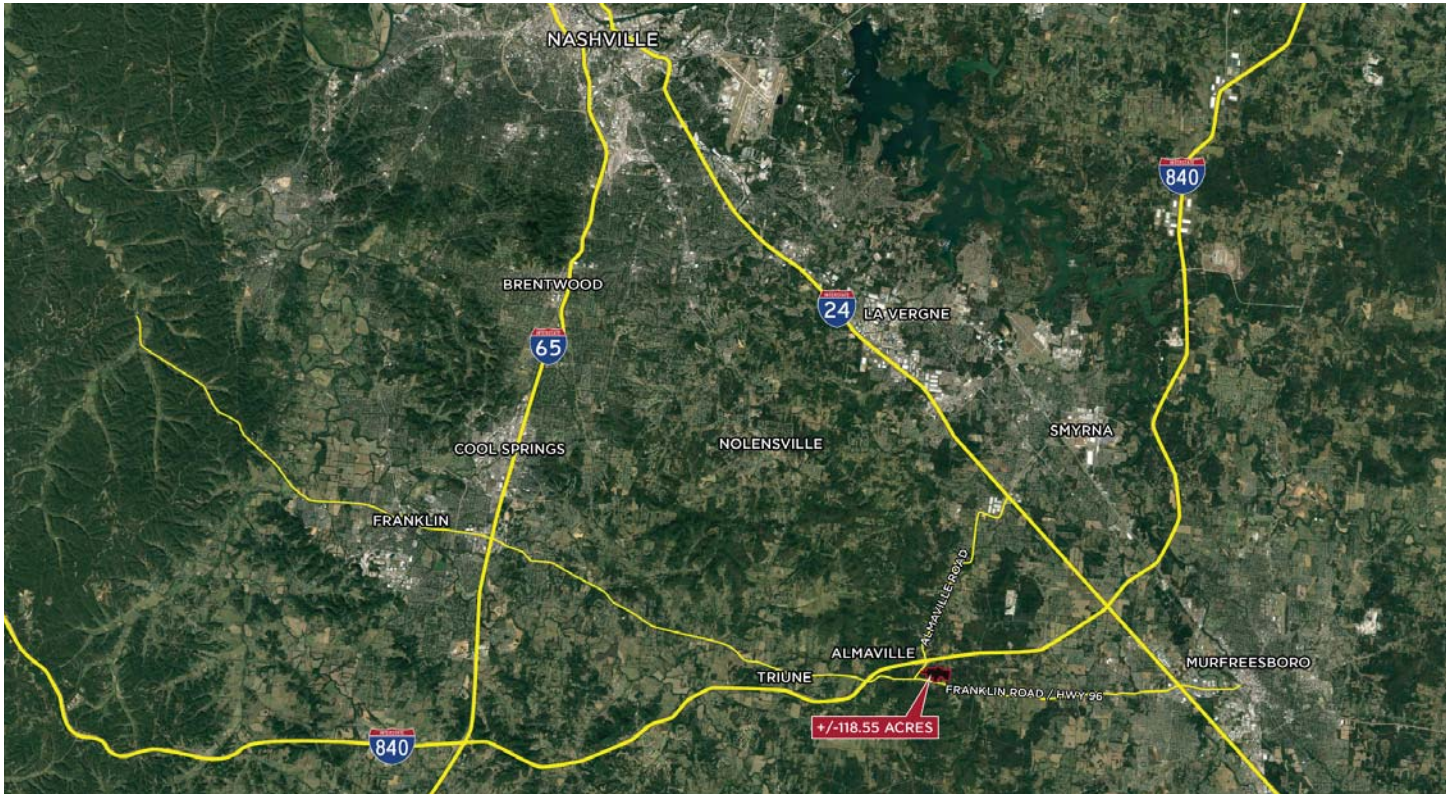
- Located in high growth Rutherford County
- Within easy driving distance to Murfreesboro, Franklin/Cool Springs, La Vergne and Smyrna job markets
- 500' of frontage and visibility on Hwy 96/Franklin Road
- 200' of frontage and visibility on Almadale Road
- Property is developer friendly rectilinear shape
- Current zoning is agricultural
- Located between I-840 & Hwy 96
- Centrally located to: Almadale, 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 & Almadale Road 38,780 TDOT