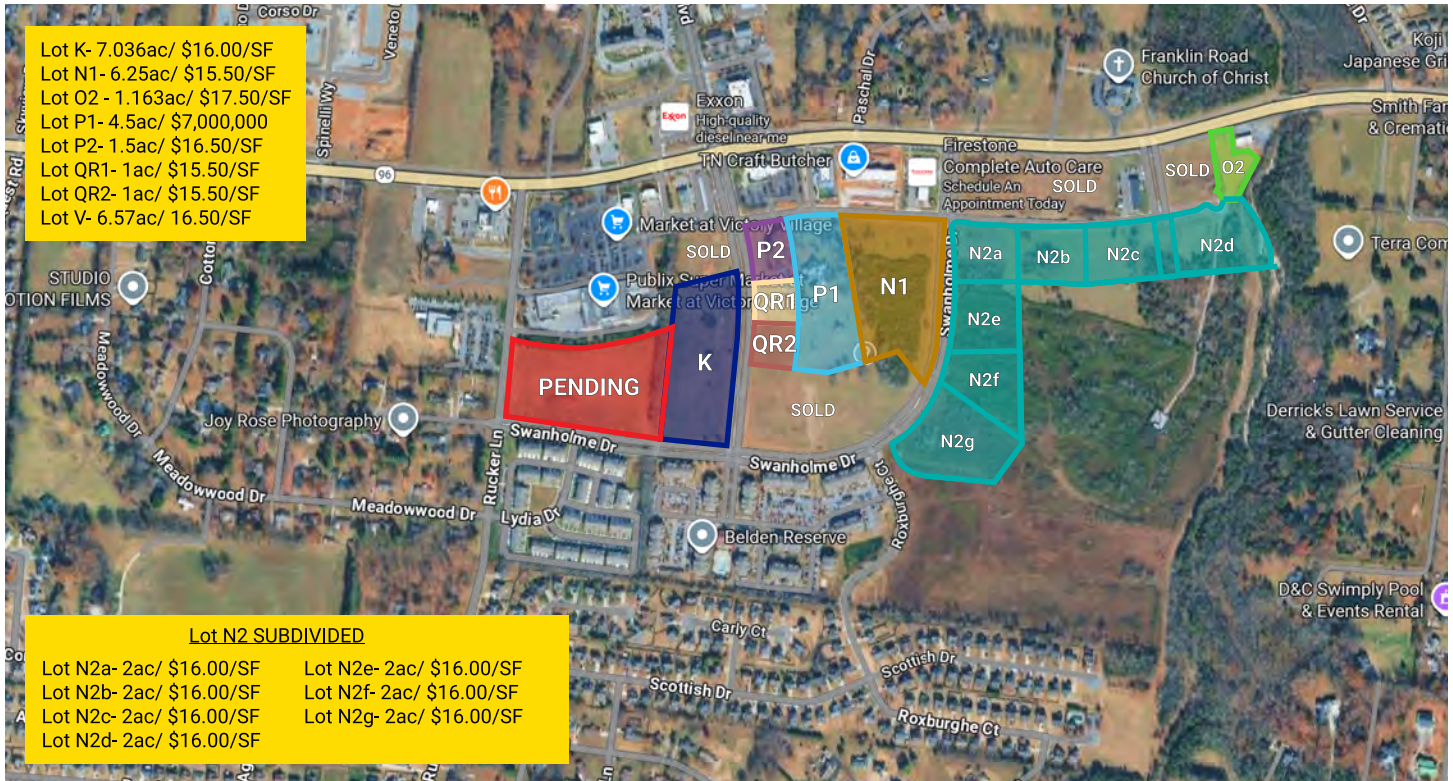


Victory Station South

MURFREESBORO, TENNESSEE 37128



developments | real estate | construction
615-896-0000



Lot K- 7.036ac/ \$16.00/SF
Lot N1- 6.25ac/ \$15.50/SF
Lot O2 - 1.163ac/ \$17.50/SF
Lot P1- 4.5ac/ \$7,000,000
Lot P2- 1.5ac/ \$16.50/SF
Lot QR1- 1ac/ \$15.50/SF
Lot QR2- 1ac/ \$15.50/SF
Lot V- 6.57ac/ 16.50/SF

Lot N2 SUBDIVIDED

Lot N2a- 2ac/ \$16.00/SF
Lot N2b- 2ac/ \$16.00/SF
Lot N2c- 2ac/ \$16.00/SF
Lot N2d- 2ac/ \$16.00/SF
Lot N2e- 2ac/ \$16.00/SF
Lot N2f- 2ac/ \$16.00/SF
Lot N2g- 2ac/ \$16.00/SF

Acres: 43.02 +/-
Structures: N/A
Amenities: N/A
Road Frontage: 108 ft. +/-
Property Type: Land
Zoning: PUD

PROPERTY HIGHLIGHTS

- Near Pep Boys, Firestone and New Retail
- See Rep., for permitted uses
- Easy Access to I-840, I-24, & Hwy 96
- Approx. 30 minutes to Nashville Airport



DEMOGRAPHIC SNAPSHOT - Rutherford Co.

2025 Population Estimate	358,394
2025 Median HH Income	\$87,758
2025 Number of Households	138,402

TRAFFIC COUNT

- 31,245 Hwy. 96
- 13,785 Fortress Blvd.

615-896-0000
www.swansondev.com

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