

Approved 110 Unit Senior Living Site

FOR SALE | 6.26 Acres

**Eagle View Blvd
Antioch, TN 37013**

ParkTrust
COMMERCIAL

John Harney
615.542.0715 Cell
615.234.5020 Office
john@parktrust.com
TNLIC# 221569

- PRICE: \$2,975,000
- 6.26 Acres
- Approved for 110 Units 55+ Senior Living
- Pad Ready
- All Utilities extended to the site
- Off Bell Road and Close to I-24 Exit 59

1225 GARRISON DRIVE, STE 202 MURFREESBORO, TN 37129



SITE

BELL FORGE VILLAGE

BABY RUTH LANE ESTATES

TIMBER TRACE TOWNHOMES

OAK GROVE TOWNHOMES



HICKORY HOLLOW TOWNHOMES

**I-24 @ Exit 59
Bell Road**

SITE

**BABY RUTH LANE ESTATES
OAK GROVE TOWNHOMES**

**M
ROAD CIT**

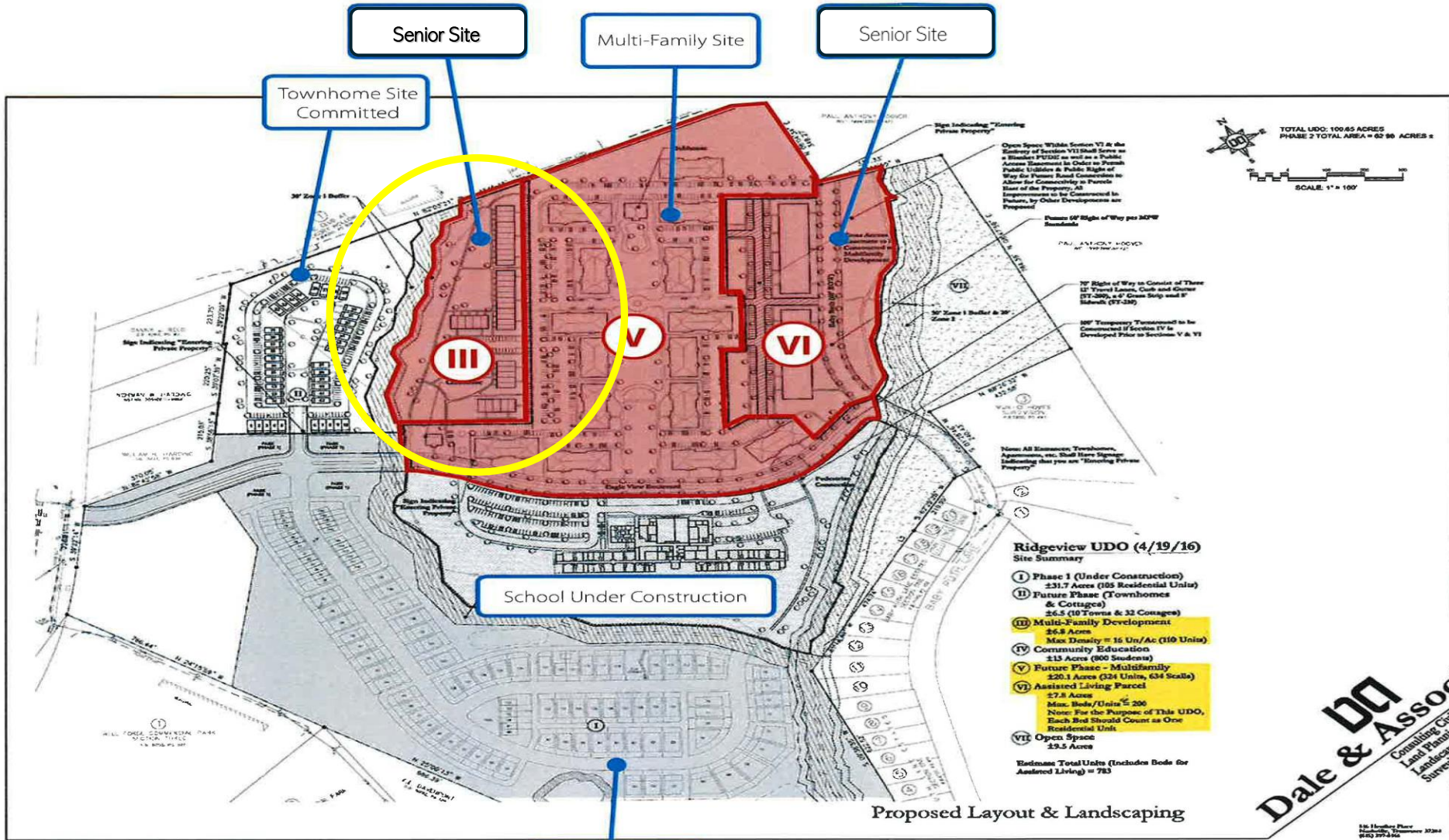


SITE

Eagle View Elementary

Bell Road

Islamic Center of Tennessee



Senior Site

Multi-Family Site

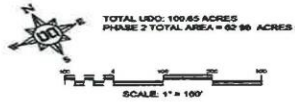
Senior Site

Townhome Site Committed

School Under Construction

Single Family Lots Committed

Proposed Layout & Landscaping



Signs Including "Zoning Private Property"

Open Space Within Section VI at the Entry of Section VI shall serve as a Buffer to Section V as well as a Public Amenity (including as well as a Public Public Utility & Public Right of Way for Future Road Connections to Allow for Connectivity in Parcel East of the Property. All Improvements to be Constructed in Accordance with 17' Connected to Road, by Other Developments are Proposed.

30' Zone 1 Buffer

30' Zone 1 Buffer to 30' Zone 2

75' Right of Way to Consist of Three 15' Travel Lane, Curb and Gutter (15' x 200', 44' Green Strip and 15' Sidewalk (57'-230'))

100' Temporary Turnaround to be Constructed if Section IV is Developed Prior to Sections V & VI

Notes: All Easements, Easements, Agreements, etc. Shall Have Signage Indicating that you are "Zoning Private Property"

- Ridgeview UDO (4/19/16) Site Summary**
- I** Phase 1 (Under Construction) 231.7 Acres (105 Residential Units)
 - II** Future Phase (Townhomes & Cottages) 26.5 (10 Towns & 32 Cottages)
 - III** Multi-Family Development 26.8 Acres
Max Density = 16 Un/Ac (110 Units)
 - IV** Community Education 21.5 Acres (600 Students)
 - V** Future Phase - Multifamily 120.1 Acres (324 Units, 634 Beds)
 - VI** Assisted Living Parcel 27.8 Acres
Max. Beds/Unit = 200
Note: For the Purpose of This UDO, Each Bed Should Count as One Residential Unit.
 - VII** Open Space 19.5 Acres
- Estimated Total Units (Includes Beds for Assisted Living) = 783



Professional Engineer
Registration No. 12000
Expiration Date: MAR 2016

Ridgeview UDO Amendment
 Project 12 on Tr. Map #5
 Red Bl. (Unnumbered)
 Nashville, Davidson County, Tennessee



Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

116 Harding Place
 Nashville, TN 37203
 (615) 297-3444

MP# 00000000
 Sheet 3 of 4
C3.0
 Sheet 3 of 4

Demographic Summary Report

Eagle View Blvd, Antioch, TN 37013

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	9,468	78,022	159,169
2023 Estimate	9,428	77,380	157,689
2010 Census	8,937	71,504	146,753
Growth 2023 - 2028	0.42%	0.83%	0.94%
Growth 2010 - 2023	5.49%	8.22%	7.45%
2023 Population by Hispanic Origin	1,620	16,100	31,581
2023 Population	9,428	77,380	157,689
White	4,430 46.99%	44,930 58.06%	98,587 62.52%
Black	4,186 44.40%	25,498 32.95%	43,257 27.43%
Am. Indian & Alaskan	54 0.57%	481 0.62%	1,006 0.64%
Asian	397 4.21%	3,595 4.65%	9,083 5.76%
Hawaiian & Pacific Island	15 0.16%	147 0.19%	256 0.16%
Other	346 3.67%	2,729 3.53%	5,501 3.49%
U.S. Armed Forces	0	35	114
Households			
2028 Projection	4,349	30,044	59,777
2023 Estimate	4,340	29,893	59,363
2010 Census	4,170	28,173	55,926
Growth 2023 - 2028	0.21%	0.51%	0.70%
Growth 2010 - 2023	4.08%	6.11%	6.15%
Owner Occupied	1,161 26.75%	15,459 51.71%	34,453 58.04%
Renter Occupied	3,179 73.25%	14,434 48.29%	24,910 41.96%
2023 Households by HH Income	4,340	29,896	59,365
Income: <\$25,000	571 13.16%	3,972 13.29%	7,525 12.68%
Income: \$25,000 - \$50,000	1,228 28.29%	8,019 26.82%	14,619 24.63%
Income: \$50,000 - \$75,000	1,557 35.88%	7,837 26.21%	13,210 22.25%
Income: \$75,000 - \$100,000	598 13.78%	4,414 14.76%	9,186 15.47%
Income: \$100,000 - \$125,000	166 3.82%	2,703 9.04%	6,255 10.54%
Income: \$125,000 - \$150,000	139 3.20%	1,396 4.67%	3,589 6.05%
Income: \$150,000 - \$200,000	18 0.41%	855 2.86%	2,495 4.20%
Income: \$200,000+	63 1.45%	700 2.34%	2,486 4.19%
2023 Avg Household Income	\$61,306	\$70,131	\$78,979
2023 Med Household Income	\$55,888	\$58,470	\$63,107

NASHVILLE

REGIONAL ECONOMIC DEVELOPMENT GUIDE



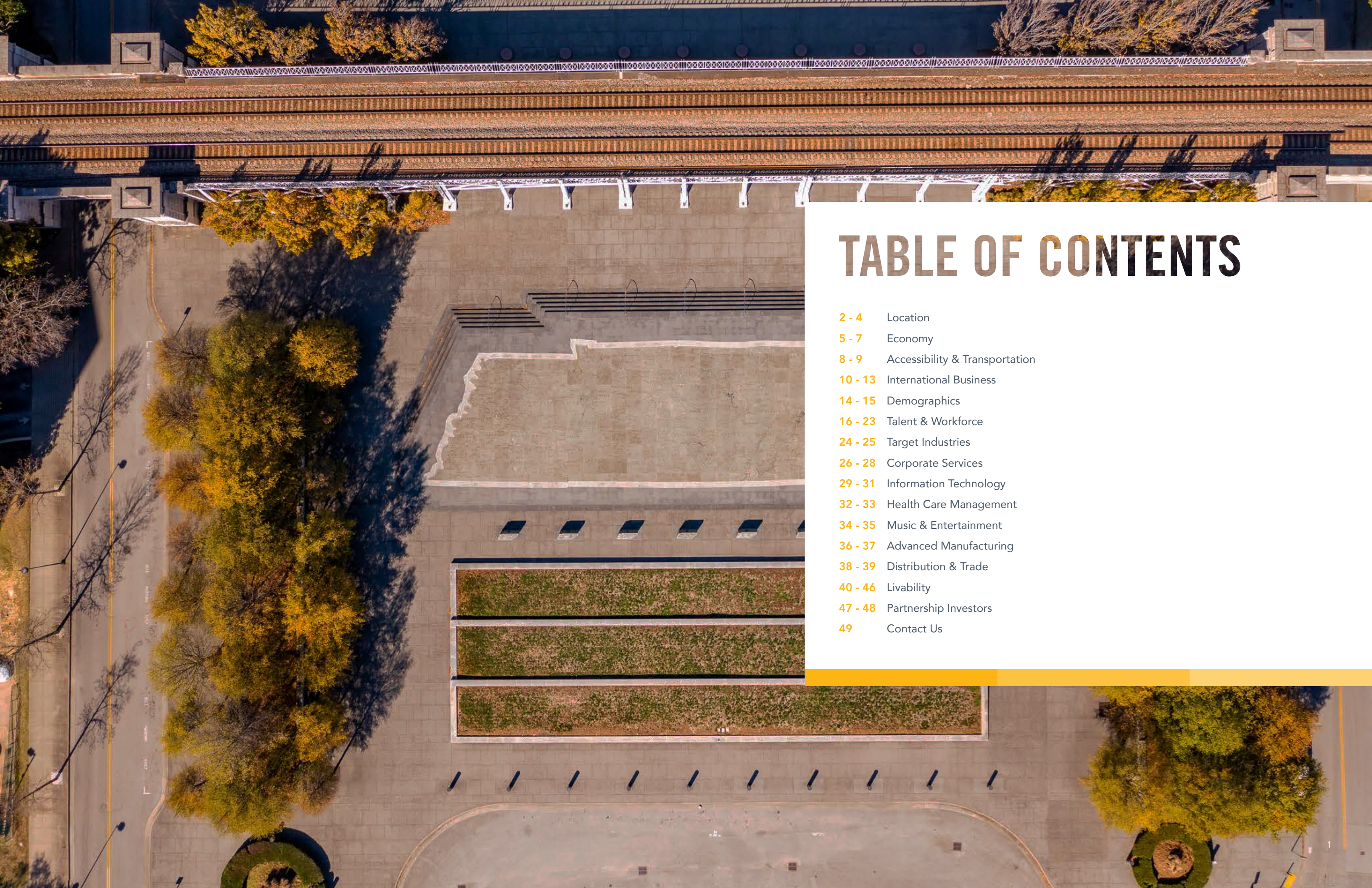


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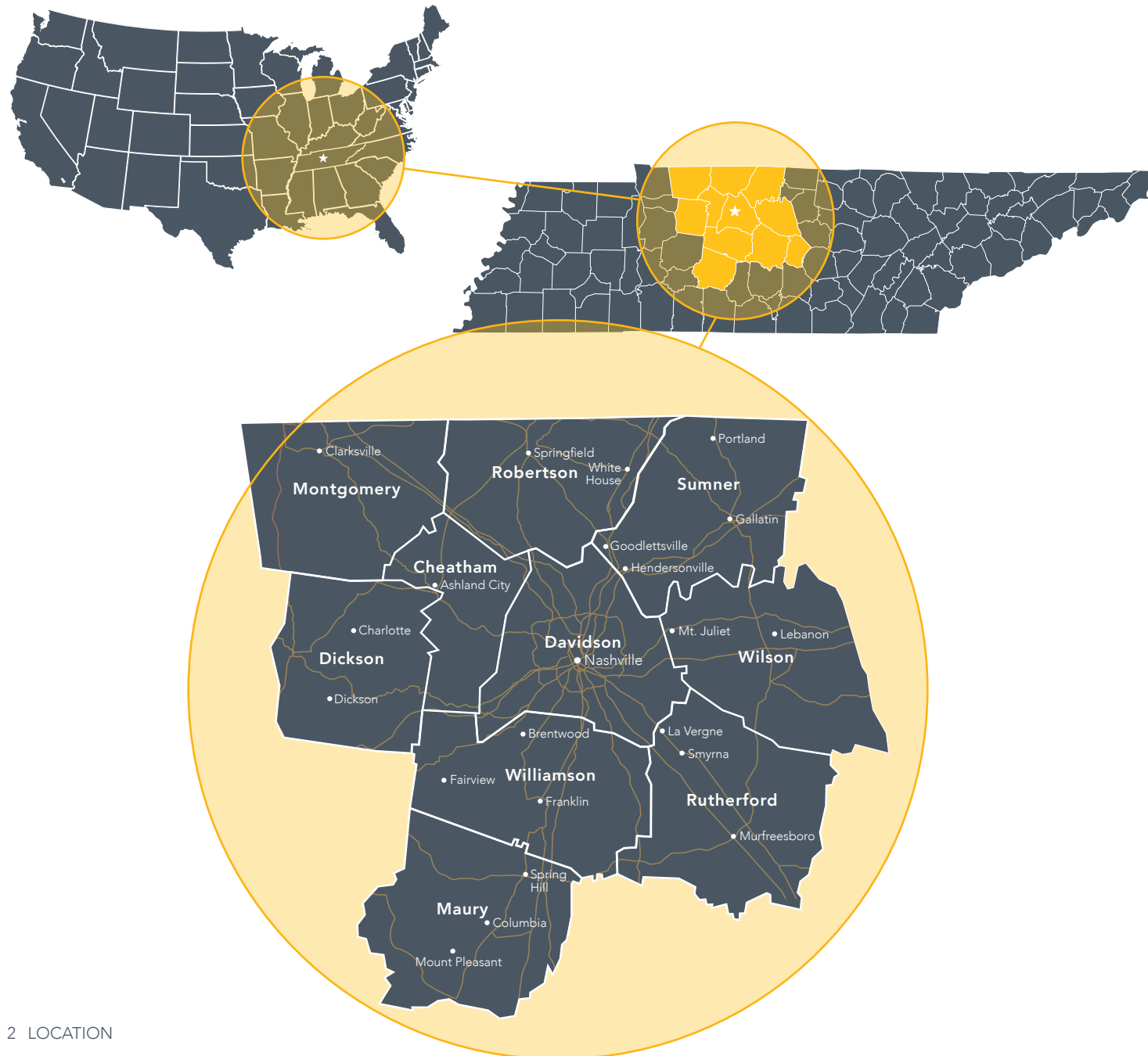
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LOCATION

NASHVILLE

Strategically located in the heart of the Tennessee Valley, the Nashville region is where businesses thrive, and entrepreneurial spirit resonates across industries and communities. The Nashville Economic Market encompasses 10 counties and a population of more than 2 million, making it the largest metro area in a five-state region. Many corporate headquarter giants call the area home, including Nissan North America, Bridgestone Americas, Mitsubishi Motors North America, Tractor Supply Company, Dollar General, AllianceBernstein, and iHeartMedia.

A national hub for the creative class, Nashville has the largest concentration of the music industry per capita in the United States. The region's educated workforce provides a rich talent pool for companies and bolsters the region's vibrancy, artistic essence, and competitive edge in technology and innovation. The Nashville region is defined by a diverse economy, below average cost of living and doing business, and a well-educated population. Cultural diversity, unique neighborhoods, a variety of industries, and a thriving creative community make Middle Tennessee among the nation's best locations for relocating, expanding, and startup companies.



POPULATION GROWTH & TOP EMPLOYERS

CHEATHAM

2016: 39,575
2021: 41,523 **+4.9%**

TOP EMPLOYERS
A.O. Smith Water Products
Arcosa Marine
Caymas Boats

DAVIDSON

2016: 667,885
2021: 703,953 **+5.4%**

TOP EMPLOYERS
Vanderbilt University Medical Center
HCA Healthcare
Vanderbilt University

DICKSON

2016: 50,926
2021: 55,292 **+8.6%**

TOP EMPLOYERS
Tennsco Corporation
Nemak
Dal-Tile

MAURY

2016: 85,767
2021: 104,760 **+22.1%**

TOP EMPLOYERS
GM Spring Hill Manufacturing
Maury Regional Medical Center
Tennessee Farm Bureau

MONTGOMERY

2016: 189,709
2021: 227,900 **+20.1%**

TOP EMPLOYERS
LG Electronics
Hankook Tire
Trane

ROBERTSON

2016: 67,905
2021: 74,098 **+9.1%**

TOP EMPLOYERS
Electrolux Home Products
Macy's Logistics
Lowes (Distribution & Fulfillment Center)

NASHVILLE ECONOMIC MARKET

2016: 1,896,103
2021: 2,167,917 **+14.3%**

TENNESSEE

2016: 6,548,009
2021: 6,975,218 **+6.5%**

The Nashville Economic Market is comprised of the ten counties included on this page.

Sources: Annual Estimates of the Resident Population for Counties in Tennessee: April 1, 2020 to July 1, 2021; Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2021 (2021 Population Estimates)

RUTHERFORD

2016: 290,289
2021: 352,182 **+21.3%**

TOP EMPLOYERS
Nissan North America
Amazon
Ingram Content Group

SUMNER

2016: 172,786
2021: 200,557 **+16.1%**

TOP EMPLOYERS
Gap Inc.
ABC Technologies
Xtend Healthcare

WILLIAMSON

2016: 205,645
2021: 255,735 **+24.4%**

TOP EMPLOYERS
Community Health Systems, Inc.
Tractor Supply Company
Nissan Americas Headquarters

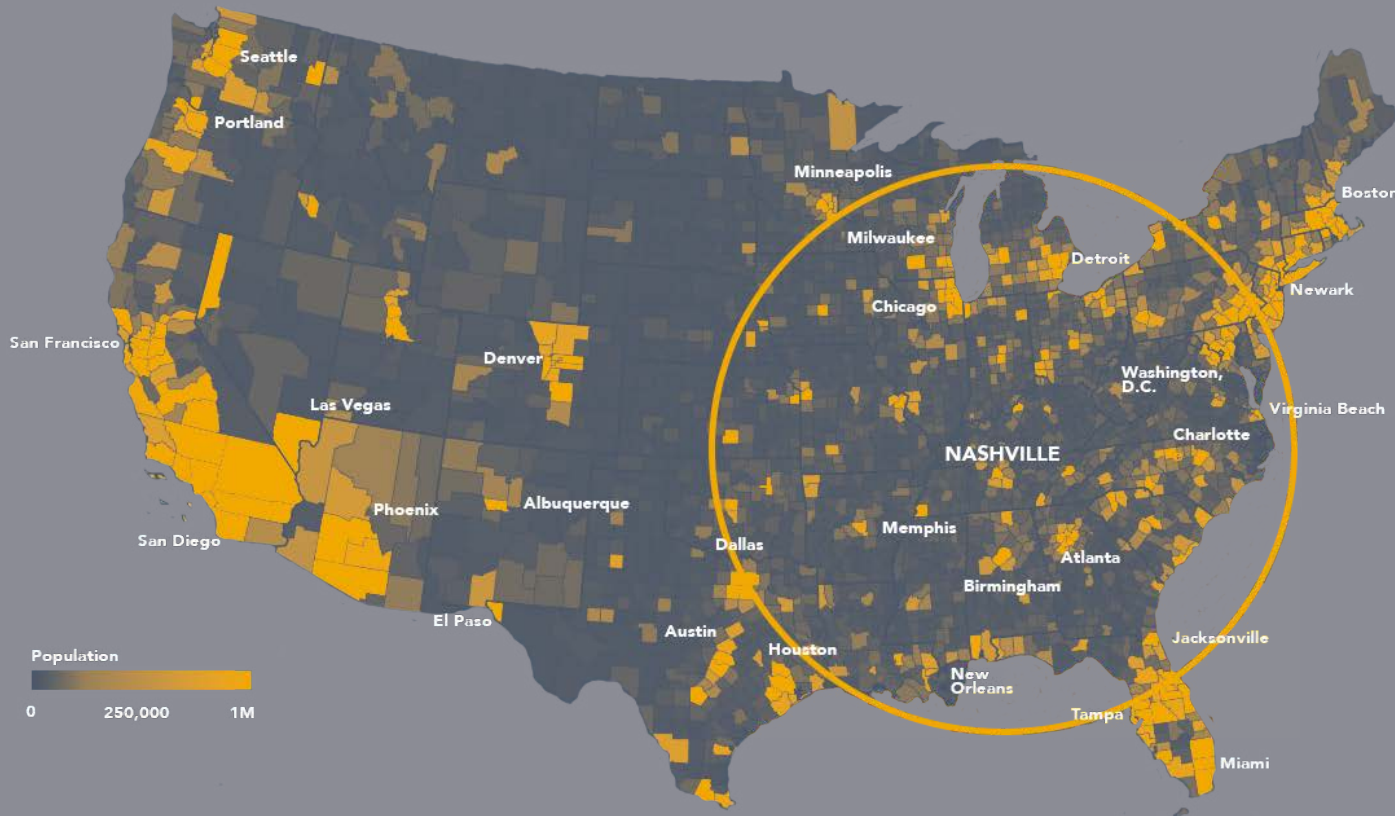
WILSON

2016: 125,616
2021: 151,917 **+20.9%**

TOP EMPLOYERS
CEVA Logistics
GEODIS
Amazon

U.S. POPULATION AROUND NASHVILLE

More than half of the nation's population resides within 650 miles of Nashville



ECONOMY

ECONOMIC DRIVERS

The Nashville region's economy continues to be a key driver of business activity in Tennessee and the southeast region. Robust health care, technology, corporate operations, manufacturing, and supply chain management sectors make Nashville one of the country's most dynamic growth centers. Nashville has ranked within the top 10 large metros for job growth and population growth for the past 10 years. The region experiences low unemployment, steady in-migration, and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

HEALTH CARE

362,560 JOBS
(167,916 Direct & 194,644 Indirect)

\$67.0 BILLION
Annual Economic Impact

TOURISM & HOSPITALITY

259,170 JOBS
(74,440 Direct & 184,730 Indirect)

\$7.5 BILLION
Annual Economic Impact

ADVANCED MANUFACTURING

236,613 JOBS
(86,425 Direct & 150,188 Indirect)

\$69.7 BILLION
Annual Economic Impact

MUSIC & ENTERTAINMENT

80,757 JOBS
(41,153 Direct & 39,604 Indirect)

\$15.6 BILLION
Annual Economic Impact



60,856 BUSINESS ESTABLISHMENTS (NASHVILLE MSA)

Source: BLS QCEW 2021

Professional, Scientific & Technical Services	9,157	Real Estate, Rental & Leasing	2,501
Retail Trade	6,606	Manufacturing	2,281
Healthcare & Social Assistance	5,756	Arts, Entertainment & Recreation	1,694
Other Services (except Public Administration)	4,910	Transportation & Warehousing	1,678
Accommodation & Food Services	4,789	Educational Services	839
Construction	4,718	Management of Companies & Enterprises	573
Wholesale Trade	4,251	Agriculture, Forestry, Fishing & Hunting	155
Finance & Insurance	4,025	Unclassified	69
Administrative Support, Waste Management & Remediation Services	3,892	Utilities	54
Information	2,860	Mining, Quarrying, Oil & Gas Extraction	48

TOP REGIONAL EMPLOYERS

* National, Regional or Division Headquarters

Source: 2021 Book of Lists

Vanderbilt University Medical Center*	28,300	Middle Tennessee State University*	2,221
HCA Healthcare, Inc.*	10,600	GEODIS	2,216
Nissan North America*	10,500	Ingram Content Group Inc.*	2,084
Amazon	10,000	UnitedHealthcare	2,046
Vanderbilt University*	8,822	Tyson Foods Inc.	1,961
Saint Thomas Health*	8,335	YMCA of Middle Tennessee	1,952
The Kroger Co.	7,813	Brookdale Senior Living Inc.*	1,903
Randstad	4,550	CEVA Logistics	1,876
Community Health Systems*	4,537	AdvancedHEALTH	1,870
Asurion*	4,260	LifePoint Health*	1,858
Bridgestone Americas Inc.*	4,110	Dell Technologies	1,800
Electrolux Home Products North America	3,400	Agero	1,700
Cracker Barrel Old Country Store Inc.*	3,389	Tractor Supply Co.*	1,687
National Healthcare Corp.	3,028	Deloitte	1,681
Shoney's Inc.*	3,000	Trane Co.	1,640
Walgreens	2,715	Envision Healthcare Corp.*	1,600
Dollar General Corp.*	2,671	Austin Peay State University*	1,594
Gaylord Opryland Resort & Convention Center*	2,500	Gap Inc.	1,571
A.O. Smith Corp.	2,464	UBS Nashville Business Solution Center	1,546
SmileDirectClub*	2,316	Ford Motor Credit Co LLC	1,500
AT&T Inc.	2,250	Schneider Electric	1,415

FORTUNE 500/1000 COMPANIES RANKS

Source: Fortune, 2022

HCA Healthcare	67	Change Healthcare	815
Dollar General	106	Cracker Barrel Old Country Store	871
Tractor Supply Co.	294	Brookdale Senior Living	891
Community Health Systems	304	Genesco	931
Delek US Holdings	346	Acadia Healthcare	944
Yellow	591	Surgery Partners	976
Louisiana-Pacific	645		

DOING BUSINESS

CORPORATE BUSINESS CLIMATE

Corporate Income Tax Rate	6.50%
Personal Income Tax Rate	0%
Franchise Tax	0.25%
Sales Tax Rate	(2.25 - 2.75% Local) 7% State
Right-to-Work State	Yes
State Labor Force	3,405,582
Regional Labor Force	1,143,523
POLICOM Economic Strength Ranking	#4
CNBC Top States for Business Ranking	#6
CEO Magazine Business Climate Ranking	#3
State & Local Per Capita Tax Burden Rank	#48 (3rd Lowest)
Cost-of-Living Index	97.8
Average Class A Office Lease Rate	\$34.99
Average Market Wide Office Lease Rate	\$29.38
Average Lease Rate - Industrial	\$9.17

Source: BLS Local Area Unemployment Statistics, 2021 Annual Average; POLICOM Economic Strength Rankings, 2022; CNBC America's Top States for Business, 2022; Chief Executive Best & Worst States for Business, 2021; C2ER Cost of Living, 2022 Annual Averages; CoStar, 2021 average; The Tax Foundation, State and Local Tax Burdens, Calendar Year 2021

COUNTY PROPERTY TAX RATES*

Cheatham	\$2.48
Davidson	General Services District \$2.95300 Urban Service District \$4.22100
Dickson	\$2.35
Maury	\$2.24
Montgomery	\$2.99
Robertson	\$2.58
Rutherford	\$2.22
Sumner	\$2.26
Williamson	\$1.88
Wilson	\$1.91

* Rates per \$100 of assessed value. Cities may assess additional property tax on top of listed county rates. Property taxes are assessed at the following assessment ratios:

Residential and farm real property = 25%
Commercial and industrial real property = 40%
Commercial and industrial personal property = 30%

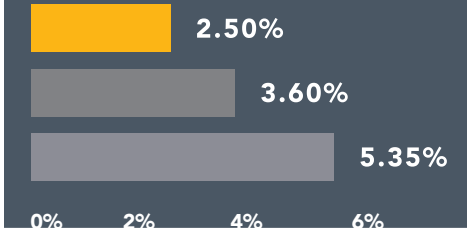
Source: TN Comptroller of the Treasury and Metro Government of Nashville & Davidson, 2021

ECONOMIC GROWTH

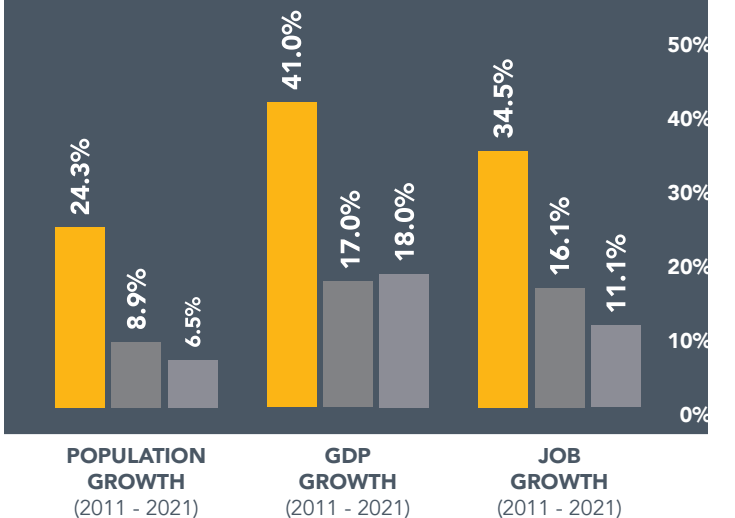
KEY

Nashville MSA Tennessee United States

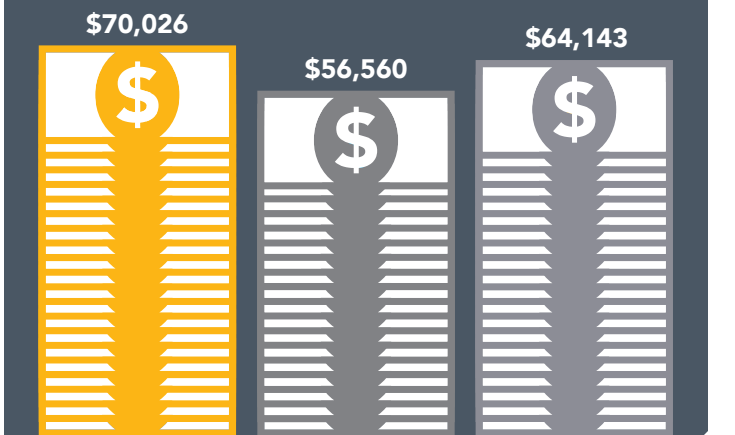
UNEMPLOYMENT RATE (2021)



KEY ECONOMIC INDICATORS



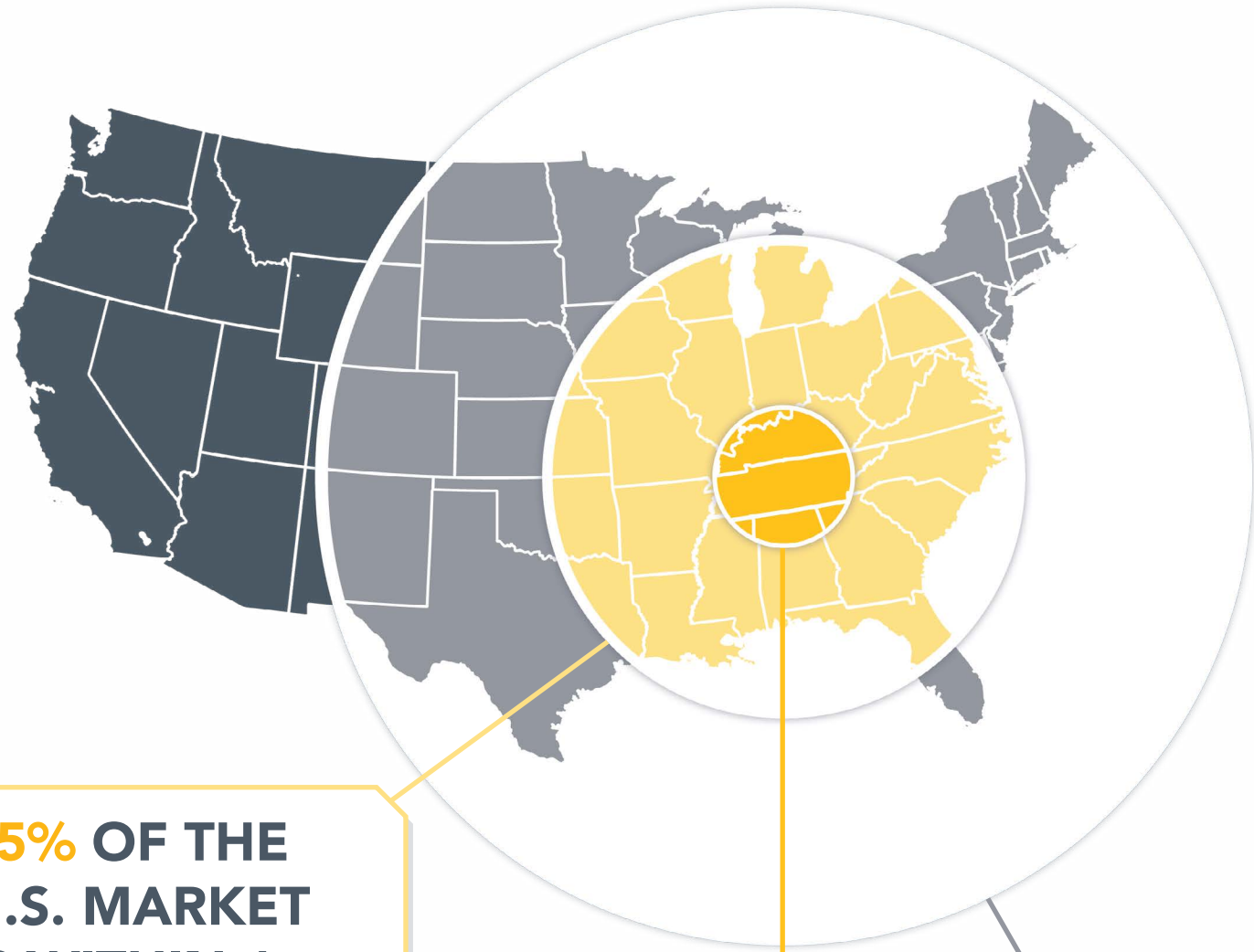
PER CAPITA PERSONAL INCOME (2021)



Source: BLS Labor Force Statistics from the Current Population Survey and BLS Local Area Unemployment Statistics, 2021 Annual Average; Annual Estimates of the Resident Population: April 1, 2011 to July 1, 2021; BEA, Real GDP in Chained Dollars 2020 & 2021; and QCEW Annual Numbers 2021; BEA, National Income and Product Accounts, Current Dollars, 2021; BEA, SAINC1, 2021, and BEA, CAINC1, 2021

ACCESSIBILITY & TRANSPORTATION

The Nashville region is centrally located within the United States providing a competitive advantage to businesses that locate here. The location and expansive modes of transportation allow manufacturing and logistics businesses to reach U.S. and international locations with ease and affordability. Tennessee shares a border with eight states, providing connectivity to the southeast region and beyond.



75% OF THE U.S. MARKET IS WITHIN A 2-HOUR FLIGHT

12 MILLION PEOPLE LIVE WITHIN A 3-HOUR DRIVE

2-DAY TRUCKING DISTANCE

3 MAJOR INTERSTATES CONVERGE IN NASHVILLE

AIR

- Nashville International Airport (BNA) is located only eight miles from downtown
- The airport averages 542 daily flights and provides service to more than 18 million passengers annually
- BNA is served by 20 carriers with flights to 96 non-stop destinations
- The 27th largest airport in the U.S. in 2022

Source: BNA, 2022



ROAD

- Nashville is one of only six U.S. cities at the convergence of three major interstate highways – I-40, I-65, and I-24
- The 440 Parkway, downtown loop, and Briley Parkway link the urbanized areas; Route 840 connects four counties in an outer loop
- The Nashville Region has 140 freight carriers and 150 truck terminals



RAIL

- CSX Transportation has two major rail yards in Nashville, as well as an intermodal terminal, a TDSI (Total Distribution Services Inc.) automatic distribution terminal, and a TRANSFLO terminal
- Goods can travel on rail to Memphis before going to Canada or from Nashville directly to the Port of Savannah



WATER

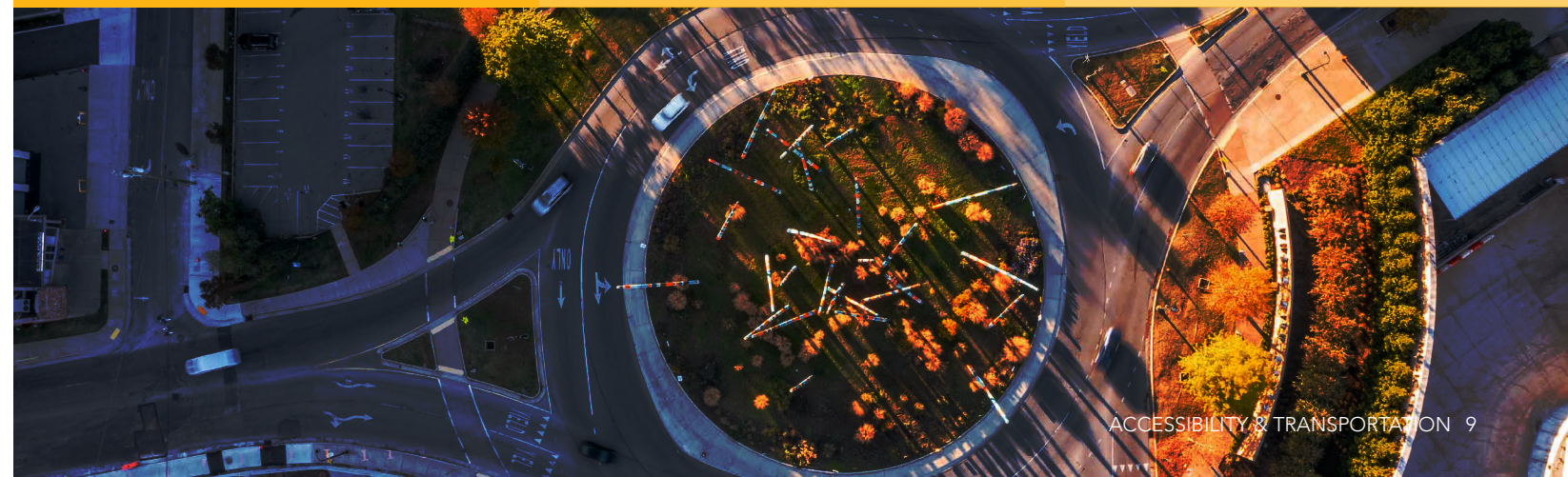
- Nashville is located on the Cumberland River, a nine-foot navigation channel accessible to the Ohio River, the Mississippi River, and the Gulf of Mexico
- Nearly 5,000 commercial vessels navigated the Cumberland through Nashville in 2019
- 24,000,000+ tons of goods were shipped in and out of Nashville via the Cumberland in 2020

Source: US Army Corp of Engineers (USACE) Nashville District Office; USACE Waterborne Commerce Statistics Center



TRANSIT

- WeGo intercity bus system
- Music City Star suburban rail
- Nashville B-Cycle all electric bike-share system
- Rideshare and motorized scooter services



INTERNATIONAL BUSINESS

The Nashville region is one of America's most dynamic centers for business growth, offering a welcoming place for international companies to expand and grow their operations. Centrally located in the southeastern United States, 75% of the U.S. market is within a 2-hour flight and 12 million people live within a 3-hour drive. Nashville is home to a diverse mix of global brands making the region their U.S. base of operations for manufacturing, corporate operations, sales, distribution, R&D and more. Some of the corporations calling Nashville home include Nissan North America, Bridgestone Americas, Capgemini, Mitsubishi Motors North America, Hankook Tire Co., Schneider Electric, UBS, Magna, Caterpillar Financial Services Corporation, HCA Healthcare, and Amazon. It is easy to see the diversity present in every aspect of Music City. No city of similar size offers an environment with as much potential for international trade and investment.

NASHVILLE'S SISTER CITIES:

- Belfast, Northern Ireland • Caen, France • Chengdu, China • Edmonton, Canada • Kamakura, Japan
- Magdeburg, Germany • Mendoza, Argentina • Taiyuan, China • Tamworth, Australia

DAILY NON-STOP AIR SERVICE TO **TORONTO & LONDON**

TN IS HOME TO **1,000+ FOREIGN-BASED BUSINESSES** THAT HAVE INVESTED OVER **\$40.9 BILLION** IN CAPITAL AND EMPLOY MORE THAN **156,000 TENNESSEANS**

20% OF NEW JOBS ANNOUNCED ANNUALLY ARE THROUGH FOREIGN DIRECT INVESTMENT

OVER 340 FOREIGN-OWNED COMPANY LOCATIONS REPRESENTING 26 COUNTRIES EMPLOY MORE THAN 56,000 PEOPLE MIDDLE TENNESEANS

SMALL & MEDIUM-SIZED ENTERPRISES ACCOUNT FOR **82% OF TENNESSEE GOODS EXPORTERS** (2021)

NASHVILLE WAS THE **42ND LARGEST METROPOLITAN EXPORTER** IN 2021

INTERNATIONAL MIGRATION ACCOUNTED FOR MORE THAN 16% OF NASHVILLE'S NET IN-MIGRATION FROM 2011 TO 2021

NISSAN, BRIDGESTONE, DENSO, & 70 OTHER JAPANESE-OWNED COMPANIES HAVE OPERATIONS IN THE NASHVILLE REGION. MAKING IT OUR LARGEST FOREIGN DIRECT INVESTMENT NATION

TOTAL TENNESSEE GOODS EXPORTED AROUND THE WORLD IN 2021: **\$34.7 BILLION**

The Tennessee Department of Economic and Community Development has representatives courting foreign direct investment in the following countries:

- Japan
- South Korea
- Ireland
- Spain
- Austria
- Germany
- Switzerland
- Italy
- United Kingdom
- Belgium
- Luxembourg
- Netherlands

NISSAN NORTH AMERICA

In 1980, Nissan North America chose Smyrna, Tennessee for its first North American automotive assembly facility; at that time the largest facility ever built by a foreign manufacturer in the U.S. and the catalyst for the automotive industry that would later flock to the state.

In 2005, Nissan announced it would move its North American headquarters from California to Franklin, Tennessee.

Today, Nissan employs nearly 11,000 people in the Nashville region.

FOREIGN DIRECT INVESTMENTS IN THE NASHVILLE REGION	LOCATIONS	EMPLOYEES
--	-----------	-----------

Japan	78	21,262
United Kingdom	37	2,800
France	32	5,839
Germany	29	3,212
Canada	20	2,965

NASHVILLE MSA EXPORT PRODUCTS (2021)

EXPORTS	EXPORTS
Computer & Electronic Parts	\$3 Billion
Transportation Equipment	\$1.7 Billion
Chemicals	\$900 Million
Electrical Equipment	\$600 Million
Plastic & Rubber Products	\$300 Million
Total	\$8 Billion

TOP EXPORT PARTNERS (2021)

EXPORTS	EXPORTS
Canada	\$2.5 Billion
Mexico	\$1.2 Billion
Japan	\$400 Million
China	\$300 Million

Source: The International Trade Administration and US Dept of Commerce, <https://www.trade.gov/data-visualization/us-metropolitan-factsheets>.



"Nashville continues to be a great place to do business and to live. Bank of America has a long history in Nashville – with associates who've been working with us 40+ years and new faces joining the bank today.

We have an opportunity to serve both companies and individuals relocating to Nashville. We can not only make them feel welcome, but help them get involved in the Nashville community.

Strong, engaged leaders create a vibrant community. It's what makes Nashville special."

- Lisa Ferrelli, Bank of America, Senior Relationship Manager

NASHVILLE REGION FOREIGN DIRECT INVESTMENT HIGHLIGHTS

JAPAN

- Nissan North America, Inc.
- Bridgestone Americas, Inc.
- Marelli North America, Inc.
- Unipress USA, Inc.
- Topre America Corporation
- Imasen Bucyrus Technology, Inc.
- Advanced Composites, Inc.
- Kyowa America Corporation
- Sumitomo Electric Wiring Systems, Inc.
- Sony ATV Music Publishing
- Steel Technologies

- Tsubaki USA
- Kasai North America, Inc.
- Mitsubishi Motors North America, Inc.
- Nissan Trading Corporation
- DENSO International America, Inc.
- Tachi-S Automotive Seating USA, Inc.
- Vantec World Transportation
- Pearl Corporation
- Sekisui Plastics, USA, Inc.
- Sumiden Wire Products Corporation
- Advanex Americas, Inc.

- Daido Corporation of America
- Mitsui and Company (USA), Inc.
- Daiei America, Inc.
- Fuel Total Systems
- Jatco USA, Inc.
- Misa Metal Processing of TN, Inc.
- PK USA, Inc.
- Ricoh Business Solutions
- Envision AESC

UNITED KINGDOM

- Ernst & Young LLP
- Jackson National Life Insurance Company
- Hoeganaes Corporation
- American Snuff Company
- PIC USA, Inc.
- Ferguson Enterprises, Inc.
- Gastite Products LLC

- Odcombe Press
- Ferguson Enterprises, Inc.
- Protherics PLC
- United States Cold Storage, Inc.
- Signature Flight Support Corporation
- Willis North America, Inc.
- Rustici Software LLC

- ERM-Southeast
- Ambius
- Smart USA Co.
- Metsi Technologies
- Smith & Nephew, Inc.

FRANCE

- Schneider Electric
- AllianceBernstein L.P.
- GEODIS Logistics LLC
- Vantiva

- Valeo North America, Inc.
- Faurecia Interior Systems
- Capitol Christian Music Group
- CEVA Logisitics

- Sitel Worldwide Corporation
- Universal Music Publishing Group
- Mersen USA Holding Corp.
- Capgemini America Inc.

GERMANY

- T-Mobile USA, Inc.
- MAHLE Behr Dayton LLC
- TRW, Commercial Steering Systems Division
- Schwan Cosmetics USA Inc.
- Leotec Industrial Services
- Novita Technologies, Inc.
- Renal Advantage Inc.
- Ready Duct, Inc.

- BMG
- Kloeckner
- DHL
- Wegmann Automotive USA Inc.
- Horn USA
- Meiko USA, Inc.
- Henkel Chemical Management
- Brenntag Mid-South, Inc.

- Messer LLC
- U.S.A. Zama, Inc.
- Aldi, Inc.
- Siemens Water Technologies
- Purolator Filters Na LLC
- Hormann LLC

CANADA

- ABC Technologies, Inc.
- Saks, Inc.
- Magna Seating of Spring Hill
- Martinrea Automotive Structures (USA), Inc.
- Maplehurst Bakeries LLC
- Salga Plastics
- Masonite Corporation

- Metrican Stamping, LLC
- Ebbtide Holdings LLC
- Samuel Son and Company, Inc.
- Stantec Consulting Svc
- City National Bank
- Onward Cluthe Hardware Products, Inc.
- Shred - It

- Meyer Laminates, Inc.
- RBC Wealth Management
- Richelieu Hardware
- Sun Entertainment Corporation
- Printworks South, LP
- Swegon

SWITZERLAND

- UBS
- Thomas & Betts Corporation
- Franke Foodservice Systems Americas, Inc.
- Holcim Participations (US) Inc.
- Feintool, Inc.

- JET Tools
- Medacta, USA
- DSV
- ABB, Inc.
- Franke Beverage Systems

- Oerlikon Balzers Coating USA, Inc.
- Kuehne & Nagel, Inc.
- Lafarge North America

IRELAND

- Trane U.S. Inc.
- Adient plc
- Accenture LLP
- ICON US Holdings, Inc.

- Oldcastle APG South, Inc.
- Kantar
- Experian Health
- Johnson Controls Inc

- Bonsal American, Inc.
- Ingersoll - Rand Nashville
- Global Shares

NETHERLANDS

- Philips North America, Inc.
- Akzo Nobel Coatings, Inc.

- AllParts Medical
- Ahold Delhaize

- A. Schulman, Inc.
- Vallen

ITALY

- Florim USA, Inc.
- Aladdin Temp Rite
- UST, Inc.
- Beretta USA Corporation

- Rainbow, Inc.
- Marangoni Tread North America, Inc.
- Athena-SCE, Inc.
- Ferrari Stampi Usa Inc

- Hydrodesign USA, Inc
- Smalticeram USA, Inc.
- Buzzi Unicem USA

SWEDEN

- Electrolux Home Products North America
- Permobil, Inc.
- Dometic
- Loomis Armored US

- Atlas Copco Drilling Solutions
- Assa Abloy DSS
- Trelleborg Sealing Solutions US, Inc.
- Granges Americas Inc.

- Hexagon Metrology, Inc.
- Skanska USA Building, Inc.
- Securitas Security Services, USA

AUSTRALIA

- Actus Lend Lease, Llc
- Campaign Monitor
- CSL Plasma Inc.

- Pratt Recycling, Inc.
- Sims Metal Management Nashville, LLC
- Boral Bricks, Inc.

- Video Gaming Technologies, Inc.
- Tritium Technologies LLC

CHINA

- Yapp Automotive Parts Co. Ltd.
- Sinomax USA
- Wilson Sporting Goods

- American Wonder Porcelain
- Saia-Burgess Automotive
- Naxos Of America, Inc.

- Global Manufacturing Services, Inc.
- Triangle Tire Co. Ltd

SOUTH KOREA

- LG Electronics U.S.A., Inc.
- Superior Essex
- Hankook Tire

- Atlas BX LTD
- Pantos USA, Inc.

- Samick Music Corporation
- CJ Korea Express USA Corporation

AUSTRIA

- SWARCO Industries, Inc.
- Cargo Partners Inc.

- Colorstar Imaging
- Doka USA Ltd.

- Novita Technologies Inc.

INDIA

- Wipro Limited
- Infosys

- Ascent Buildings, LLC

- Novelis

TAIWAN

- Quanta Manufacturing Nashville

- Wei-Chuan USA, Inc.

- KHS America Inc.

BELGIUM

- Nyrstar

- Solvay USA, Inc.

- Palm Commodities International, LLC

BRAZIL

- Embraer Aircraft Maintenance Services LLC.

- Eco-Energy Global Biofuels LLC

SPAIN

- Teknia Group

- Biomat USA

MEXICO

- Nematik USA, Inc.

- Cemex

CZECH REPUBLIC

- Nashville Record Press

DEMOGRAPHICS

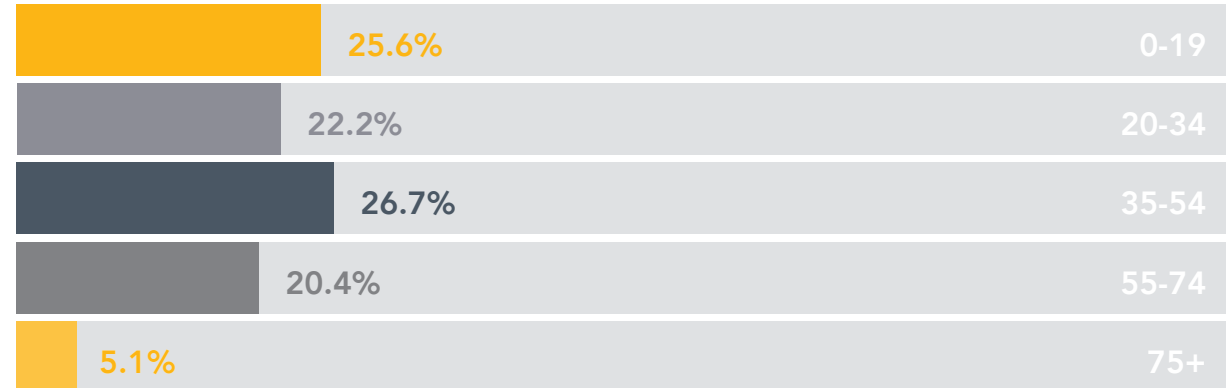
NASHVILLE MSA

TOTAL POPULATION OF NASHVILLE MSA:

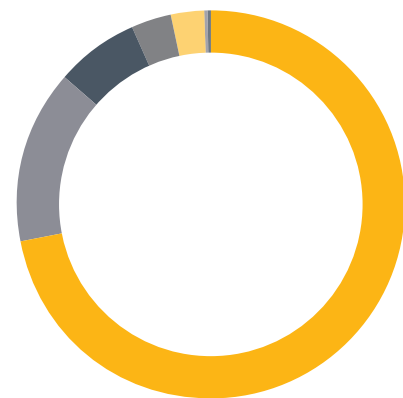
2,012,476



POPULATION BY AGE (MEDIAN AGE: 36.5)



POPULATION BY RACE & ETHNICITY

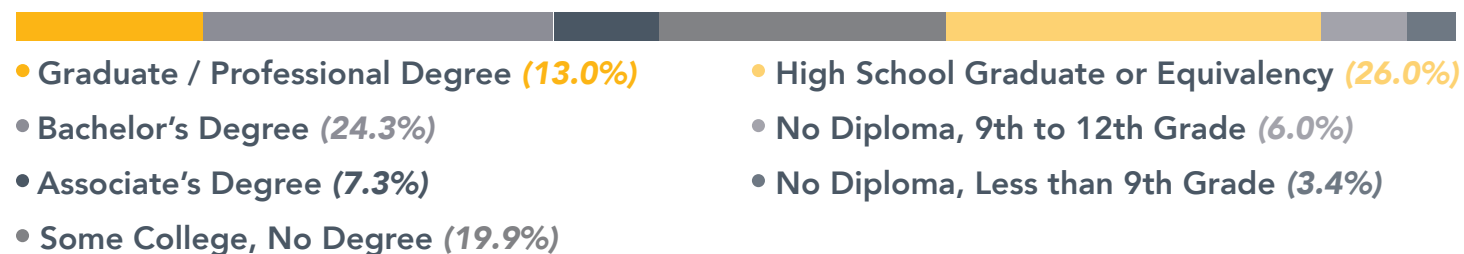


- White (76.3%)
- Black or African American (15.2%)
- Hispanic or Latino, any race (7.4%)
- Two or more races (3.5%)
- Asian (2.9%)
- American Indian & Alaska Native (0.2%)
- Native Hawaiian & Other Pacific Islander (0.1%)

FOREIGN-BORN POPULATION BY REGION OF BIRTH



EDUCATIONAL ATTAINMENT (AGE 25YRS & OLDER)



HOUSEHOLD INCOME & SIZE

AVERAGE HOUSEHOLD SIZE: 2.7 PEOPLE

MEDIAN HOUSEHOLD INCOME: \$68,406



THE NASHVILLE REGION GAINED **36 NET NEW PEOPLE PER DAY** ON AVERAGE BETWEEN 2020 AND 2021. THAT EQUALS A TOTAL OF **17,133 RESIDENTS** ADDED TO THE NASHVILLE REGION SINCE 2020.

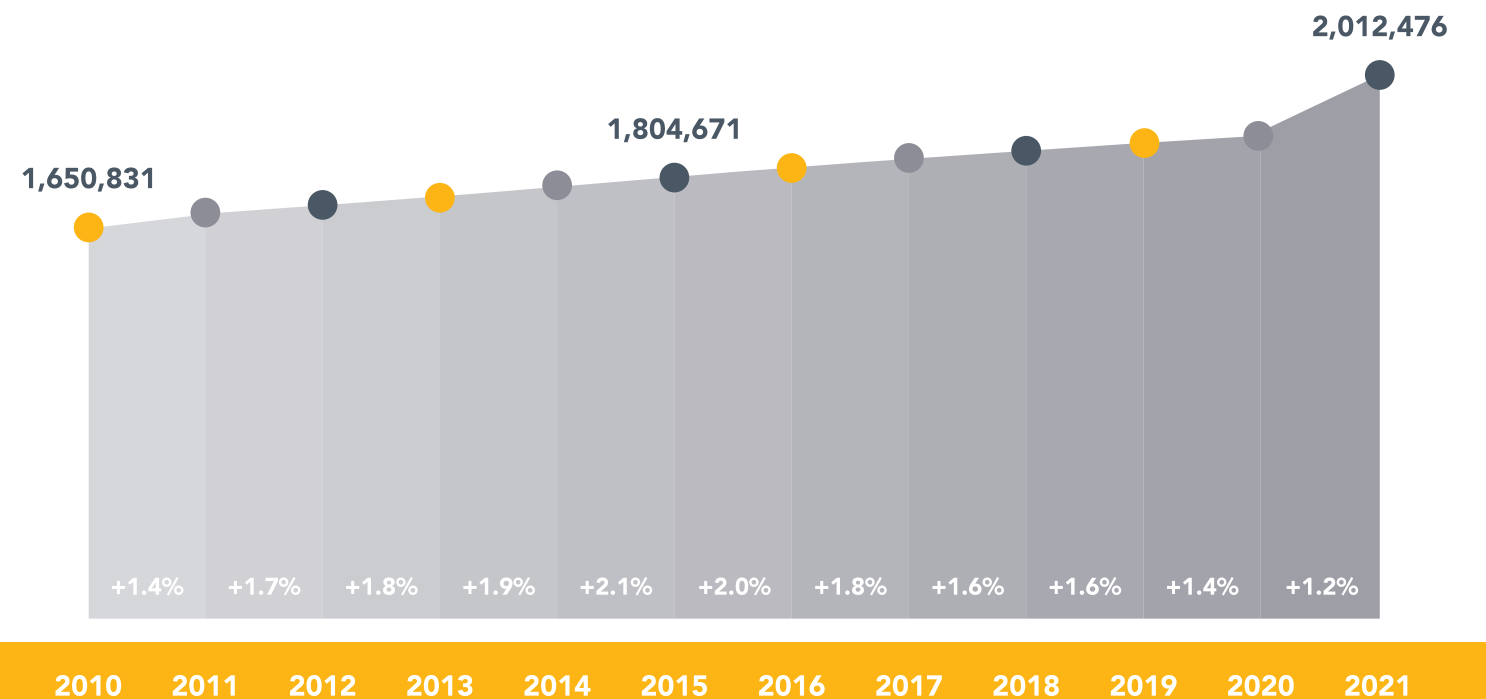
POPULATION PROJECTIONS PREDICT THAT **MORE THAN 2.5 MILLION** WILL LIVE IN THE NASHVILLE AREA BY 2040.

2021 Census Population Estimates

2,012,476

2040 Predictions

2,535,091



Source: US Census, ACS 2020 5 Year Estimates; Metropolitan and Micropolitan Statistical Area Population by Characteristics: 2020-2021; Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2021 (2021 Population Estimates); Annual Estimates of the Resident Population: Annual Change, July 1, 2020 to July 1, 2021; Boyd Center for Business and Economic Research, University of Tennessee, Knoxville