

A Bright-Meyers
Development Project

Fletcher Bright Company
423-755-8830

Meyers Brothers Properties LLC
404-252-1499

Murfreesboro, TN

COLLEGE CENTRAL SHOPPING CENTER



Walmart Supercenter with 45,640sf of retail space for lease and outlots available.

Murfreesboro, TN

COLLEGE CENTRAL SHOPPING CENTER

- A shopping center featuring a Wal-Mart Supercenter with 45,640sf of retail space and outlots available
- Murfreesboro is the fastest growing city in Tennessee
- Murfreesboro Population: 116,043; Growth from 2000-11: 52%
- Rutherford County Population: 268,921; Growth from 2000-11: 47%
- Middle Tennessee State University is located within a mile of College Central shopping center. MTSU has an enrollment of more than 25,000 and is the fastest growing university in the state

For Leasing Information Call:

800-446-3289

A Bright-Meyers Development Project

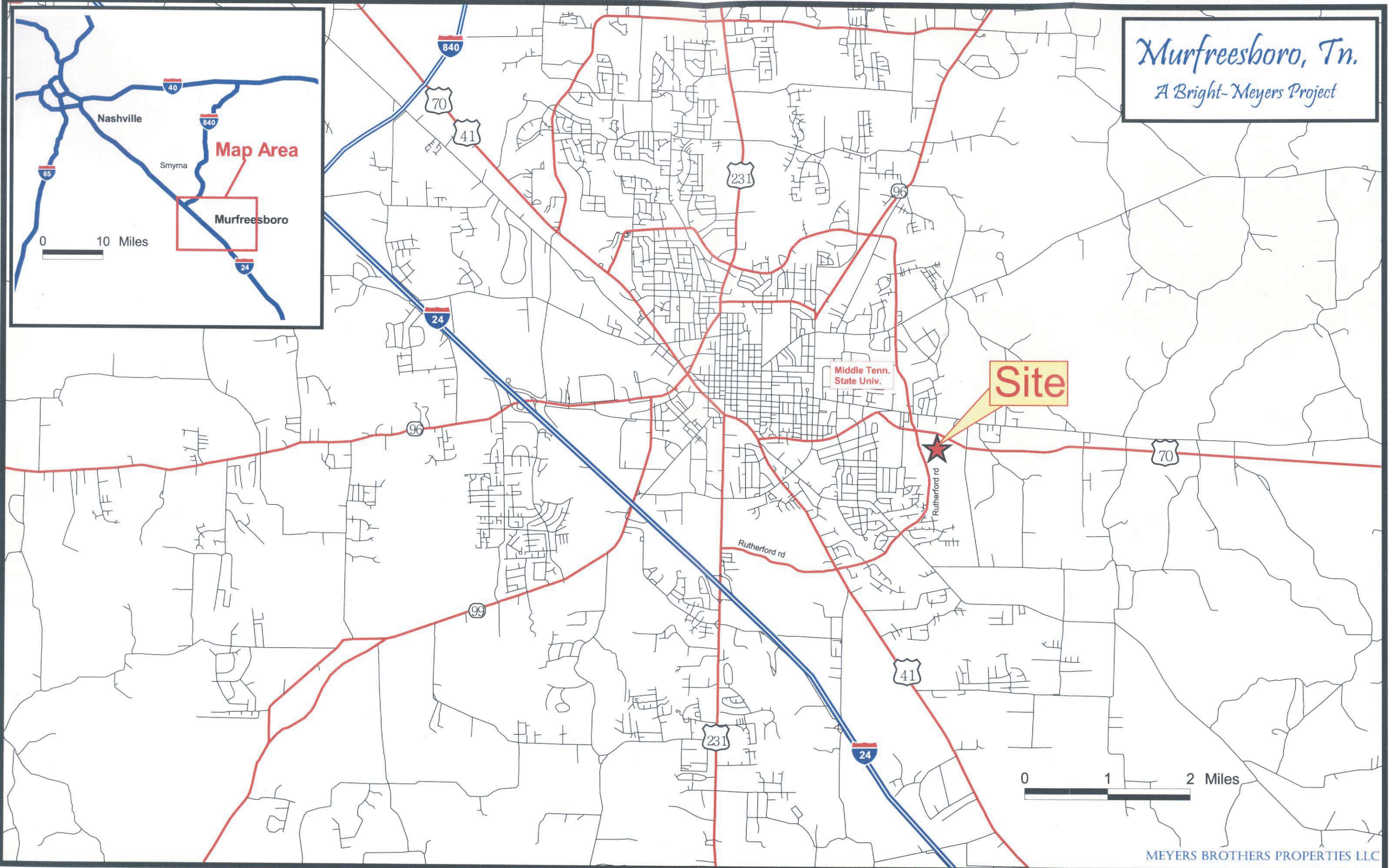
The Fletcher Bright Company
Meyers Brothers Properties, LLC



* The information contained in this brochure has been obtained from sources we believe to be reliable. However the developer makes no warranty or representation regarding the accuracy of the information.



Murfreesboro, Tn.
A Bright-Meyers Project



*Murfreesboro, Tennessee
College Central Shopping Center*



3-22-03

Murfreesboro, Tn.

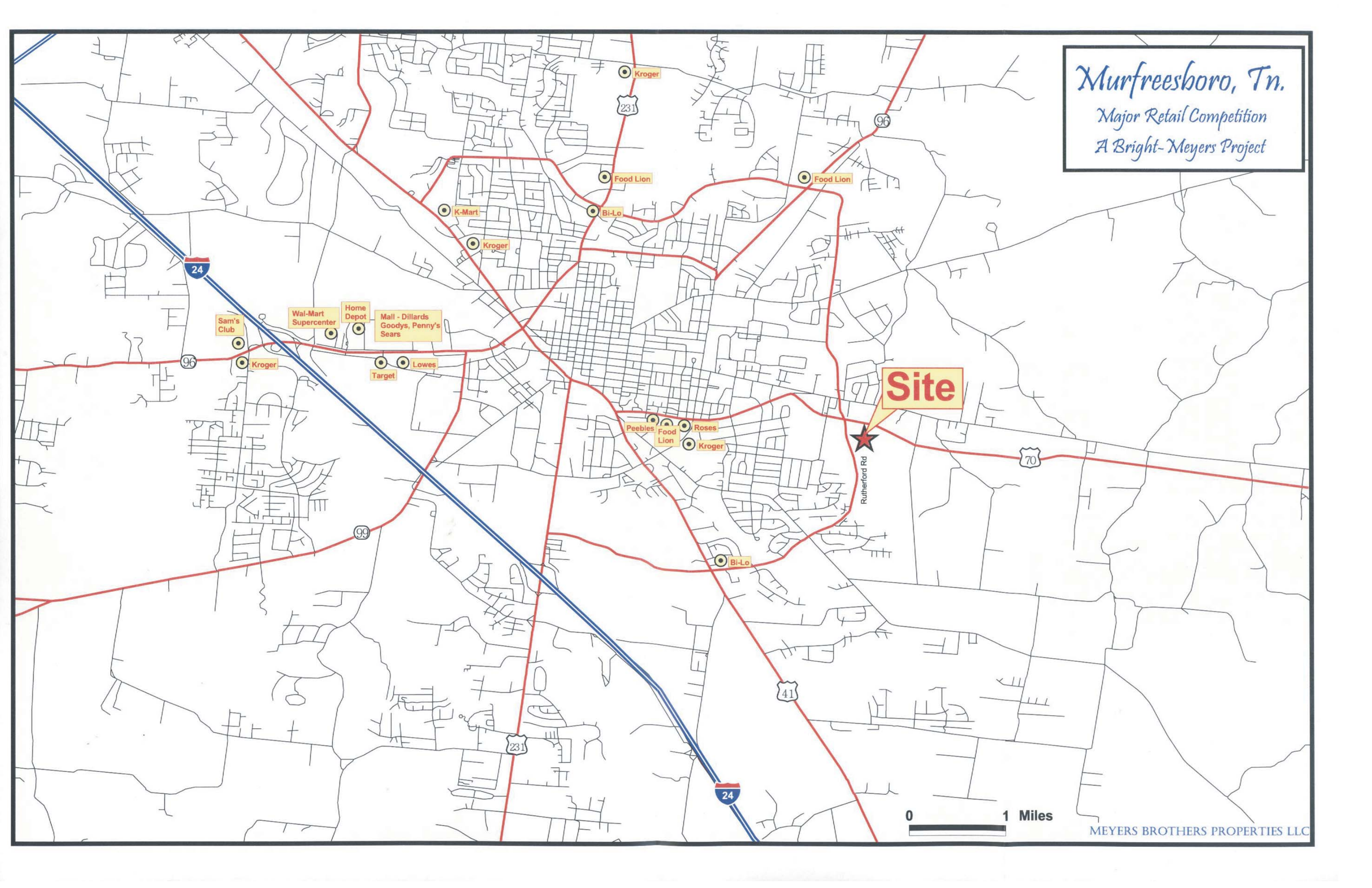
Major Retail Competition

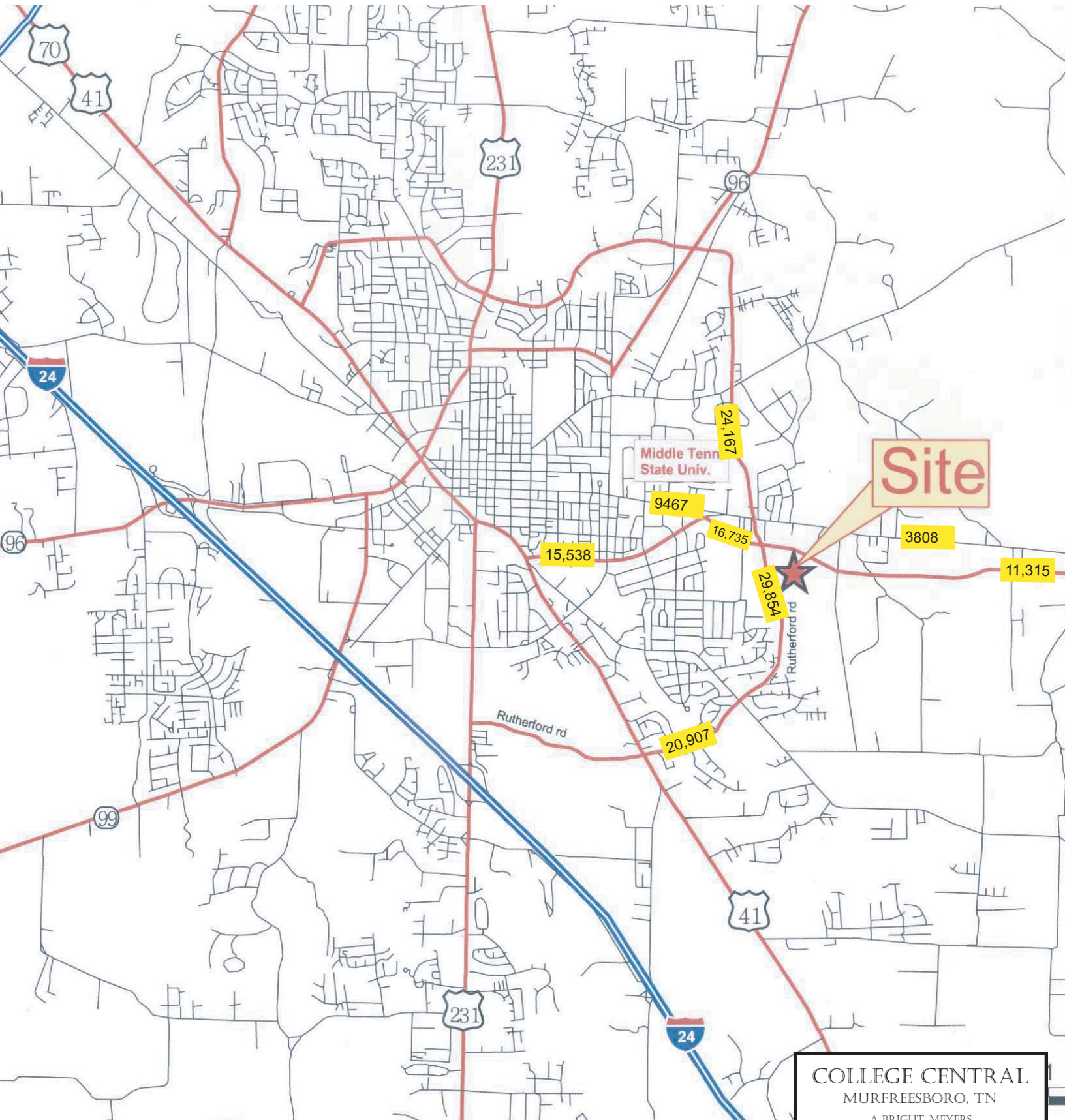
A Bright-Meyers Project

Site

0 1 Miles

MEYERS BROTHERS PROPERTIES LLC



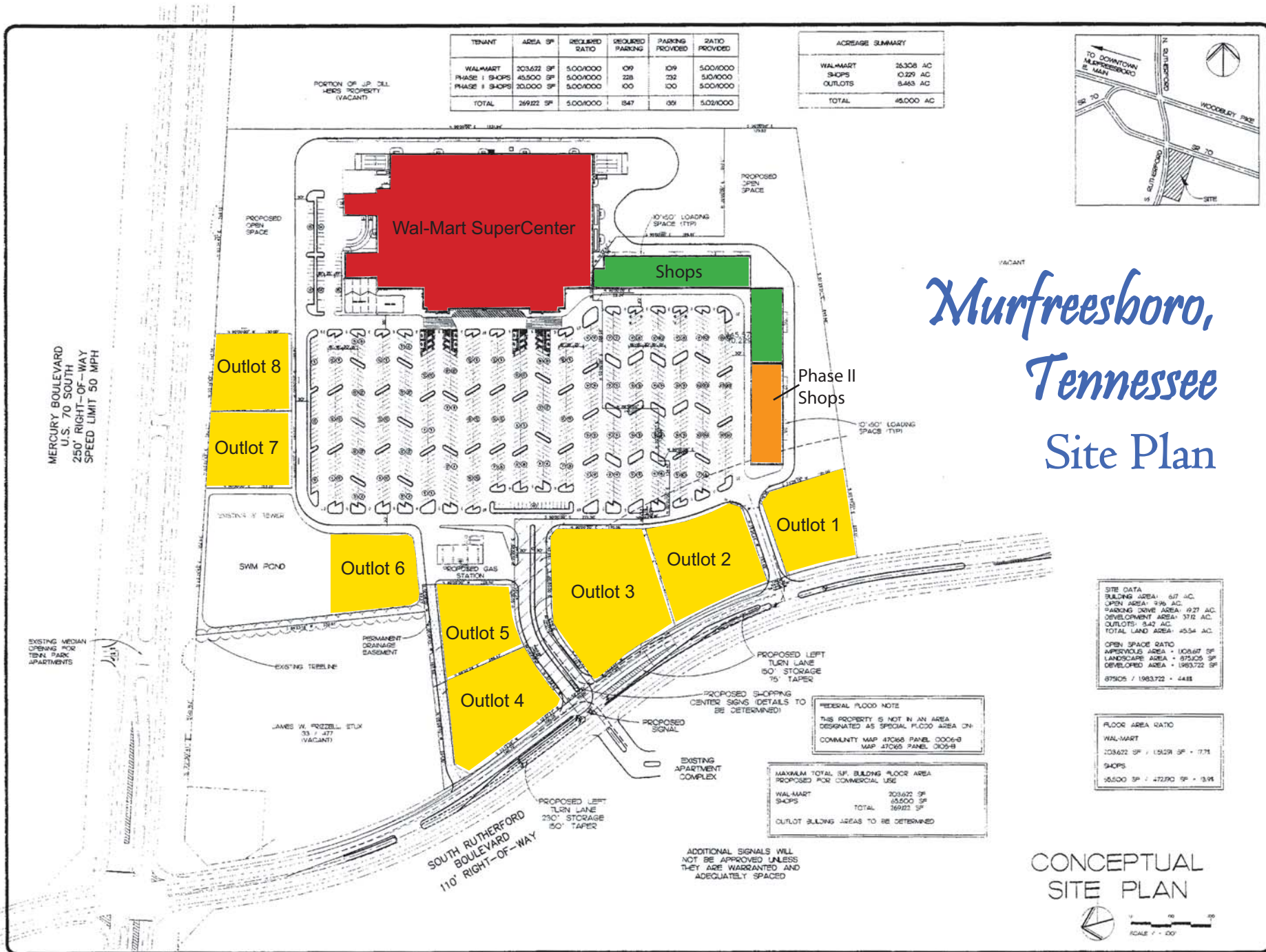


COLLEGE CENTRAL
MURFREESBORO, TN
A BRIGHT-MEYERS
DEVELOPMENT PROJECT
TRAFFIC COUNTS MAP

COLLEGE CENTRAL DEMOGRAPHICS

Murfreesboro, TN

	3 MI RING	5 MI RING	10 MI RING
2012 Population	48,968	90,903	167,667
2000 Population	39,111	67,676	112,304
00-12 % Population Change	25%	34%	49%
2012 Households	19,097	35,237	62,913
2012 Average Household Income	\$43,441	\$55,718	\$63,894



REVISIONS	BY

WAL-MART STORE #

MURFREESBORO, TENN

BRIGHT - MEYERS DEVELOPMENT CORP.

300 W. MERICA RD. BIRMINGHAM, AL 35201

FREELEND and KAUFFMAN, INC.

Engineers • Landscape Architects

309 West Stone Avenue

Greenville, South Carolina 29609

864-293-5497

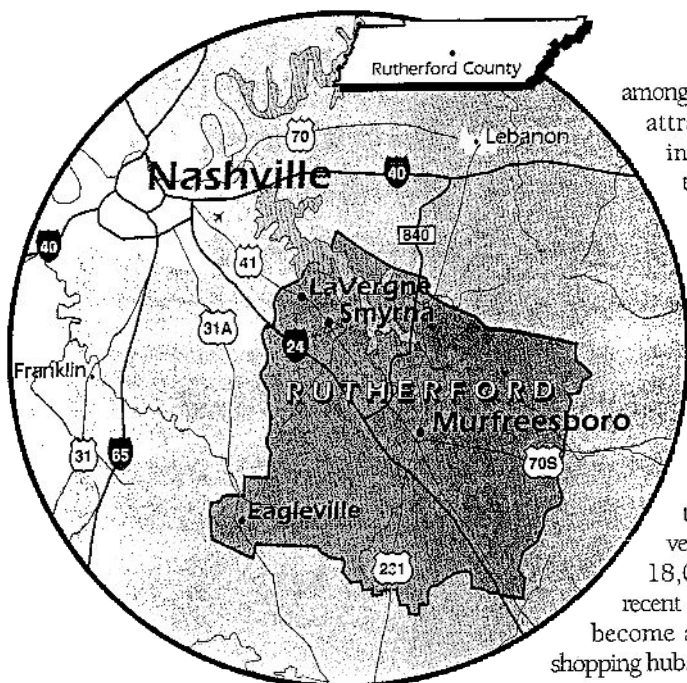
fax 864-293-8765

DRAWN	PLS
CHECKED	OK
DATE	
SCALE	
NO.	
OR TO	
DATE	
SHEET	

This is a preliminary site plan subject to the modification by the developer.

At a Glance

Rutherford County



among its most cosmopolitan, attracting business and industry from around the world. Its diverse housing ranges from pristine farms to historic mansions to affordable new subdivisions. Public schools are celebrated for their innovation and excellence, from kindergarten right through MTSU, the second-largest university in Tennessee, with 18,000 students. And in recent years Murfreesboro has become a convenient regional shopping hub.

Diverse Diversions

Recreational opportunities abound, from Murfreesboro's popular 4.5-mile greenway – a mecca for hikers, bikers, skaters and runners – to the fishing, boating and swimming at nearby Percy Priest Lake. Historic sites, including the recreated pioneer village of Cannonsburgh, are numerous and popular with visitors and residents alike. Cultural life is rich here too, with a wide variety of arts represented at the Murfreesboro-Rutherford County Center for the Arts, and still others to be found at MTSU. Whether you have in mind an exciting place to visit and play, a friendly, vibrant place to live, or a booming community in which to do business, Rutherford has just what you're looking for.

— Laura Hill

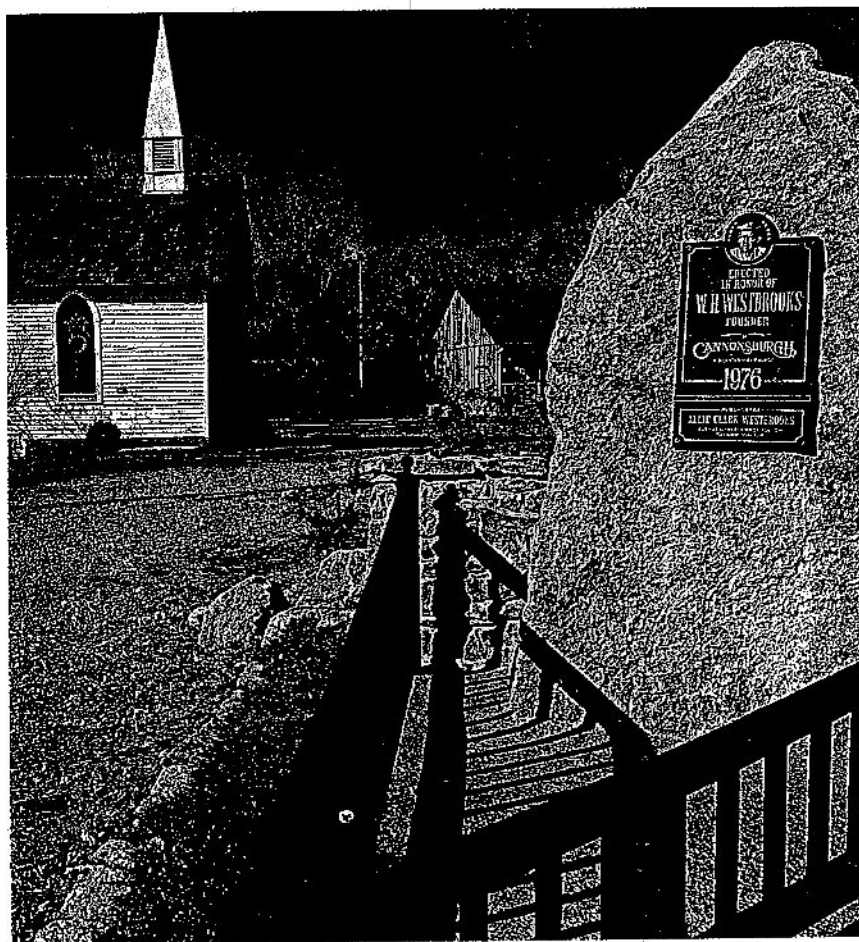
Located in the geographic center of Tennessee, Rutherford County is the state's fastest-growing county.

This friendly area is enjoying unprecedented growth, as business, industry and new residents learn about Rutherford's outstanding economy and attractive quality of life.

Rutherford is centrally located in Middle Tennessee, just a few miles from I-24 with a minutes-long drive north to Nashville, making it a commercial transportation hub. The county (population 159,000) includes four municipalities. Murfreesboro is the largest, home to 60,000 people, the county seat and site of Middle Tennessee State University. Smyrna, with 24,000 residents, boasts the Nissan Motor Manufacturing Corp., the largest employer in the county. LaVergne, population 16,000, is home to Ingram Industries, the giant book/audio/magazine distribution company. And Eagleville's 500 souls will tell you it's the finest small town anywhere in the state.

Best of Both Worlds

Rutherford is one of the state's most historic areas, home to early pioneers and a major Civil War battle, but is also



Cannonsburgh has been carefully re-created to give visitors a "time travel" experience.



Middle Tennessee Industrial Development Association

2000 Community Data Sheet

Murfreesboro Rutherford County

LOCATION

County: Rutherford Sq. Miles: 615
Proximity: Nashville, 30 miles
Region: Middle Elevation: 614'

POPULATION

	1980	1990	1998	% Nonwhite 1990 Census
County	84,058	118,570	159,549	10.8
City	32,845	44,922	59,506	11.0

EDUCATION

Schools	Number Enrolled	Pupil/ Teachers
Elementary (13)	7,644	21:1
High/Jr. High (4)	4,964	30:1
Co-Tech (3)	1,116	23:1
Private (8)	1,196	14:1

Colleges: Middle Tennessee State University,
Murfreesboro Tennessee 18,993 students with 23:1
pupil/instructor ratio

CLIMATE

Average Temperature:

Annual	57.1°
January	36.4°
July	78.8°

Annual Average Precipitation: 53.75"

Prevailing Winds: Southerly

Mean Length of Freeze-Free Period (days): 180-
220.



LABOR MARKET ANALYSIS

	County	Labor Market Area*
Projected Population, 2000	160,668	1,031,178
Labor Force ¹		
Civilian Labor Force	95,010	572,920
Employment	92,560	557,020
Unemployment	2,450	15,900
Unemployment Rate	2.6	3.5
Available Labor		
Estimated Available ¹	2,280	15,250
Annual HS Graduates	1,650	7,443
Manufacturing in Area ²		
Number of Units	200	1,535
Annual Avg. Employment	20,660	90,055

* Labor Market Area is defined as Rutherford,
Bedford, Cannon, Coffee, Davidson, Marshall,
Williamson and Wilson Counties, Tennessee.

¹ As of Jan-00

² 1998 Annual Averages

The ability of the Middle Tennessee area to supply ample labor for industry is enhanced by an excellent rural road system and a moderate climate. These two factors allow the employer to draw labor from a wider geographic area. The labor force in this area is characterized by an eagerness to learn, a willingness to work and a high level of productivity.

Inside this issue:

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- Financial Institutions
- Community Facilities 3
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- Industrial Support Services
- Utilities
- Major Manufacturers 4
- Contacts
- Available Industrial Properties
- Contacts

Special points of interest:

- MTIDA offers complete location services (without obligation and in strict confidence) to firms seeking manufacturing or distribution facilities.
- MTIDA maintains ongoing, updated data on each town or community within our 38-county area.
- MTIDA can supply results of the latest labor surveys made in the Middle Tennessee area.
- Of the total estimated state population of 5.175 million, approximately 34% reside in the Middle Tennessee Area.

TAX STRUCTURE

LOCAL

	<u>City</u>	<u>County</u>
Property Taxes		
Rate per \$100 value	\$ 1.90	\$ 2.78
Ratio of Assessment		
Residential	25%	25%
Industrial	40%	40%
Personal (Equipment)	30%	30%
(Inventory Tax) Raw Materials Only		
Bonded Debt	\$ 70,676,013	\$ 147,708,521
Assessed Valuation	\$ 719,584,419	\$ 1,650,108,200
School Tax	None	None
Sales	2.25%	1.25%

STATE

INCENTIVES

- No state tax on wages
 - No inventory tax on finished goods or goods-in-process
 - No sales tax on qualified industrial machinery and distribution/warehouse equipment
 - An excise tax credit
 - A jobs tax credit
- To name a few

Sales Tax 6%

Income Tax
Personal 6% on Interest & Dividends

Corporate (Excise) 6% on Net Earnings

Franchise Tax 25¢ per \$100 of Capital Properties

Unemployment Tax: New Employers 2.7% of first \$7,000

GOVERNMENT

Type:
Municipal Mayor, Council and City Manager
County Executive and Commissioners

Law Enforcement:
161 full-time police officers in city
115 full-time police officers in county

Fire Department:
8 stations with 9 pumpers, 1 brush truck; 5 aerials, 1 tanker & two utility van; 153 full-time fire fighters in city
56 full-time fire fighters in county; 350 volunteers

Insurance Rating: Zoning Regulations:
City - 3 County - 8-10 City - Yes County - Yes

Planning Commission: Industrial Development Corp:
City - Yes County - Yes City - No County - Yes
Industrial Bond Board

TRANSPORTATION

AIR SERVICE:

Nearest Airport: Murfreesboro Municipal Airport
Distance from City: 2 miles N
Runway Length: 3,898 feet
Surface: Asphalt
Lighting: MIRL/VASI
Fuel: 100LL/Jet A
Repair: Major
Transportation: Taxi and Rental Car

Nearest Commercial Service: Nashville International Airport
Flights: 412 arrivals/departures Serving 92 markets

HIGHWAYS

Federal: I-24 (3miles), I-65 (13 miles) and I-40 (15 miles)
State: US 41, 70S and 231
Other: 96, 99, 266, 268, 269, 840

MOTOR FREIGHT:

Number: 7
Terminals: 9

RAILROADS:
CSX Transportation
Railroad

WATERWAYS:

Cumberland River with 9 ft. channel depth
Nearest Port Facility: Nashville, 30 miles

FINANCIAL INSTITUTIONS

Banks: Deposits*

Bank of Murfreesboro	\$ 68,334
Cavalry Banking	233,745
AmSouth	142,205
First Tennessee Bank	99,074
First Union National Bank	15,798
Firststar Bank	13,155
Bank of America	179,100
Regions Bank	61,512
Rutherford Bank & Trust	37,550
SunTrust Bank	278,200
Union Planters Bank	31,219

(*dollars in thousands: as of June 30, 1999)

COMMUNITY FACILITIES

Medical:

Hospitals: 2 with 1,200 beds
Doctors: 161 Dentists: 79 Nursing Homes: 5

Churches:

Protestant: 144 Catholic: 1 Jewish: Nashville

Recreation:

Amateur theater, 2 movie theaters, auditorium, museum,
18 ball fields, 18 parks, bowling, skating rink, country
club, sports complex, 5 golf courses, 3 swimming pool,
library, 18 tennis courts, YMCA

Restaurants: 113

Hotels/Motels: 28 with 2,000 sleeping rooms

Largest Meeting Room Capacity: 11,000-Auditorium on
MTSU campus

COMMUNICATIONS

Post Office Class: First

Newspapers: Tennessean - Daily
Daily News Journal-Daily

Radio Stations: 5 local

Television Stations: 1 local and 4 networks

Cable Television: Yes Channels: 60

Telephone: Bell South

INDUSTRIAL SUPPORT SERVICES

<u>Service</u>	<u>Town</u>
Tool & Die	Local
Heat Treating	Local
Foundry	Local
Heavy Hardware	Local
Sheet Metal	Local
Lubricants	Local
Welding Supplies	Local

UTILITIES

GAS

Local Distributor: United Cities Gas
Source: Texas Eastern Transmission
Fuel Oil Suppliers: 2
Suppliers of LP Gas: 2

WATER

Water Supplier: City of Murfreesboro
Source: Stones River/East Fork
Capacity: 12,000,000 GPD
Current Consumption: 7,000,000 GPD
Storage Capacity: 9,000,000 Gallons

SEWER

Sewer Provider: City of Murfreesboro
Type of Treatment: Tertiary
Capacity: 8,000,000 GPD
Current Usage: 6,000,000 GPD
City Sewer Coverage: 95%
Storm Sewer Coverage: 12%
Solid Waste Disposal: Land Application

ELECTRICITY

Source Company:

Tennessee Valley Authority

Local Distributor City

Murfreesboro Electric Department

General Manager:

Larry Kirk

Phone: (615) 893-5514

Local Distributor County:

Middle Tennessee Electric Corp.

General Manager:

James O. Baker

Phone: (615) 890-9762

*MTIDA works closely with the Tennessee Valley Authority,
which supplies electric power to Middle Tennessee through
28 distributors*

**FOR ADDITIONAL
INFORMATION, CONTACT:**

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Executive Director
Middle Tennessee Industrial
Development Association
2108 Westwood Ave.
Nashville, Tennessee 37212

Phone: (615) 269-5233
Fax: (615) 269-5184
WATS: (800) 227-6628
E-Mail: mtida@nashville.com



Firm	Product or Service	--Employees--	
		Total	Union
Americold Logistics	Frozen Foods, cold storage	250	None
Marine Group, LLC	Fiberglass Boats/Trailers	200	None
Lewis Bros. Bakeries	Bakery Products	390	B&CW
Edgcomb Metals	Steel Slitting	110	
General Electric Motors	Appliance Motors	275	IUE
Heatcraft Electrical Prod	Electric Heating Equipment	125	None
Heritage Farms/Div. Kroger	Dairy Products	215	
International Paper	Corrugated Paper Containers	140	UPW
Stone Smurfit Corp.	Corrugated Containers	130	NSPPD
Mi-Tech Steel Inc.	Slit Coil Steel	70	
Stratos/Javelin	Fiberglass Bass Boats	500	None
Perfect Equipment Corp.	Tire Repair Products	250	None
Pillsbury	Frozen Bakery Products	650	None
Procon Products	Small Pumps	70	SMW
Rich Products Corp.	Frozen Bakery Dough Products	420	None
Singer Industrial Sewing	Sewing Machine Parts	106	None
Standard Register	Business Forms	62	None
Tennex Industries, Inc.	Air & Oil Filters	400	None
Trinidad/Benham Corporation	Bean Packaging	145	None
United Service Equip Co	Food Service Equipment	150	SMW
Vintec	Truck & Car Seats	290	None
Warner's, Div of Warnaco	Intimate Apparel	500	None