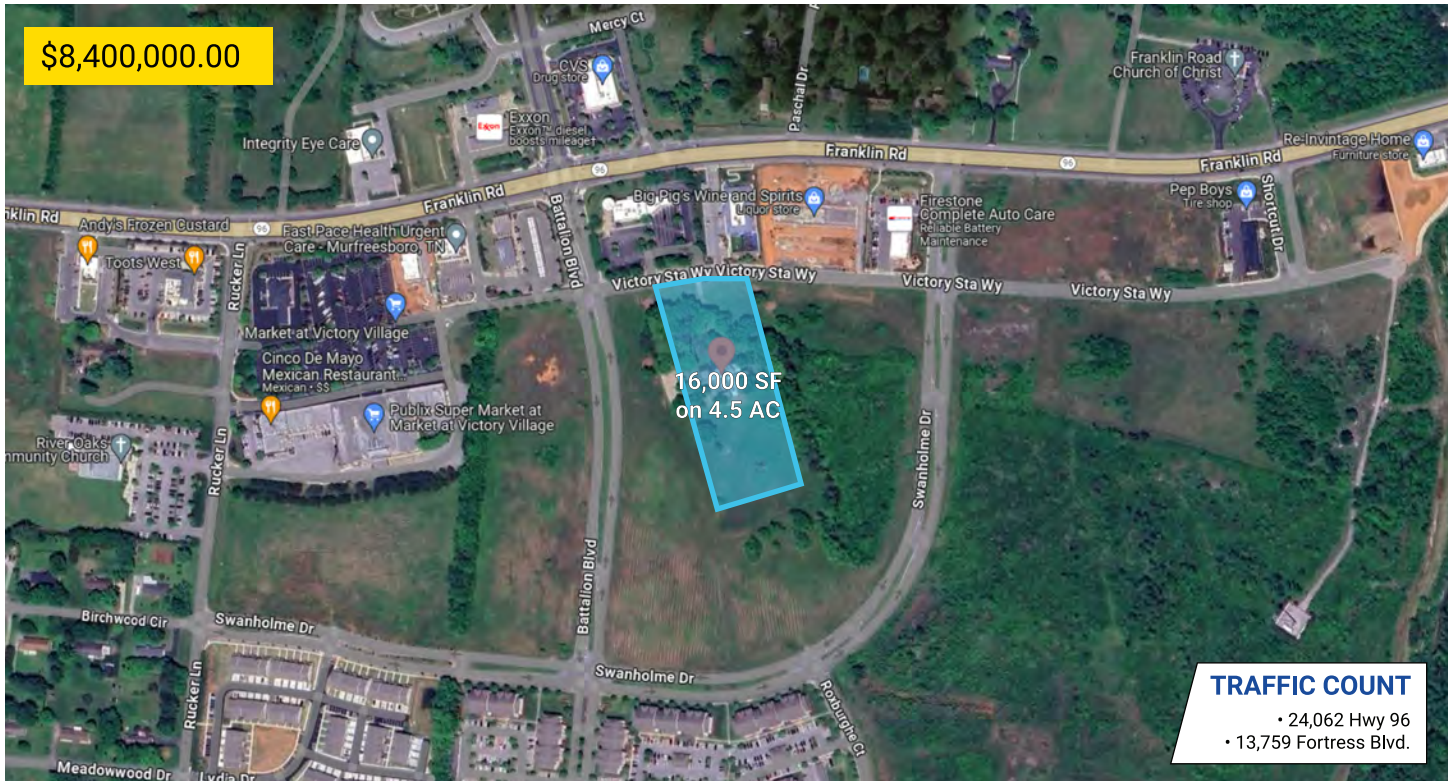


4049 Victory Station Way

MURFREESBORO, TENNESSEE 37128



developments | real estate | construction
615-896-0000



\$8,400,000.00

16,000 SF
on 4.5 AC

TRAFFIC COUNT
• 24,062 Hwy 96
• 13,759 Fortress Blvd.

House SF:	16,000
Bedrooms:	6
Bathrooms:	7 Full / 2 Half
Acres:	4.5 +/-
Garage:	Yes
Zoning:	PUD

PROPERTY HIGHLIGHTS

- 20 major rooms, 7 full baths, 2 half baths, 20x40 indoor pool, guest apartment, courtyards, and more
- Easy Access to I-840, I-24 and Hwy 96
- Approx. 30 min. to Nashville Airport



DEMOGRAPHIC SNAPSHOT

	RUTHERFORD COUNTY
2023 Population Estimate	365,150
2023 Median HH Income	\$78,291
2023 Number of Households	139,340



615-896-0000
www.swansondevelopments.com

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