

# ★ PHASE I - Available Sites



## Phase I History & Overview

The subject property was developed by Stonegate Commercial, LLC and is part of a tract that was purchased by the C.M. Gatton Trust. This property, which is currently in development, will consist of several properties of mixed use that will accommodate restaurants, banks, offices and luxury apartments as well as other retail.

This development is part of what is known as the Gateway in Murfreesboro, Tennessee and is located at the intersection of Interstate 24 and Medical Center Parkway. The property is west of The Avenue, a lifestyle retail mall of 950,000 square feet that has been developed by The Faison Company of Charlotte, NC and Cousins Properties of Atlanta, GA, a joint venture. The Lifestyle Mall consists of 130 stores of ladies high-end fashion, sporting goods and restaurants as well as other retail.

The Gateway Area is also enhanced by the new Middle Tennessee Medical Center that has just opened. The new hospital is built on 65 acres on Medical Center Parkway and is ¼ mile from the subject site. The hospital has 285 beds and is an investment of approximately Three Hundred Million (\$300,000,000.00) Dollars. Other doctors office buildings are presently being developed around the hospital. The Middle Tennessee Medical Center opened in October of 2010.

The Embassy Suites Hotel, also part of the Stonegate Commercial, LLC Development, is adjacent to the Avenue Life Style Mall and consists of 283 suites, a conference center of 80,000 square feet with supporting restaurant and lounge. Parcels have been purchased by the Residence Inn, Holiday Inn & Suites, Drury Inns and Holiday Inn Select for future hotels. First Tennessee Bank and other retail developments have also purchased sites..

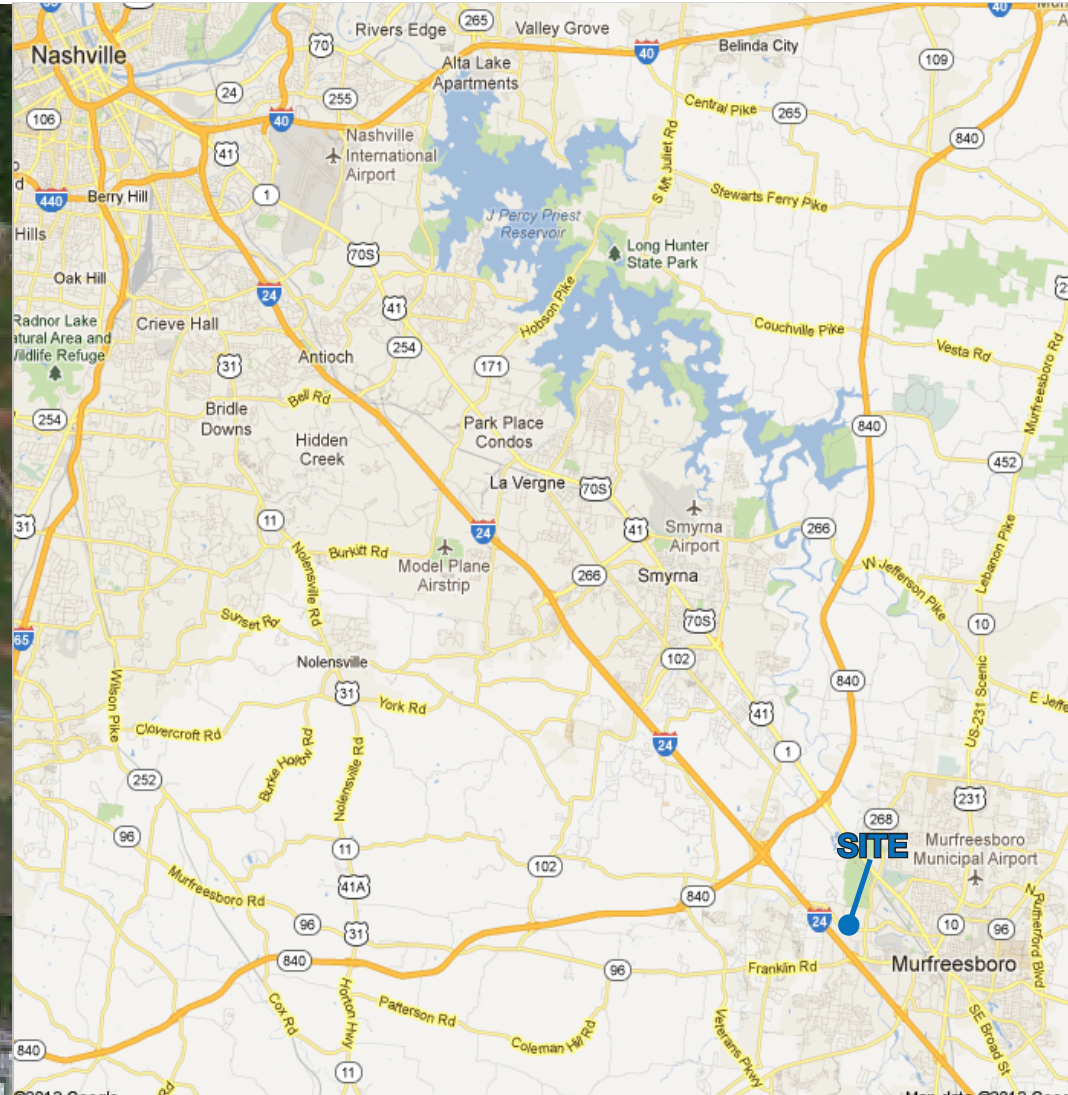
The property for the lifestyle mall and hotel conference center is part of the original C.M. Gatton Property and was developed by Tommy Smith of Stonegate Commercial, LLC.

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The Gateway Has Established Murfreesboro as a Regional Destination for Shopping, Dining, Entertainment & Medical Services



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