

Why Middle Tennessee?

- US Country Music Industry Capital
- Nashville – 13 county MSA, 1.45 million population, (Multifamily Executive, June 2012[1])
- #1 US City for business expansion and relocation
- January 2012, the U.S. Chamber of Commerce ranked Tennessee the No. 1 state for low business taxes and regulations[1]
- Kiplinger ranked Nashville No. 3 among its “Top 10 Best Value Cities for 2011[1]
- #2 US City for Best Business Climate as determined by Conway Data’s New Plant Database[2]
- Forbes ranks Nashville # 3 “Next Big Boom Towns”[3] (Job creation & regional growth factors)
- Policom Corp. ranked Nashville 3rdnd strongest for economic strength based on long term growth & quality (2013)[4]
- One of 15 Best US Cities for Work and Family – Fortune Magazine[2]
- One of 5 Best Cities to live for Entrepreneurs – Entrepreneur Magazine[2]
- 47.2 % population increase over the last 20 years – (2.5 times the national average of the same period) – High growth with Generation Y renters (Multifamily Executive, June 2012[1])
- Ranked 38th in Population growth [1]
- 49th in Income Growth (7% above US median income level)
- Top 100 Place to Live by RelocateAmerica 2011[5]
- 16,300 job gain as of December 2011, [1]
- 6.95% Unemployment rate below the 8.3% national average [6]
- Nashville – One of 10 Cities with the steepest Rent hikes (National Multifamily Housing Council March 24, 2011[6])
- Nashville - 5.1% Vacancy Rate [1]
- Rents are climbing in every Nashville submarket (save Bellevue - new apartment construction contributes to a 1% decrease)[1]

Nationally Recognized Major area Employers: Dell, Hospital Corporation of America (HCA), St. Thomas Health Services, Ingram Industries, Electroluxe Home Products,

Nissan (US Headquarters and Production plant), Amazon – Chattanooga, Murfreesboro, Lebanon, Sprint PCS, Verizon, Caterpillar Finance, Tractor Supply (Headquarters), Lifeway Christian Resources, General Motors, Dollar General, Cracker Barrel Old Country Store, State Farm, AO Smith Water Products, Community Health Systems, Tyson Foods, Trane Company, United Healthcare, Johnson Controls, Taylor Farms, Jostens Printing and Publishing, General Mills/ Pillsbury, Ford Motor Credit, Bridgestone Americas, Lee Company, Mars Pet Care, Comdata, Genesco, Schneider Electric, Volkswagen Auto Manufacturing[7].

Rental Market designations – A,B,C

Clarksville A

Nashville – A South & West Nashville, Condos-trend areas

B Madison & East Nashville

C Bordeaux

B Gaylord – Ellington Area

A Oak Hill

Brentwood A

Antioch B & C

Cane Ridge B

Hendersonville A & B

Hermitage B

Mt. Juliet A

Lebanon A & B

Gallatin B

Goodlettsville B

Thompson Station A

Nolensville A

| | |
|--------------|-------|
| Spring Hill | A |
| Franklin | A |
| Columbia | B |
| Lavergne | B |
| Smyrna | A & B |
| Murfreesboro | A & B |
| Shelbyville | B |

Nashville is a city in Davidson County in Tennessee.

Nashville is the capital of the state of [Tennessee](#). It is located on the Cumberland River in Davidson County in the north-central part of the state. Nashville is also a major hub for the health care, entertainment and publishing industries. Metropolitan Nashville's population stood at 546,219 as of July 1, 2004, according to United States Census Bureau estimates, making it the second-largest city in Tennessee (below [Memphis](#)). The 2004 population of the entire 13-county Nashville metropolitan area was 1,395,879, making it the largest and fastest-growing metropolitan area in the state.

Although Nashville is renowned for being a major music recording center and tourist destination, its largest industry is actually health care. Nashville is home to more than 250 health care companies, including Hospital Corporation of America, the largest private operator of hospitals in the world. As of 2006, the [Nashville Healthcare Council](#) estimated the health care industry contributed \$18.3 billion a year and 94,000 jobs to the Nashville-area economy.

Other major industries in Nashville include insurance, finance, and publishing (especially religious publishing). The city also hosts headquarters operations for several Protestant denominations, including the United Methodist Church, Southern Baptist Convention, and National Baptist Convention, USA, Inc. Middle Tennessee is also noted for its automotive industry. The community of Spring Hill, Tenn., 30 miles south of Nashville, is home to a major complex that manufactures Saturns. In Smyrna, just east of Nashville, Nissan has a major manufacturing facility. In 2005, Nissan USA,

announced it is moving its headquarters from Los Angeles to Williamson County, in the Nashville metropolitan area.

According to [Expansion Management Magazine](#), Nashville is "the Hottest City in America for Relocation and Expansion." In June, 2006, Kiplinger Personal Finance Magazine ranked Nashville #1 on its list of [The 50 Smartest Places to Live in America](#).

Nashville is the location of the membership headquarters of the largest small business association in America, the National Federation of Independent Business, [NFIB](#).

[http://smallbusiness.com/wiki/Nashville, Tennessee](http://smallbusiness.com/wiki/Nashville,_Tennessee)

Nashville typically enjoys a mild and pleasant climate with only a few days of the year having either very hot or very cold conditions. Most of the city's rain is confined to the spring months, but a shower throughout the year is not unusual. Fall is a celebrated time throughout Tennessee. Visitors come from all over to see the annual changing of the leaves in mid-October. Nashville really shines throughout the winter. Although the climate is mild, winter temperatures do range from cool to cold. If a snowfall occurs, it is usually in January or February, and is seldom heavy.

Major industries include tourism, printing and publishing, technology manufacturing, music production, higher education, finance, insurance, automobile production and health care management. Nashville has been named one of the 15 best U.S. cities for work and family by *Fortune* magazine, was ranked as the number one most popular U.S. city for corporate relocations by *Expansion Management* magazine, and was named by *Forbes* magazine as one of the 25 cities most likely to have the country's highest job growth over the coming five years.

Nashville's High Notes:

- [Time Magazine: The South's Red-Hot Town](#)
- [BBC: Music City might need a new nickname - Technology Town](#)
- [AOL: America's New Boomtown City Is ... Nashville](#)
- [Inside Vandy: Life beyond the Vanderbilt bubble: Why Vandy students are sticking around](#)

- [*The Today Show* raves about Nashville](#)
- [*Conde Nast Traveler*: **Five cities to visit in 2013**](#)
- [*The New York Times*: **Nashville's Latest Hit? The City Itself**](#)
- [*The New York Times*: The Heartbeat, and the Twang, of a City: **'Nashville,' the TV Series Starring the City**](#)
- [*The New York Times*: "Nashville's Rising Stars: **The Kitchen Is Their Studio**"](#)
- [*Business Insider*: **9th "Hottest American City of the Future"**](#)
- [*GQ* has renamed Nashville **"Nowville"**](#)
- [**Best Music Scene, 2011:**](#)
[Nashville was named the "Best Music Scene" by *Rolling Stone* for its "historical music venues, celebrity residents, and record stores"](#)
- [**10 Best New Restaurants in America:**](#)
[Local restaurant The Catbird Seat was named "10 Best New Restaurants in America" by *GQ Magazine* in their 2012 esteemed list](#)
- [**Top 15 U.S. Destinations On The Rise For 2012**](#)
[Nashville was named the #1 "Destination on the Rise" by *TripAdvisor* based on traveler reviews](#)
- [**America's Favorite Cities 2011**](#)
[Nashville was given a Top 5 ranking by *Travel + Leisure* readers for its "Affordable Getaways" and "Friendliest City" categories](#)

<http://www.vanderbilt.edu/nashville/>

Nashville:

- Fastest Job Growth in US. Kiplinger (2012)
- Top 10 Best Places to Live-Where Jobs Are CNN Money(August 2012)
- Tennessee 4th Best Place to do Business ChiefExecutive.net(2012)
- Rated as one of the Top 5 Cities in the world to see in 2013 by Conde Nast Traveler magazine's The Daily Traveler Blog.
- Rated Friendliest Travel Destination & Top Spot for Wireless Connectivity, 2nd Best Music Scene, 2nd Best Street Performers, 3rd Best Flea Markets, 3rd Best Ice Cream and 3rd Best Cleanliness by Travel & Leisure Magazine Annual America's Favorite Cities Report(2012).
- Ranked 89th Economically Top-Performing Regions in the world (up from 167th place in 2009) by Brookings(2012).
- Ranked 4th in Job Creation in U.S. according to Gallup, April 2012
- Ranked 5th Fastest Growing Job Marketing in U.S. by BLC 2012
- Ranked 2nd Most Cost-Attractive Business Location by KPMG, March 2012
- Ranked 8th Best Real Estate Market in U.S. February 2012
- Ranked 10th Most Frugal City in the country by Coupons.com, February 2012
- Ranked 1st in Destination on the Rise by Tripadvisor.com, December 2011
- Ranked 3rd Forbes 40 US Cities of the Future 2011
- Ranked 89th in the WORLD for Metro Economic Vitality by Brookings Institute "Global MetroMonitor 2011: Volatility, Growth, and Recovery
- Ranked America's Friendliest City by *Travel + Leisure* magazine and the *Today* show (2009)
- Ranked No. 1 Quality of Life, No. 6 Best Cost of Living and No. 9 Economic Growth Potential by *Business Facilities* magazine (2009)
- Ranked No. 1 City in America for Business Relocations and Expansions by *Expansion Management* magazine (2005 & 2006)

Franklin:

- #4 of Top 10 Cities for Historical Preservation The Preservation Network(September 2012)

- #2 Most Business-Friendly Cities in TN Beacon Center of Tennessee(November 2012)
- #52 Best Places to Live CNNMoney(2012)
- Ranked No. 66 out of 100 by CNN/*Money Magazine* as Best Places to Live in a comparison of cities with populations between 50,000 and 300,000. Franklin was the only Tennessee city to make the list. (August 2010)
- Ranked No. 8 by *Business Week* as Top 50 US small cities for entrepreneurs to launch a business (March 2009)
- Named by *The American Planning Association* as one of 10 great neighborhoods in Great Places in American Program (2009)
- Named to the *National Trust for Historic Preservation's* annual Dozen Distinctive Destinations vacation list
- Ranked as the fifth-best small town by readers of Southern Living magazine in the Readers' Choice Awards (January 2009)
- Ranked No. 45 *Money* magazine's Best Places to Live(2008)

Brentwood:

- #1 Most Business-Friendly Cities in Tennessee Beacon Center of Tennessee(November 2012)
- Brentwood Library named a Top 10 Children's Library by Livability.com(2012)
- Ranked No. 9 on *Money* magazine's Hot Town list(2003)

Williamson County:

- No. 10 by CNN/*Money Magazine* among the 25 communities with the Most Job Growth During the Past Decade. Williamson County had a 40.3 percent job growth rate from 2000 to 2011 (August 2012)
- No. 22 by CNN/*Money Magazine* for communities among the 25 communities with the Most Job Growth During the Past Decade. Franklin had a 29.8 percent job growth rate from 2000 to 2009 (August 2010)
- Tied for No. 4 with Arlington County in Virginia on *Forbes* magazine's Best Places to Get Ahead List based on job creation and income growth (February 2010)
- Ranked No. 10 by *Forbes.com* Best Places to Live (2008)

- No. 18 Top Counties-Median Household Income, U.S. Census Bureau(2008)
- No. 47 Personal Income per Capita, U.S. Census Bureau(2008)

A national shift and change in America – Middle Tennessee is the Gateway – a solid area for investment.

Chronicling the building wave – momentum for area strength...rising rents, cash flow, & dependable appreciation – paying off at investment exit.

February 2008

"Best Places for Business and Careers"

Forbes

Nashville ranks as the No. 9 best city for business and careers based on job and income growth, as well as migration trends.

January 2008

"Top Cities for Cultural Amenities"

Nashville Business Journal

Nashville ranks nationally as the No. 3 best city in terms of cultural amenities behind New York City and San Francisco.

"Top Cities for Apartment Investing"

National Multi Housing Council

The Nashville-Middle Tennessee area ranks nationally as the No. 4 best city for apartment investing.

"Best Cities for Jobs"

Forbes

Nashville ranks as the No. 14 best city for jobs in 2008.

2007

"2007 Digital Cities Survey"

Center for Digital Government

Nashville ranks as the No. 4 best city for technology based on how it uses technology to create a seamless environment between local government and constituents.

"Top 25 Places to Live and go to School"

Relocate America

Nashville ranks as the No. 22 best community across the nation that offers families a great place to live based on quality of schools and choices in educational offerings.

"10 Best Cities for African Americans"

Black Enterprise

Nashville ranks as the No. 7 best city for African Americans based on high-paying jobs, affordable homes, a vibrant social life and short commutes.

"5-Star Business Opportunity Metros"

Nashville ranks as the No. 18 best city for business opportunity in the U.S.

October 2007

"Fastest Growing Wine Regions"

The Orbitz Food & Wine Index

Nashville ranks as the No. 7 fastest-growing wine regions in the U.S.

September 2007

"Top 10 Cities for Business"

MarketWatch.com

Nashville ranks as the No. 6 best city to do business because of robust industry sectors ranging from music to health care.

"Top Sports Towns"

Sporting News

Nashville ranks as the No. 16 top sports towns in the U.S.

"Top 50 Best Adventure Towns"

National Geographic

Nashville is nationally ranked as a top city to live and play based on an ideal mix of terrain, activity and opportunity.

August 2007

"2007 Economic Strength Rankings"

POLICOM

Nashville-Davidson-Murfreesboro MSA ranks No. 4 nationally for economic strength based on long-term tendency to grow in size and quality.

"America's Friendliest Cities"

Travel + Leisure

Nashville ranks among the top five friendliest cities in America

July 2007

"Best Cities for Relocating Families"

Primacy Relocation

When it comes to suitable cities for relocating families, Nashville ranks as the No. 2 best large market city based factors such as home prices, appreciation rates and property taxes.

June 2007

"Top 10 Metro Areas for Per-capita Income Growth"

Bizjournals

Nashville ranks No. 8 nationally for per-capita income growth. Per-capita income was determined by salaries, dividends, interest payments, rental income and government checks, including Social Security.

May 2007

"Best Large City for Relocating Families"

Worldwide ERC & Primacy Relocation

Nashville is named the No. 2 best large city for relocating families based on economic, educational, quality of life and climate factors.

"Top MBA Employers" *Fortune*

Nashville ranks No. 8 nationally based on the percentage of MBA candidates who voted where they would most like to work.

April 2007

"Top 100 Places to Live"

Relocate-America.com

Nashville and Brentwood rank among the top 100 places to live based on education, crime, employment and housing.

"Best Cities for African Americans"

Black Enterprise

Nashville is ranked as the No. 5 Best Cities for African Americans nationally based on career mobility, affordable housing, and overall quality of life.

"Best Places for Business and Careers"

Forbes

Nashville ranks No. 9 nationally based on job and income growth, business and living costs, education of the workforce, migration trends, and quality-of-life issues such as crime rates and cultural opportunities.

"Tax Friendly Places 2007"

The Tax Foundation

Tennessee is named the No. 3 Tax Friendly Places nationally based on average tax payer's total state and local tax burden.

March 2007

"Top Metros"

Site Selection

Nashville ranked ninth among the top 10 metro areas in the U.S.

February 2007

"Best Places for Artists in the U.S."

Business Week

Nashville ranks No. 7 nationally based on metro areas that have the highest concentrations of artistic establishments.

"America's 50 Hottest Cities"

Expansion Management

Nashville is ranked again as one of the nation's top hottest cities for business

relocations and expansions.

October 2006

"Best Cities for Relocating Singles"

Worldwide ERC & Primacy Relocation

Nashville named the No. 1 Best City for Relocating Singles of 2006.

"5-Star Logistics Metro"

Expansion Management

Nashville-Davidson-Murfreesboro, Tenn., has been given a "5-Star Logistics Metro" designation based on 10 logistics categories including road and bridge conditions, interstate highway access, and air cargo service.

August 2006

"Brainiest Cities in the United States"

CNNMoney.com

Nashville-Davidson ranks among America's smartest cities based on highest concentration of college degrees.

"Hot Cities for Entrepreneurs"

Entrepreneur magazine

Nashville ranks No. 8 nationally based on "entrepreneurial activity index."

"The 2006 Inc. 500 List"

Inc. magazine

Six Nashville-area firms included on annual ranking of fastest-growing privately held companies in America.

"2006 Economic Strength Rankings"

POLICOM

Nashville-Davidson-Murfreesboro MSA ranks No. 2 nationally for economic strength based on long-term tendency to grow in size and quality.

July/August 2006

"Five-Star Business Metros for Business Expansion"

Expansion Management magazine

June 2006

"Best Cities for Relocating Families"

Primacy Relocation

When it comes to suitable cities for relocating families, Nashville ranks among the top five.

"Top 50 Smart Places to Live"

Kiplinger's Personal Finance

Low cost of living, high quality of life, reasonable home prices elevate Nashville to No. 1.

May 2006

"Best Places for Business and Careers"

Forbes

Nashville cited among the top 10 cities in America.

"America's Best High Schools"

Newsweek

Two Metro Nashville public schools crack the top 50.

April 2006

"The South's Ten Top Headquarters Markets"

Southern Business & Development

March 2006

"America's 100 Fastest-Growing Counties"

U.S. Census Bureau

Three Nashville-area counties (Williamson/No. 59, Rutherford/No. 84 and Montgomery/No. 96) claim spots on the list.

February 2006

"Lowest State-Local Tax Burden Per Capita"

The Tax Foundation

Tennessee ranked among the top five most "tax-friendly" states in this analysis of state and local tax burdens of residents.

January 2006

"America's 50 Hottest Cities"

Expansion Management

Nashville repeats No. 1 status as the nation's hottest metro for business relocations and expansions.

December 2005

"Big Deals 2005"

Business Facilities

Nissan HQ relocation garners "Editor's Choice" recognition.

October 2005

"Seven Cool Cities"

Kiplinger's

Nashville is ranked as one of 7 locations that are perfect for young professionals.

"Hot Spots"

Entrepreneur

Nashville ranked 8th in the Entrepreneurial Hot Cities ranking.

"Best Cities for Relocating Singles"

Worldwide ERC & Primacy Relocation

Nashville named one of 2005's Best Cities for Relocating Singles.

July 2005

"The 20 Hot Headquarters Metros for the 21st Century"

Business Facilities

Nashville is the No. 1 metropolitan area for corporate headquarters.

June 2005

"Average Disaster Premiums By State"

Expansion Management

Tennessee ranks as the 18th best state for disaster insurance premium paid per business establishment.

May 2005

"Top US Cities for Doing Business"

Inc.

Nashville is the 47th best city in which to work, based on job growth.

"2005 Knowledge Workers Quotient"

Expansion Management

Nashville-Davidson-Murfreesboro, Tenn., is listed as a five-star knowledge worker city due to its well-educated workforce that attracts high-tech companies and entrepreneurs.

April 2005

"Top 25 Art Destinations in America"

AmericanStyle

Nashville ranked 19th in AmericanStyle magazine's eighth annual Top 25 Arts Destinations reader poll.

January 2005

"America's 50 Hottest Cities"

Expansion Management

Site consultants across the country chose Nashville as the hottest city for business relocation and expansion. They ranked the various metro areas according to business environment, workforce quality, operating costs, incentive programs, worker training programs, ease of working with local politicians and economic development officials.

November 2004

"U.S. Biotechnology's Leading Locations"

Business Facilities

In a study released by the Battelle Memorial Institute and the State Science and Technology Institute for the Biotechnology Industry Organization, Tennessee ranked as the 11th best place in the country to locate a biotechnology business.

October 2004

"Top 40 Real Estate Markets"

Expansion Management

Nashville ranked 12th among the top 40 hottest real estate markets in the United States in this survey.

"Attorney Counts, Economic Growth and Malpractice Measures"

Expansion Management

Tennessee is ranked the 39th state with the most lawyers per capita and ranked the 25th state with the best legal system.

September 2004

"Americas 100 Most Logistics Friendly Metros"

Expansion Management

Nashville received a five-star ranking in Expansion Management's 2004 Logistics Quotient. See below how the city ranked in different categories.

-41st in the transportation and warehouse industry

-155th top labor workforce

-203rd best road infrastructure

-176th best road density/congestion/safety

-119th best road conditions

-54th best interstate highways

-63rd in taxes and fees

-102nd best railroads

-50th best waterborne commerce

-43rd in air cargo

January 2004

"Top 50 Hottest U.S. Metros"

Expansion Management

The Nashville MSA ranked No. 2 in Expansion Management's poll of 60 prominent site location consultants, based on their experiences over the past two to three years.

2004

"Best Performing Cities"

The Milken Institute

Nashville ranked 68th in the Best Performing Cities index.

November 2003

"U.S. Biotech's Top 40 Locations"

Business Facilities

The Nashville MSA ranked No. 21 overall for biotechnology companies, including life sciences and pharmaceuticals, through careful measurement of 13 separate factors.

"Top 25 State Business Climate Rankings"

Site Selection

Tennessee moved up to No. 3 overall in the annual business climate rankings.

September 2003

"Five Star City for Logistics"

Expansion Management

Nashville ranked No. 2 overall for logistics-friendly cities based on categories such as transportation and distribution industry climate, available workforce, road infrastructure and conditions, taxes and fees, waterborne commerce and air cargo.

August 2003

"Top Locations for Plastics Industry"

Business Facilities

Tennessee was ranked third hottest plastics location for expansions and relocations by professional site consultants who deal with the industry on a regular basis.

July 2003

"Most Promising Locale for a New Automotive Manufacturing Facility"

Business Facilities

Tennessee ranked seventh among the top sites picked by consultants, site selectors, and real estate professionals as the most promising locale for a new automotive manufacturing facility.

June 2003

"Most Diversified Local Economy"

Moody's Investors Service

Nashville ranked eighth among the top 10 most diversified local economies.

"Top 20 Best Places to Live & Work in America"

Employment Review Magazine and BestJobsUSA.com

Nashville ranked sixth in the "Top 20 Best Places to Live & Work in America."

May 2003

"5th Annual Quality of Life Quotient"

Expansion Management

Nashville ranked second in the "Best Metros for Standard of Living" category and was hallmarked as a four-star community.

"Top Places for Business and Careers"

Forbes Magazine

Nashville ranked 25th in Forbes Magazine's fifth annual listing of top places for business and careers.

"Most Competitive State Economic Development Agency"

Site Selection

Tennessee Economic and Community Development Department won Site Selection magazine's inaugural award as the most competitive state economic development agency.

April 2003

"Most Generous Metropolitan Area"

The Chronicle of Philanthropy, via cnn.com

Nashville ranked seventh most generous metropolitan area. The poll measured by percentage of disposable income donated to charity.

March 2003

"Top Metros: Picture Perfect Metros"

Plants Sites & Parks Magazine

Nashville was ninth in the magazine's "Picture Perfect Metro" list.

February 2003

"Internet Growth"

Nielsen/NetRatings, The Tennessean

Nashville ranked second in Internet growth.

2003

"Best Cities for Entrepreneurs"

Entrepreneur Magazine

In 2003, Nashville was the 45th best city for entrepreneurs.

"Cities with Best Business Climate in the U.S."

Business Opportunity Index

Nashville was ranked as having the third best business climate in the nation.

October 2002

"Best Cities for Black Families"

Bet.com

Nashville was ranked the 10th best city for black families based on quality of life factors.

2002

"Top Recession-proof Cities"

Business Development Outlook

Nashville ranked as the second most recession-proof city in 2002.

April 2002

"Best Cities for Women"

Ladies' Home Journal

Nashville ranked as the 46th best city for women to live and work.

April 2001

"100 Best Cities for Families"

Child

Nashville was ranked the 82nd best city for families in the United States.

July 2000

"Top 10 Big Metros for Start-up Companies"

Site Selection

Nashville was ranked the 10th best large metropolitan area for new companies.