

TENNESSEE

CONTACT: Sean McDermott, Regional Director
smcdermott@cumming-group.com

Construction in Tennessee is mostly centered around the cities of Nashville and Memphis, with high-profile projects scattered across the state. Nashville has become a modern-day boomtown, with a typical day seeing more than 100 new residents. The market has mostly pivoted to mixed-use projects, hospitals, and other projects aimed at providing services for its residents. There are still a few high-profile projects here, notably the new \$2 billion Tennessee Titans stadium that we're involved with.

Memphis, meanwhile, has capitalized on its position in the rough middle of the continental US to become one of the largest shipping hubs in the country. Its airport is the busiest cargo hub in the

country, on average seeing a flight every 2 minutes. This kind of throughput is hard to keep up, however, and an expansion to the already sprawling cargo terminal is the largest project in the city. The area is also working on mixed-use projects, which seem to be springing up across the country.

Outside of the major cities, most of the construction stems from things like data centers and infrastructure projects. As Tennessee is one of the leading states for nuclear energy, electricity is cheap and data centers are comparatively easy to build.

Total Construction Market Volume by Sector (x \$1m, Nominalized 2012\$)

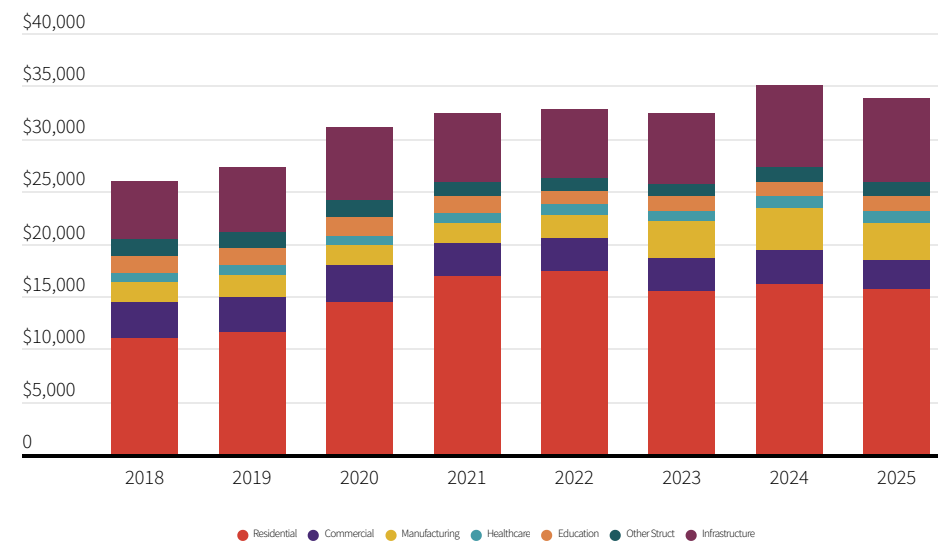
	2018	2019	2020	2021	2022	2023	2024	2025
Total	-2.2%	5.3%	13.1%	4.7%	1.1%	-1.0%	8.2%	-3.4%
Residential	-5.0%	4.5%	25.2%	16.1%	3.9%	-11.5%	4.9%	-4.1%
Commercial	2.6%	1.2%	1.7%	-8.4%	-4.7%	2.8%	0.0%	-4.8%
Manufacturing	-2.5%	6.0%	-9.7%	5.4%	14.8%	59.8%	12.3%	-14.9%
Healthcare	-4.1%	3.7%	7.3%	1.5%	-3.5%	1.7%	11.6%	-0.3%
Education	0.2%	2.5%	3.0%	-13.0%	-17.1%	3.6%	11.3%	0.4%
Other Struct*	1.6%	3.0%	11.2%	-11.3%	-9.3%	2.9%	7.4%	-1.8%
Infrastructure	-0.4%	11.0%	8.2%	-4.4%	-0.1%	3.1%	16.8%	3.1%

◀ HISTORIC FORECAST ▶

* This includes religious buildings, amusement, government communications, and public recreation projects.

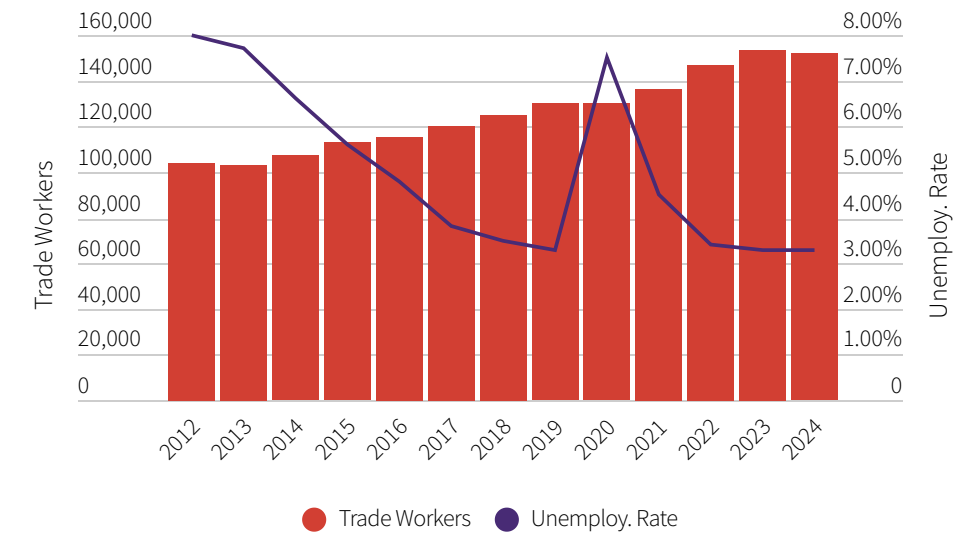
SOURCE: IHS-Markit

Annual Volume (x\$1M, 2012\$)

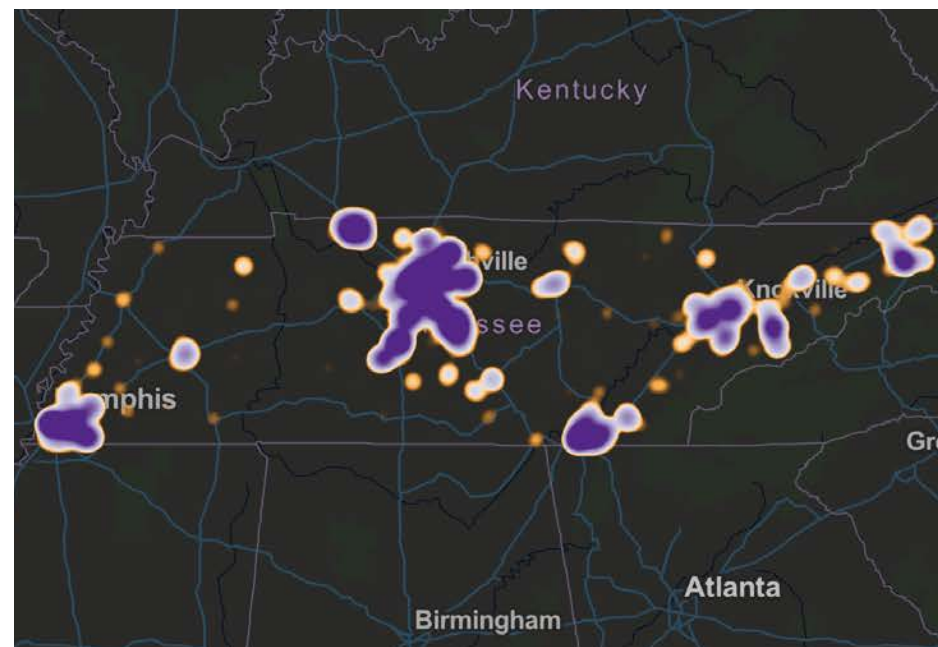


SOURCE: IHS-Markit

Regional Construction Employment

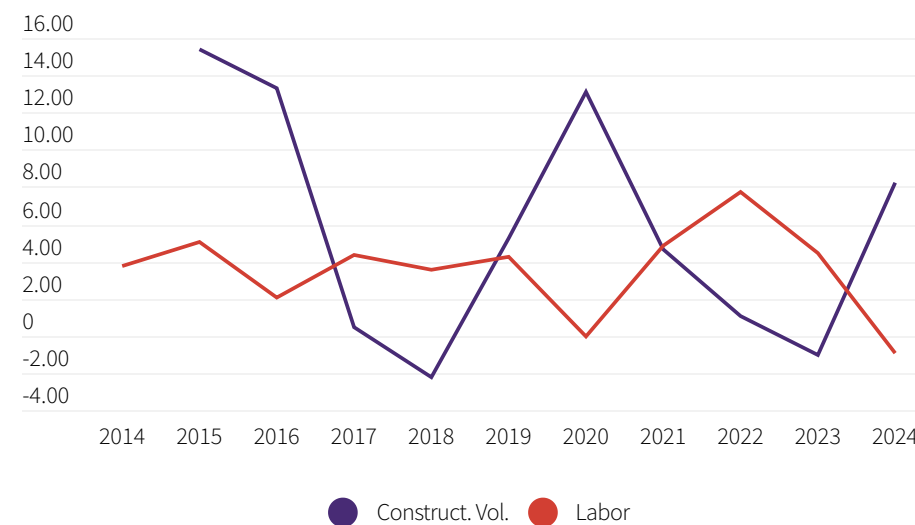


SOURCE: U.S. Bureau of Labor Statistics



SOURCE: BuildCentral

Construction Volume vs Labor - Annual Increase/Decrease



SOURCE: IHS-Markit and FRED

Top Regional Projects Sorted by Construction Value

Project Name	Location	Value (x\$1b)
Uranium Processing Facility	Oak Ridge	\$6.5B
Blue Oval City	Stanton	\$5.6B
LG Chem America Advanced Materials Manufacturing Facility	Clarksville	\$3.2B
Oracle Nashville Campus	Nashville	\$2.5B
The Riverside Mixed-Use	Nashville	\$2.5B
Tennessee Titans Stadium	Nashville	\$2.1B
FedEx Super Hub Expansion	Memphis	\$1.5B
The Pinch Mixed-Use	Memphis	\$1B
Avalon	Franklin	\$1B
Hobson Drive Mixed-Use	Nashville	\$861M

SOURCE: Build Central