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MIDDLE TENNESSEE STATE UNIVERSITY AND THE ANNEX GROUP® ANNOUNCE PUBLIC  
PRIVATE PARTNERSHIP TO CREATE NEW STUDENT HOUSING COMMUNITY

**MURFREESBORO (August 22, 2025)** – Following a competitive procurement process, Middle Tennessee State University (MTSU) today announces it has awarded a new student housing development opportunity on its Murfreesboro campus to [The Annex Group®](#), a leading impact housing developer that creates affordable, workforce and purpose-built student housing communities. This marks MTSU's first student housing public private partnership (P3). It is The Annex Group's second campus housing P3 development in Tennessee.

MTSU President Sidney A. McPhee said that he looks forward to working with The Annex Group to bring forward the institution's vision for the new Womack Lane Commons. The next step is securing approval of the ground lease for the project, which would allow the university to lease its land for private development. The lease will be considered by the State Building Commission in November, clearing the way for construction to begin early next year if approved.

"In a time of constrained public resources and evolving campus needs, public private partnerships allow us to do more, do it better, and do it faster," he said. "These partnerships are not simply a trend in higher education; they are a strategic necessity."

Plans for the community include 554 beds of semi-suite and suite-style living units in a combination of private and shared bedrooms. The Annex Group is the developer, general contractor, facility manager and asset manager for the community. MTSU will provide residence life, leasing and assignments to provide a seamless experience for students.

"We are honored to be selected for this important project at MTSU," said Jason Taylor, Managing Partner, Public Private Partnerships (P3) for The Annex Group. "Our plans for this community were created with MTSU's goals for its students in mind, and focus on affordability, wellness and student success. We are grateful to collaborate with the University and our project partners to create a transformational addition to the campus."

Located at the corner of Homecoming Drive and Blue Raider Circle, the planned new residential community will act as a vibrant gateway to campus connecting to adjacent academic, recreation, parking and a future residential village. Designed by Smith Gee Studios and SCB, the project will include a staffed



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front desk, entry and floor lounges, community kitchen, laundry room, private and small group study spaces, landscaped courtyard, and MTSU residence life offices.

The new development will replace the aging Womack Lane Apartments, which were built nearly five decades ago with a capacity of 250 residents.

The Annex Group and MTSU will continue to work closely together throughout the planning, design, financing, construction and operations of this development project. Construction is anticipated to begin in January 2026 with completion scheduled in time for the fall 2027 semester.

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#### **ABOUT MTSU**

Founded in 1911 as one of three state normal schools for teacher training, Middle Tennessee State University is one of the oldest and largest undergraduate universities in the state of Tennessee. With a fall enrollment averaging more than 20,000 students for the past five years, MTSU remains committed to providing individualized service in an exciting and nurturing atmosphere where student success is the top priority.

MTSU features eight undergraduate colleges and the College of Graduate Studies, and more than 350 majors and concentrations combined, including accounting, aerospace, concrete industry management, music and recording industry. Offering a wide variety of nationally recognized programs at the baccalaureate, master's and doctoral levels, MTSU takes pride in educating the best and the brightest students from Tennessee and around the world. For more information, call 615-898-2300, visit <http://mtsu.edu/> or [www.mtsunews.com](http://www.mtsunews.com). Follow MTSU on X/Twitter @MTSUNews and like us on Facebook.

#### **ABOUT THE ANNEX GROUP®**

[The Annex Group®](http://www.theannexgrp.com) is a leading impact housing developer that creates affordable, workforce and purpose-built student housing communities. With a focus on providing innovative, amenitized housing in emerging markets throughout the United States, The Annex Group is headquartered in Fishers, Indiana. To learn more about The Annex Group, visit [www.theannexgrp.com](http://www.theannexgrp.com) or follow them on [Facebook](#) and [LinkedIn](#).