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Tennessee's Infrastructure Boom

A Big Opportunity for Small Businesses

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SECTION I

Tennessee Is on the Move

Tennessee is in the middle of a massive transportation overhaul — and for those of us building and investing in local businesses, that's not just a headline. It's a generational opportunity.

At Legacy of Tennessee, we're excited about what's happening because we believe transportation infrastructure is the foundation of how a place works. Roads, traffic systems, sidewalks, bus routes — these aren't just public works projects. They're the arteries of our cities, connecting people to work, goods to market, and services to the people who need them. When these systems get smarter, safer, and more expansive, it creates real, boots-on-the-ground opportunities for small, essential businesses that keep the whole machine running.

And right now, Tennessee is investing in that machine in a big way.

SECTION II

The Numbers Behind the Boom

Nashville's "Choose How You Move" transportation plan is a \$3.1 billion investment that was approved in late 2024 and is now starting to take shape. Funded by a half-cent sales tax increase, this 15-year effort will completely rework how people move around the city. Statewide, Tennessee has earmarked over \$35 billion for infrastructure improvements, and reports show the state will need at least \$77 billion more over the next five years to meet growing public infrastructure needs.



Highlights of the Nashville plan include:

- 86 miles of new sidewalks to improve walkability and access
- Modernization of over 600 traffic signals to reduce congestion and improve safety
- New and expanded bus routes to increase reliability and reach
- 12 upgraded transit centers and 17 park-and-ride locations for smoother transfers
- Prioritized pedestrian safety improvements citywide

SECTION III

What Transportation Infrastructure Really Means

It's more than just roads and bridges. Transportation infrastructure includes:

- Traffic control systems
- Signage and compliance services
- Sidewalks and pedestrian safety
- Roadway safety barriers and markings
- Bus and transit system logistics
- Signal synchronization and smart traffic tech
- Geotechnical work and road maintenance

These aren't "nice-to-haves." They're non-discretionary, compliance-driven services — often required by law and funded by public dollars. That makes them recession-resilient, recurring, and essential.

SECTION IV

Where the Opportunity Sits

All this new infrastructure doesn't build or maintain itself. Behind every lane closure, crosswalk, or new signal system, there's a local business doing the work — often quietly, reliably, and with deep local roots. This investment boom creates tailwinds for:

- **Traffic control companies** that manage lane closures, detours, and safety zones
- **Signage and barrier installation firms** needed on every active job site
- **Geotechnical service providers** who test and prepare land for new builds
- **Sidewalk and concrete contractors** supporting urban mobility
- **Transit upgrade vendors** servicing public transit (cleaning, logistics, maintenance)
- **Tech-enabled service providers** installing and syncing signal infrastructure

These businesses are often family-run, regionally focused, and hiding in plain sight — but they're essential. And they're poised to benefit for the next 10 to 15 years as Tennessee modernizes how people move.

SECTION V

Why Legacy of Tennessee Is All In

We're not trying to ride a short-term wave or chase speculative tech. We're building something durable: a network of essential service businesses rooted in local communities that support long-term infrastructure growth. We're excited about this sector because:

- The demand is government-backed and growing
- The services are recurring and compliance-driven
- Many businesses are generational and under-the-radar — but high-margin
- The opportunity to professionalize, modernize, and grow is huge

Most importantly, this isn't just an economic opportunity. It's a chance to preserve and strengthen the backbone of Tennessee's economy: small businesses that do real work and create real value.

Build With Us

At Legacy of Tennessee, we're actively seeking to partner with and invest in these companies. We want to help them grow, continue their legacy, and become part of a broader local network that will benefit from this infrastructure transformation for decades to come. If you're an owner in this space — or know someone who is — we'd love to talk.

Tennessee is on the move — and the right businesses, with the right support, will move with it.

Benjamin Krall is the Founder and Managing Partner of American Gridwork Partners (AGP), a platform company of Legacy Holdings United, LLC, executing a buy-and-build strategy across the infrastructure execution layer powering AI, electrification, and data.