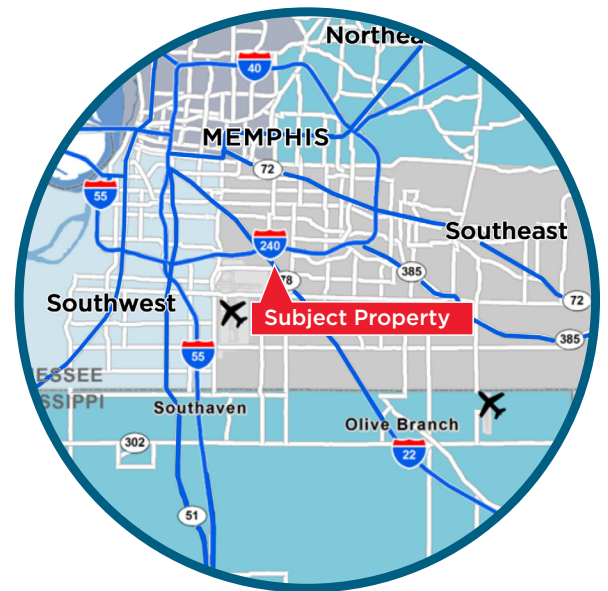




**LAND AVAILABLE**  
 100+ ACRES

**PROPERTY EVALUATION**

Land Condition:	Mild topo with trees
Utilities:	Water, sewer, gas, and power to site
Due Diligence Documentation:	Ph1, Ph2, Geotech, Wetland Delineation
Entitlement Status:	Fully entitled with wetland permitting complete
Site Plan Status:	Approved
Estimated Time to Rough Grade:	60 days to permit and 90 days to rough grade



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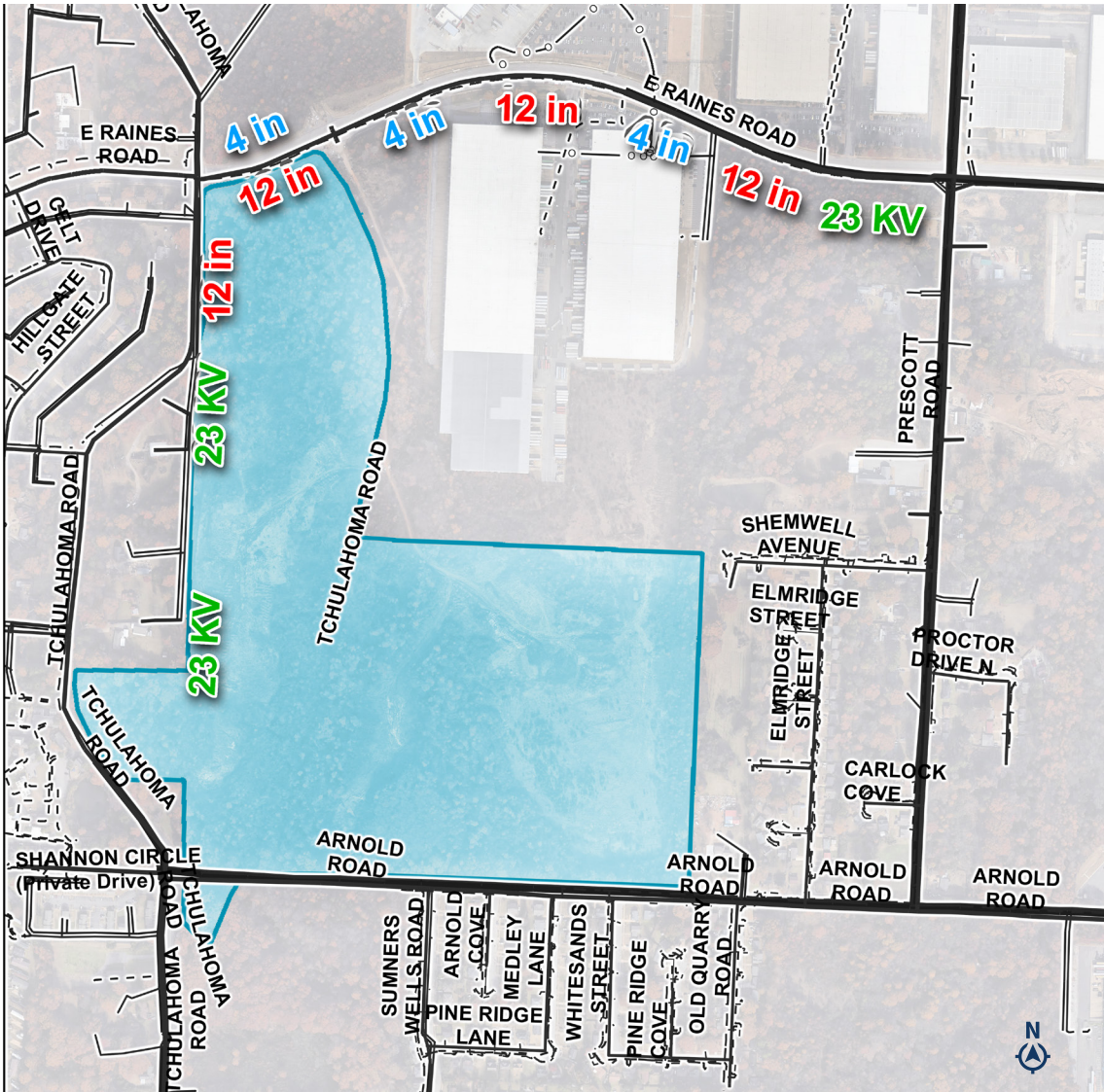
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# LAND CONDITION



## LAND DETAILS

Topography / Elevation	Moderate
Flood Risk	Minimal
Floodplain Area	None
Wetlands	None

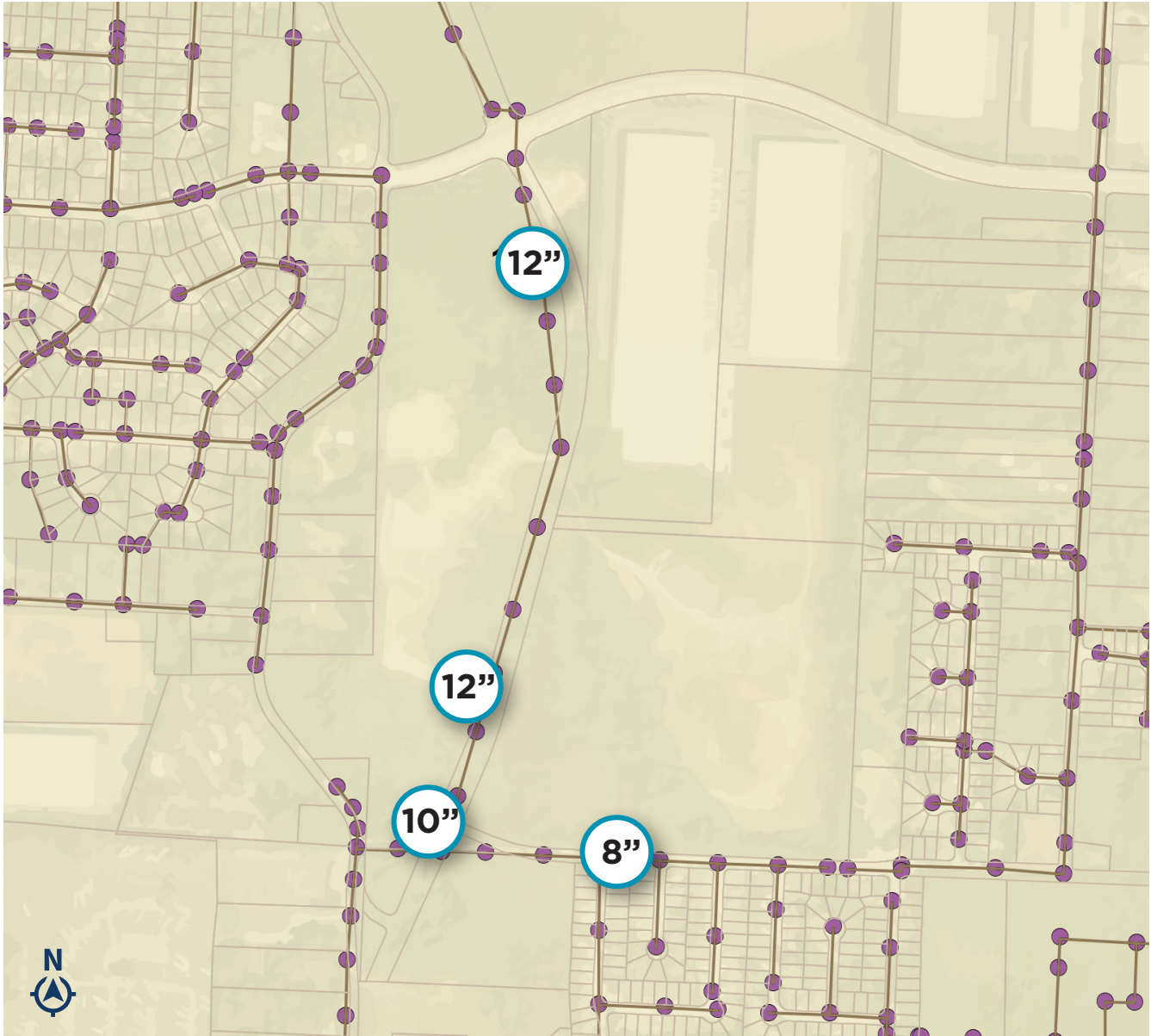
## MAP LEGEND

- ELECTRIC
- GAS
- WATER

Map created by Memphis Light, Gas and Water  
 - Land & Mapping on 02/13/2020



## WASTEWATER MAP



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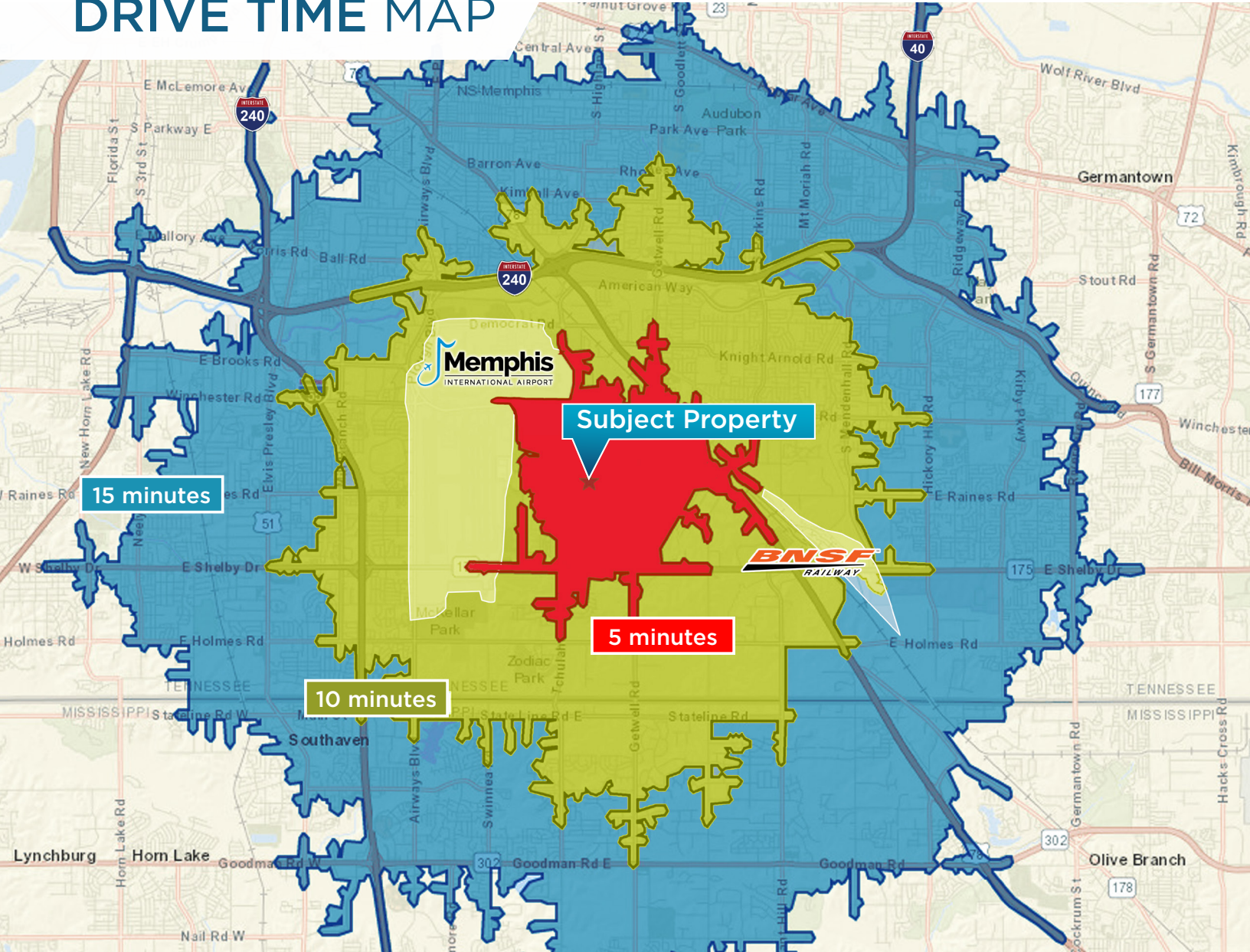
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**DRIVE TIME MAP**

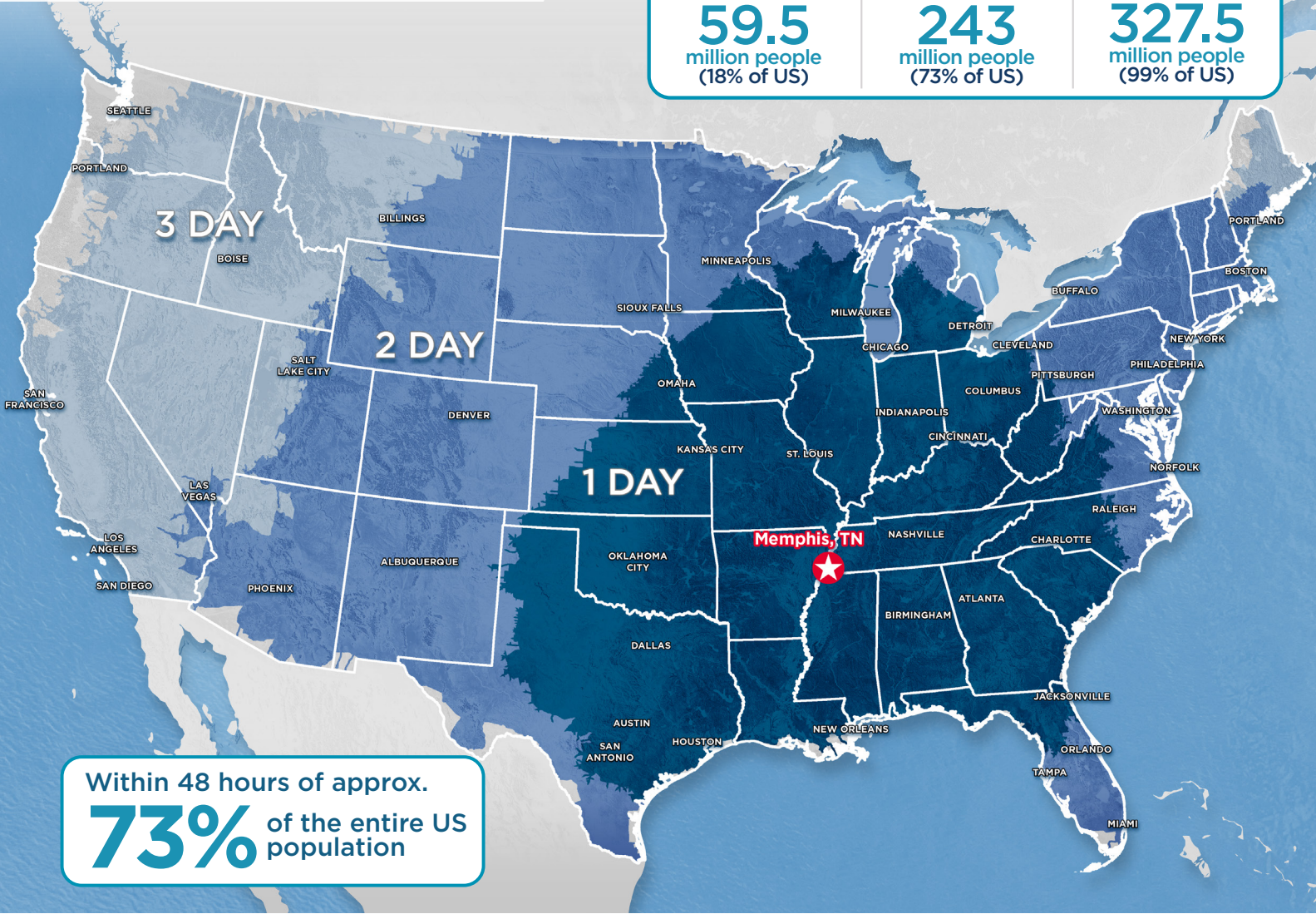


	<b>5 MINS</b>		<b>10 MINS</b>		<b>15 MINS</b>	
<b>7</b>	<b>8</b>	<b>16</b>	<b>8</b>	<b>37</b>	<b>18</b>	<b>45</b>
<b>MINS</b>	<b>MINS</b>	<b>MINS</b>	<b>MINS</b>	<b>MINS</b>	<b>MINS</b>	<b>MINS</b>
<b>3</b>	<b>4</b>	<b>12</b>	<b>4</b>	<b>31</b>	<b>11</b>	<b>44</b>
<b>MILES</b>	<b>MILES</b>	<b>MILES</b>	<b>MILES</b>	<b>MILES</b>	<b>MILES</b>	<b>MILES</b>

LAND FOR SALE  
**Unique Industrial Development Site**  
 Centerpoint Industrial Park  
 Raines Road & Tchulahoma Road

**PRIME LOCATION**

NATIONAL DRIVE TIME		
<b>1-DAY DRIVE</b>	<b>2-DAY DRIVE</b>	<b>3-DAY DRIVE</b>
<b>59.5</b> million people (18% of US)	<b>243</b> million people (73% of US)	<b>327.5</b> million people (99% of US)



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**3rd** Busiest Trucking Corridor



**5** Class 1 Railroads



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