



**CUSHMAN &
WAKEFIELD**



**COMMERCIAL
ADVISORS**

LAND FOR SALE

Unique Industrial Development Site

Centerpoint Industrial Park

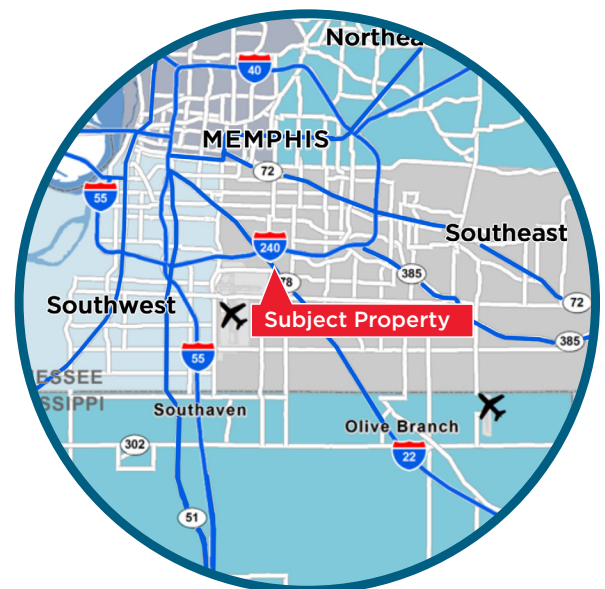
Raines Road & Tchulahoma Road



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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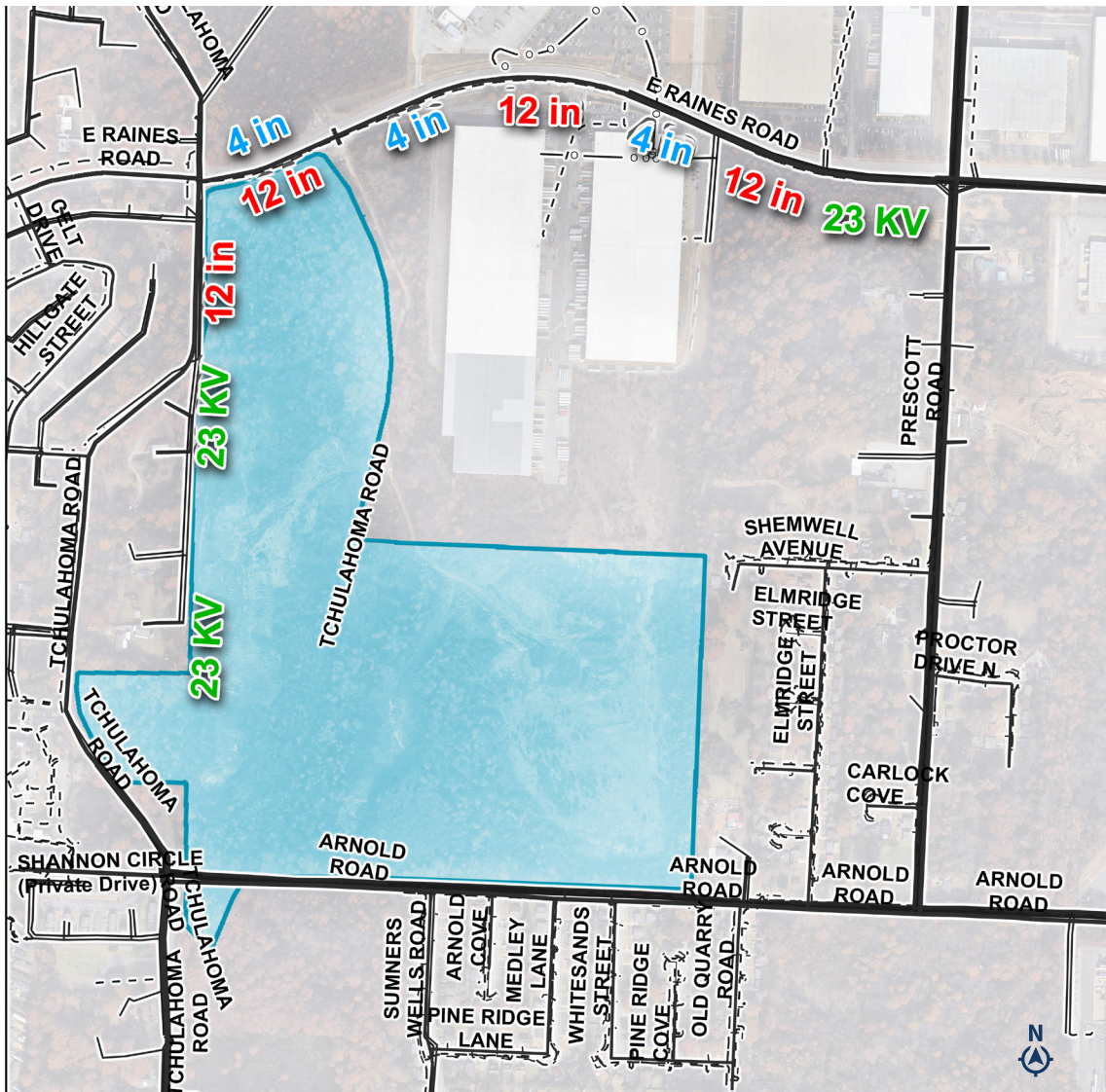
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LAND CONDITION



LAND DETAILS

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

MAP LEGEND



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



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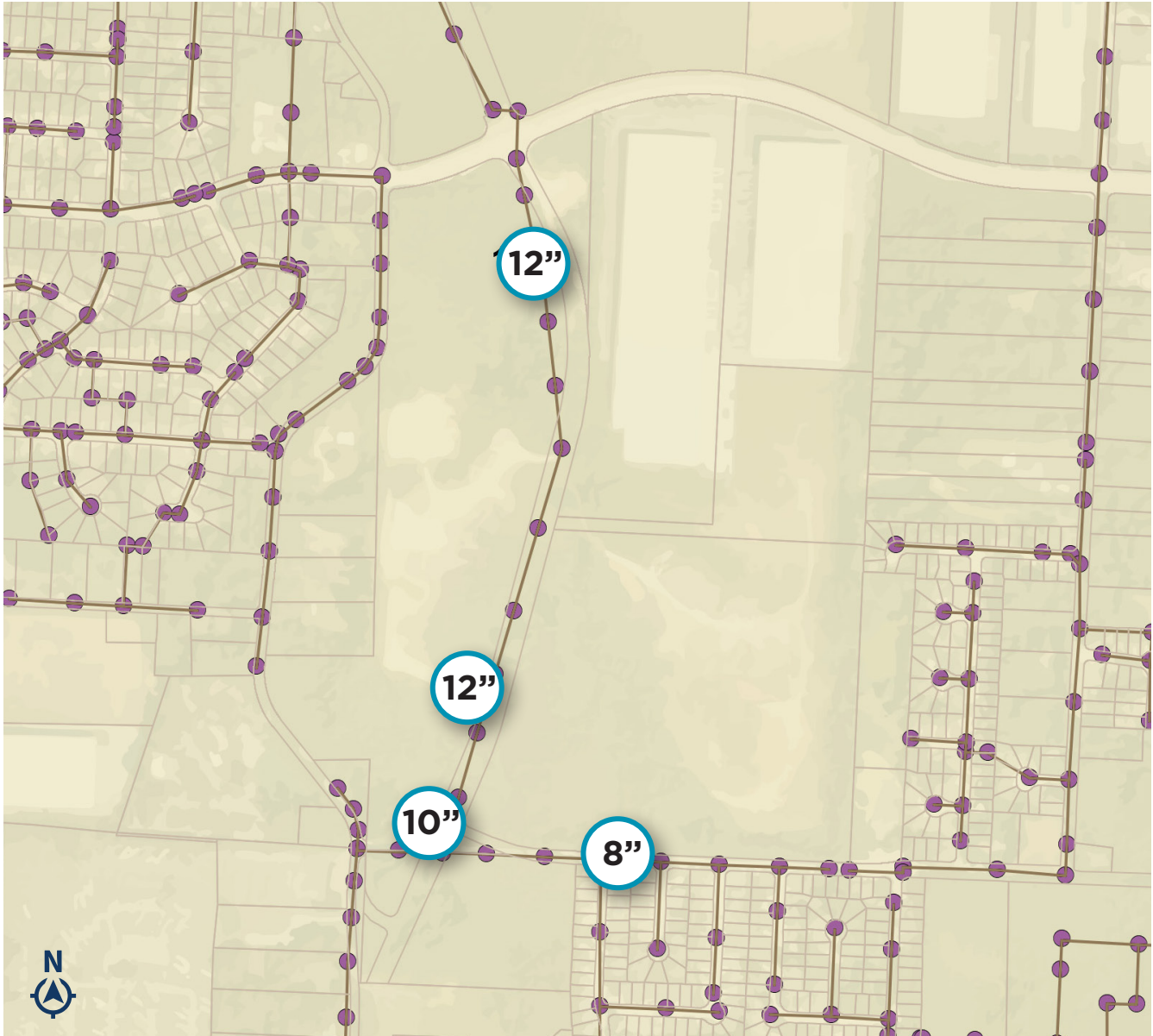
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WASTEWATER MAP



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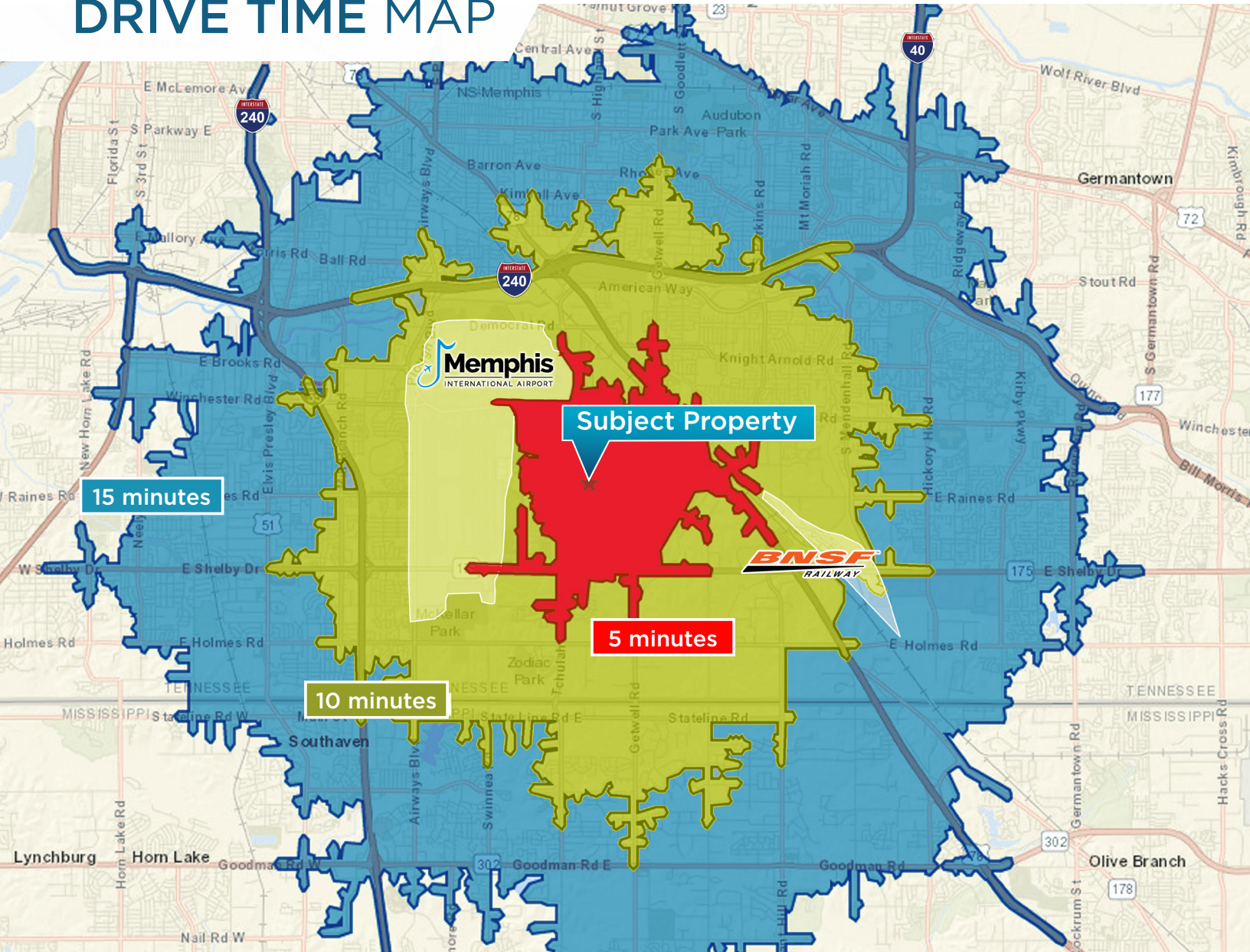
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DRIVE TIME MAP



5 MINS
10 MINS
15 MINS

7
MINS
3
MILES

8
MINS
4
MILES

16
MINS
12
MILES

8
MINS
4
MILES

37
MINS
31
MILES

18
MINS
11
MILES

45
MINS
44
MILES

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PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE

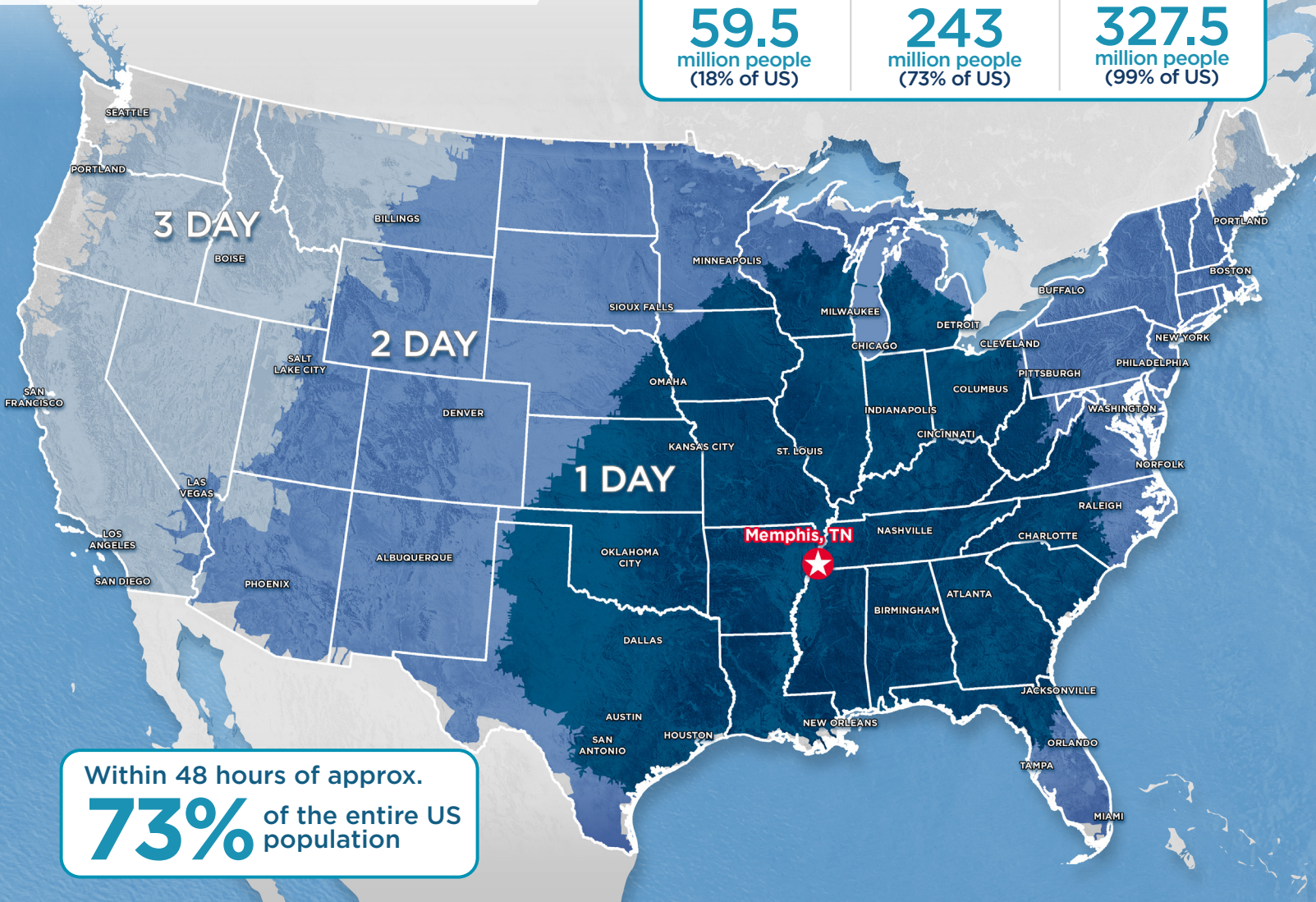
59.5
million people
(18% of US)

2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)



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