

# AGRICENTER INTERNATIONAL INNOVATION DISTRICT



AVAILABLE FOR GROUND LEASE | +/-137 ACRE AG RESEARCH PARK



**+/-137 ACRE  
RESEARCH PARK**

## BE A PART OF THE TRANSFORMATION MEMPHIS AGTECH REGION

With a renewed focus on food and health and the convergence with continuous technology and research advancements, the agricultural ecosystem is rapidly evolving. It's happening right here in Memphis. It's happening at the Agricenter Innovation District. Be a part of the transformation.



THE PERFECT **LIVE WORK  
PLAY** COMMUNITY

RESEARCH • EDUCATION • CONSERVATION

Learn more at [agricenter.org/researchpark](http://agricenter.org/researchpark) or [commadv.com](http://commadv.com)

# AGRICENTER INTERNATIONAL INNOVATION DISTRICT



## THE MEMPHIS REGION

Located on the banks of the Mississippi River and surrounded by 15 million acres of some of the most fertile soil in the US



World's largest super computer



Abundant, high quality water supply



No state income tax



Home to the FedEx World Hub



Largest cargo airport in the world



Busiest trucking corridor in the US



Best cost of living



Largest US rail center



Largest inland port



Largest city in the Southeast



Learn more about what makes Memphis such a great place to live and work at [choose901.com](http://choose901.com)

# AGRICENTER INTERNATIONAL INNOVATION DISTRICT



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS



## WHY CHOOSE AGRICENTER INTERNATIONAL?

### GREENHOUSE TO SMALL PLOT RESEARCH SETTING

- 501 3(c) organization with a mission to advance knowledge and understanding of agriculture.
- Only facility in the US of its size and scope to see the newest, most effective products in an urban setting with a large population and crop production region.
- Largest research park in Tennessee dedicated to AgTech.
- Since 1984, the Agricenter has helped organizations foster agricultural innovation and accelerate product development.
- Research program helps participants to achieve competitive advantage by offering confidential trials. Over 25,000 replicated trials conducted each year on campus.
- Only Ag Commercial research organization located within a few miles of an international airport.
- Perfect location for demonstration trials, field days, plot tours and more.
- With diverse delta type soils, a wide variety of crops and products can be evaluated at our 1,000-acre research and education farm.
- Relationships with more than 10 universities, including University of Memphis, University of Tennessee, Tennessee State University and Mississippi State University.
- Hosts more than 1.5 million visitors and educates 18,000 students each year.
- 100,000 cars pass the Agricenter each day.
- Surrounded by nearby Shelby Farms Park, largest urban park in the country.
- 1,000-acre urban farm (part of a 4,500-acre greenspace) creates the perfect live/work/play community.



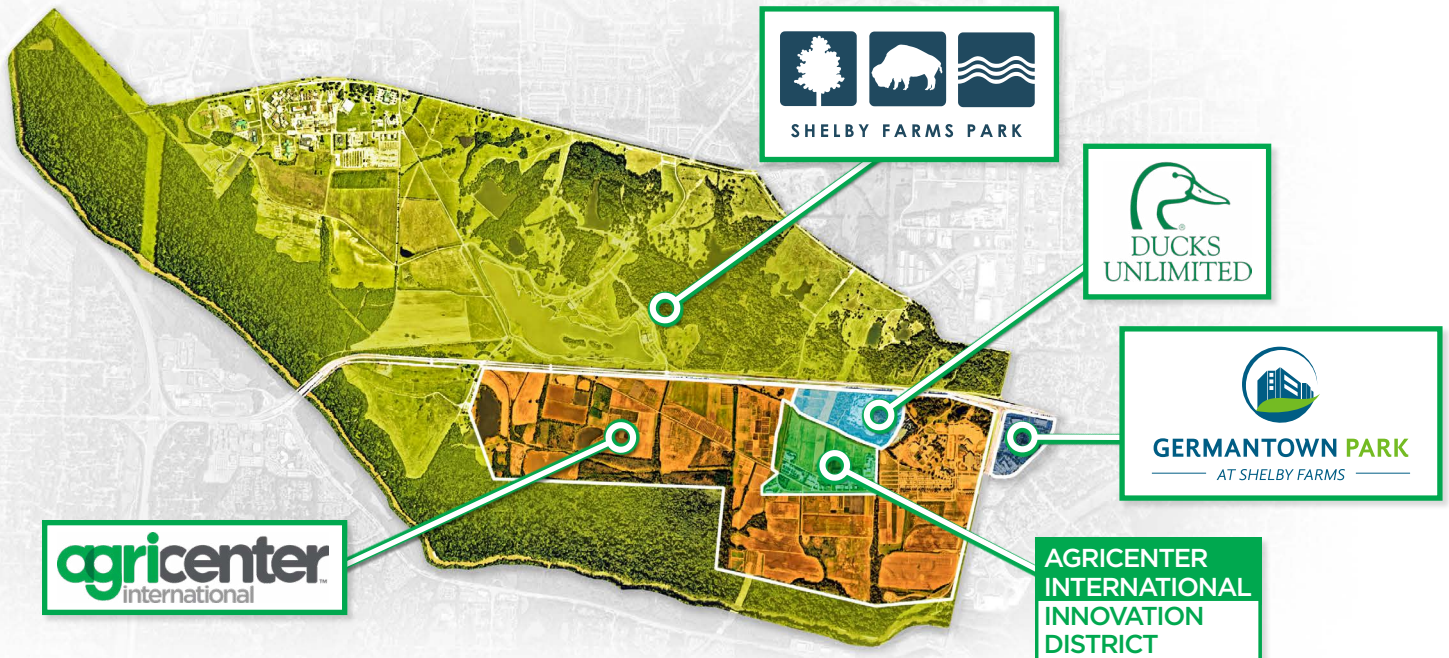
RESEARCH • EDUCATION • CONSERVATION

Learn more at [agricenter.org](http://agricenter.org)

# AGRICENTER INTERNATIONAL INNOVATION DISTRICT



CREATE SYNERGY WITH THESE AGRIBUSINESS LEADERS



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## WHAT DO WE OFFER?

- New construction
- Land leases
- Multi-tenant buildings
- Office space ranging from single office to an entire building
- Greenhouses
- Research land

## THE INNOVATION DISTRICT IS IDEAL FOR COMPANIES SEEKING:

- Small plot research
- Lab to land, we have 600 acre research plots right next to your future facility
- Accessible educated workforce
- Connection to consumers and producers
- Unrestricted resources (for example, water)
- 4 Rs- river, rail, roads, runways
- Synergies



RESEARCH • EDUCATION • CONSERVATION

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# AGRICENTER INTERNATIONAL INNOVATION DISTRICT



“Creating an Innovation District will bolster the Memphis community and the State of Tennessee as an international hub for attracting ag/food and health companies. This can create an ag ecosystem that could stimulate additional economic activity for the I-40 corridor.”

- CRE Consulting Corps,

## JOIN THE AGTECH TRANSFORMATION HERE IN MEMPHIS



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