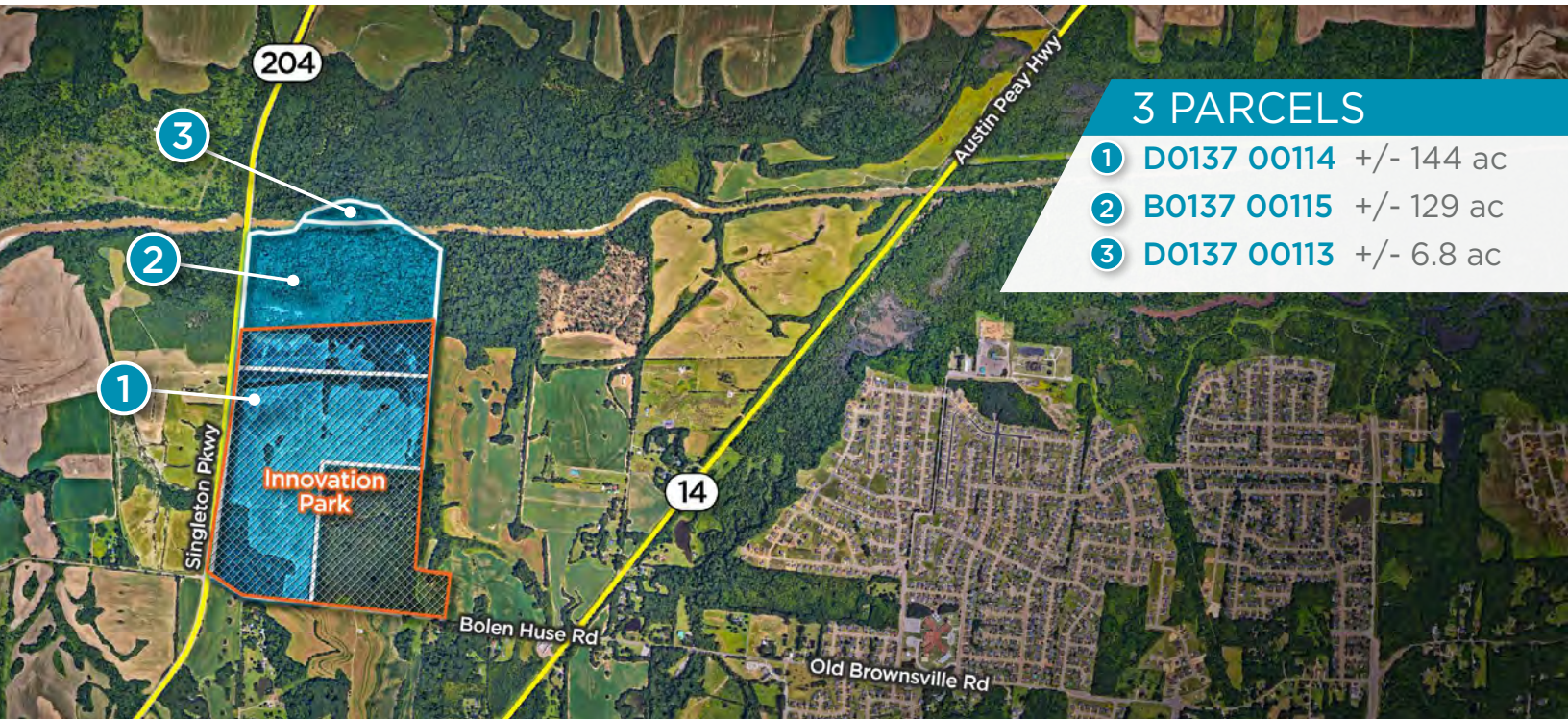


BARTLETT INNOVATION PARK

FOR SALE - +/- 284 ACRES



Bolen Huse Rd at Highway 204
Bartlett, TN 38128



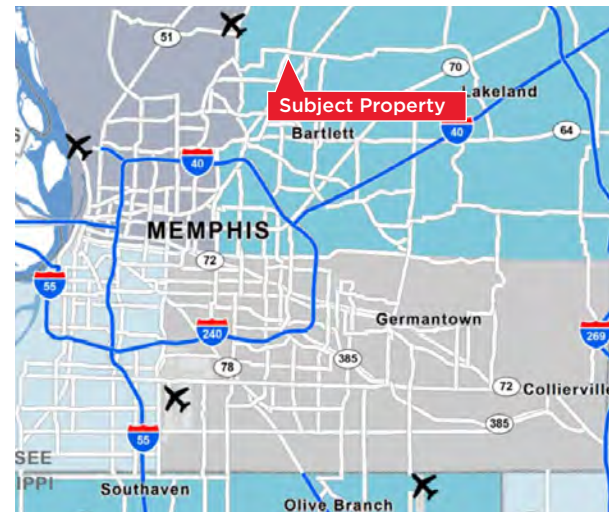
3 PARCELS

- 1 D0137 00114 +/- 144 ac
- 2 B0137 00115 +/- 129 ac
- 3 D0137 00113 +/- 6.8 ac

Prime Northeast Submarket Development Opportunity +/- 284 Acres Available

Property Highlights

- Located in the transforming Northeast submarket
- Ideal for a master-planned industrial park
- Easy access to thriving labor pool
- +/- 5,000' of Singleton Pky (Highway 204) road frontage
- +/- 219 acres approved for I-O Wholesale and Warehouse zoning and +/- 75 acres of floodway available for possible tax incentives
- Approved Plan of Services
- Application filed for Select Site infrastructure funding



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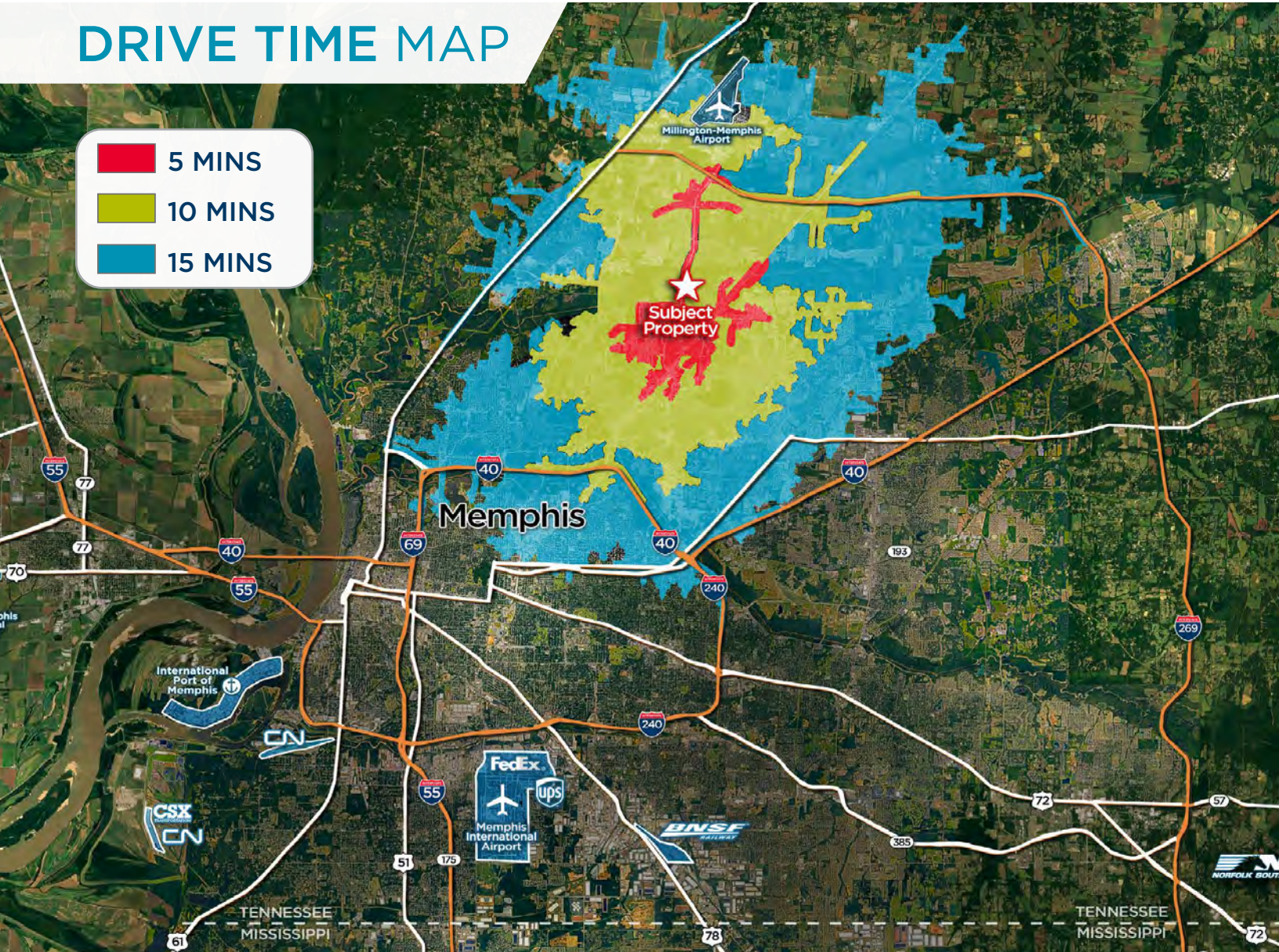
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Bolen Huse Rd at Highway 204
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DRIVE TIME MAP



 Ford's \$5.6 Billion Blue Oval City	 FedEx UPS		Austin Peay Hwy				
32 MINS	31 MINS	33 MINS	2 MINS	11 MINS	21 MINS	41 MINS	35 MINS
35 MILES	24 MILES	22 MILES	1 MILES	9 MILES	19 MILES	40 MILES	26 MILES

Singleton Pkwy (along the property) and Austin Peay Highway (1/2 mile from the property) are 4 lanes

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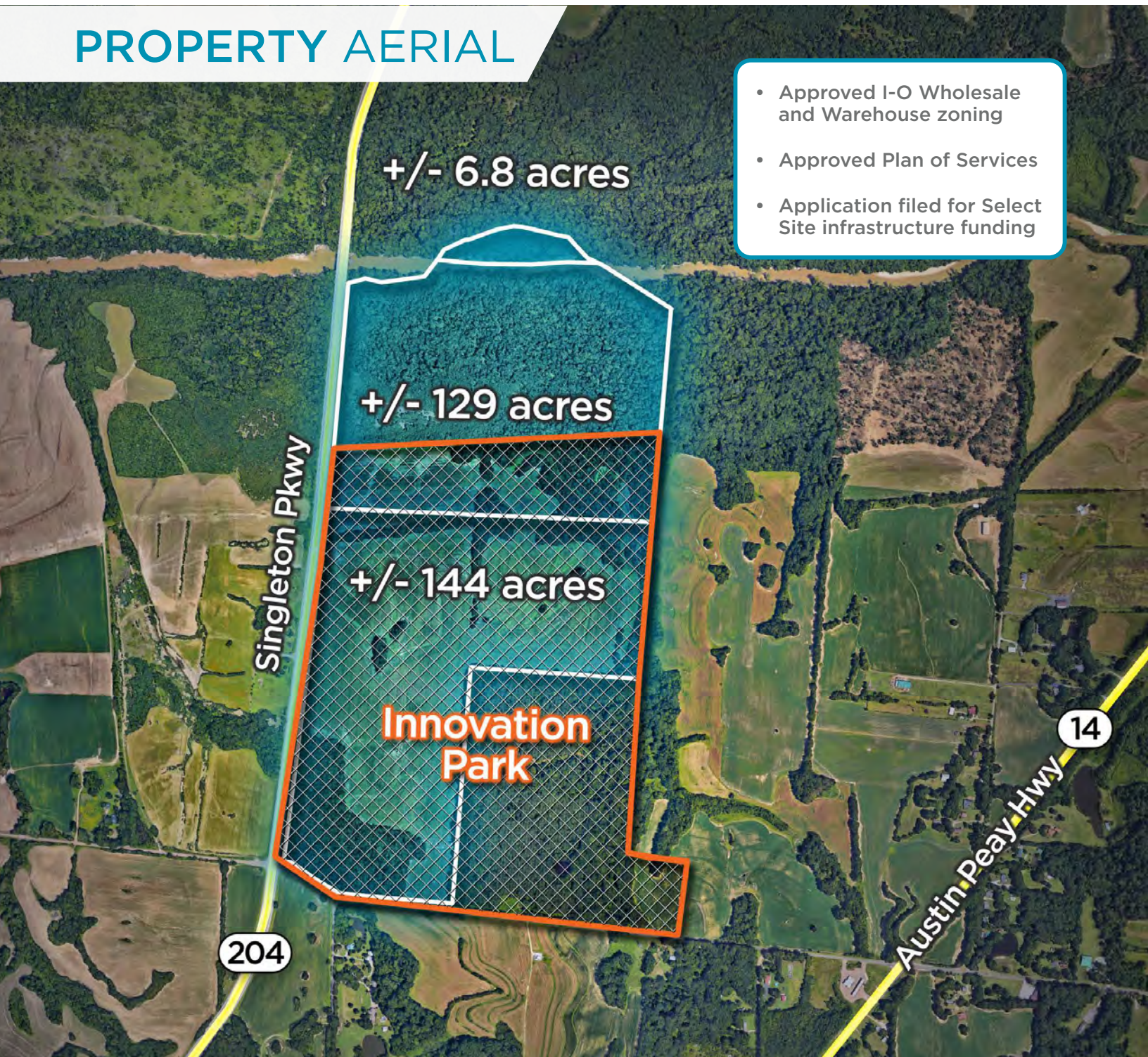
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Bolen Huse Rd at Highway 204
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PROPERTY AERIAL



- Approved I-O Wholesale and Warehouse zoning
- Approved Plan of Services
- Application filed for Select Site infrastructure funding

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PROXIMITY TO BLUE OVAL CITY



BLUE OVAL CITY - FORD'S NEW \$5.4 BILLION F-150 EV PLANT

- Ford's new \$5.4 billion plant, now under construction, will assemble its exciting new Lightning Electric F-150 Truck and produce EV batteries.
- The 6 square mile, 4,100-acre site is located due west of Henderson in the town of Stanton, TN.
- This will be a remarkable facility. Most assembly plants cost approximately \$2.5 billion +/-.
- This plant will include a new campus for the Tennessee College of Applied Technology to train workers. The plant will create 5,800 new jobs.
- Ford expects production to begin in 2025.
- Blue Oval City could lead to the construction of over 30 new manufacturing plants in the area for Tier 1 & Tier 2 auto parts suppliers that receive contracts from Ford.

This plant will be a huge catalyst for economic, job, and demographic growth in West Tennessee.



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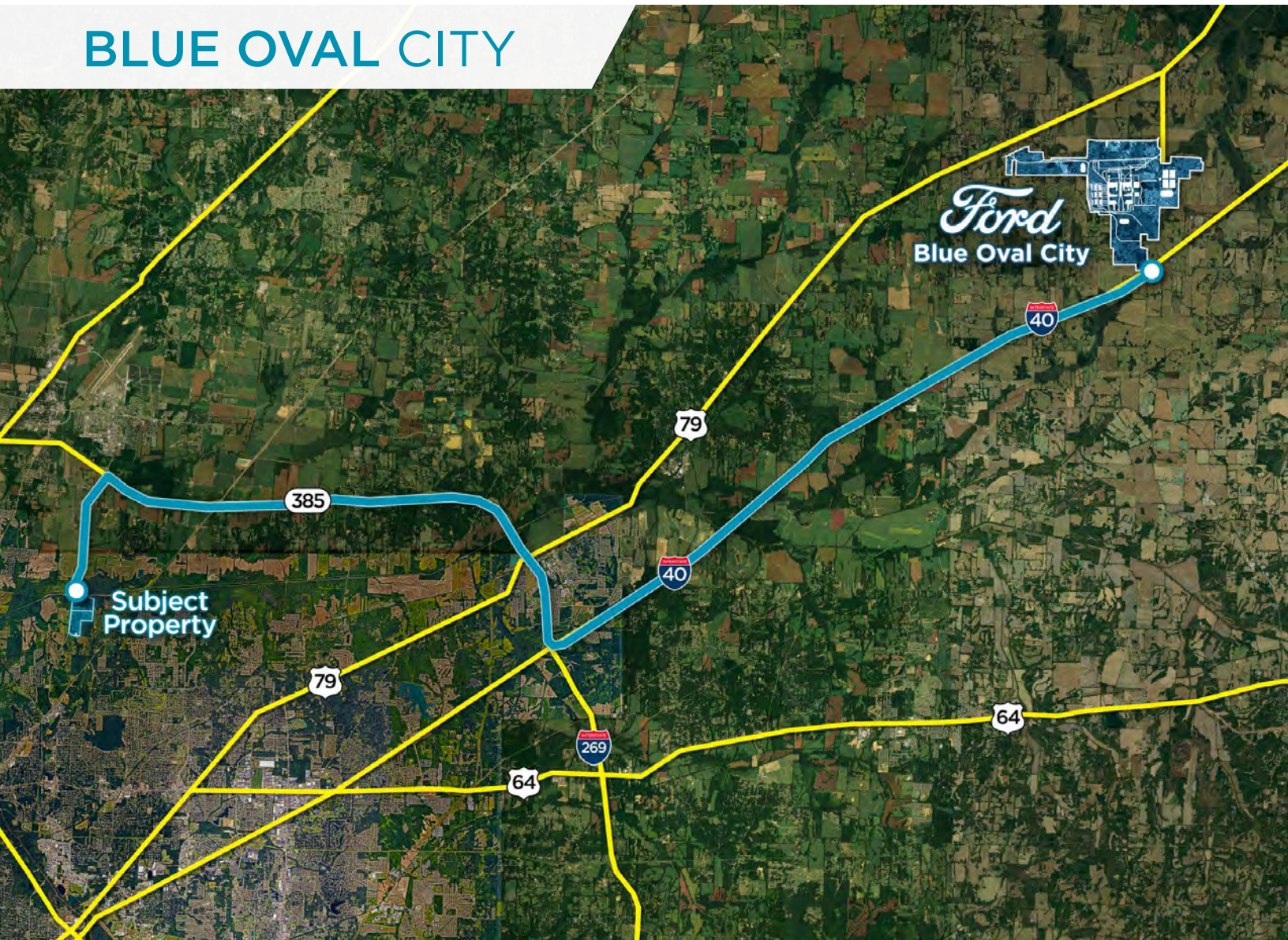


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BLUE OVAL CITY



*Blue Oval City is only 35 miles/30+ minutes
from the subject property*

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Bolen Huse Rd at Highway 204
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PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE

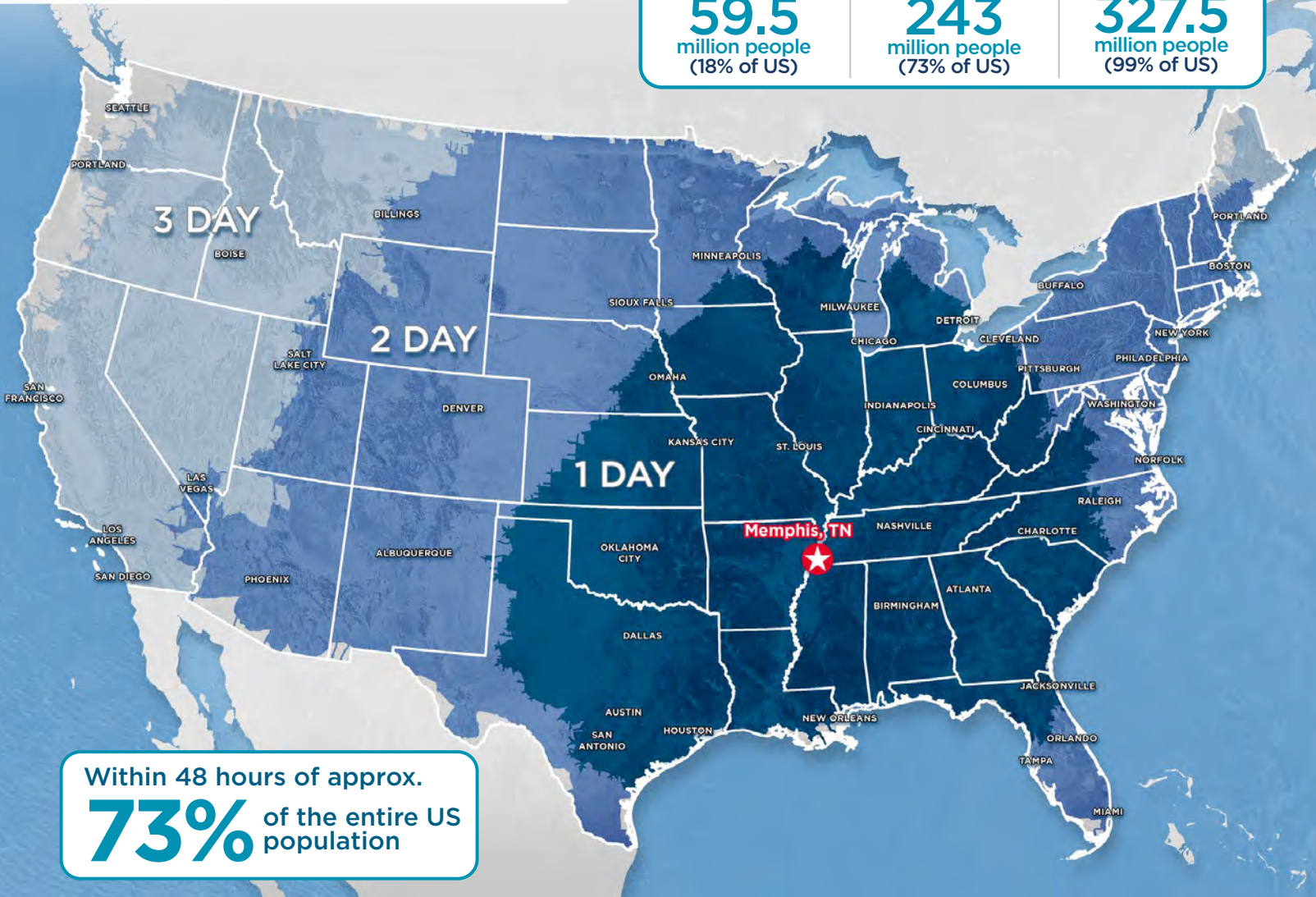
59.5
million people
(18% of US)

2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)



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Railroads

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3rd

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