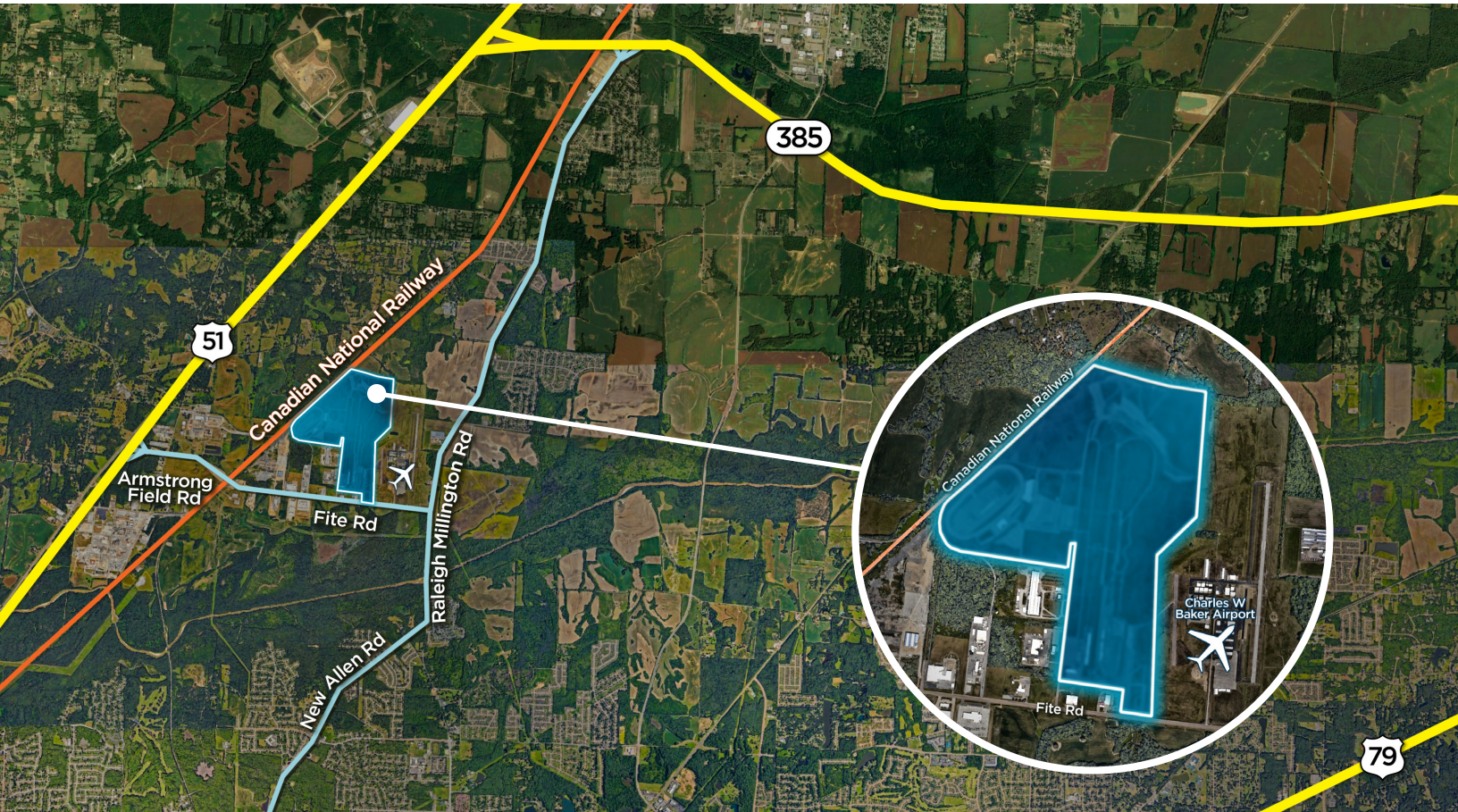


MEMPHIS SPEEDWAY

INDUSTRIAL PARK

5500 VICTORY LN | MEMPHIS, TN 38053

FOR SALE
+/- 342 ACRES



PROPERTY EVALUATION

Land Condition	Mild topo with existing structures and speedway; Northern acreage used as farm
Utilities	Water, Gas, & Power* on site with Sewer approved *A new 3-4 acre substation with a minimum 42 MW capacity could be built on site with project construction assistance from MLGW engineering, or construction by a developer-end user under MLGW supervision which would allow for timeline and supply chain controls.

Due Diligence Documentation	Available, including Phase I ESA
Entitlement Status	Fully Entitled
Site Plan Status	Initial Site Plan Completed
Estimated Pre-Development Cost	\$40,500 per acre / \$0.93 per sf
Estimated Time to Rough Grade	Design & Permitting: 115 Days Clearing / Grading: 180 days from initial demolition

Kemp Conrad, SIOR, Dual Designation
Principal
901 273 2359
kconrad@commadv.com

Owen Mercer, SIOR, CCIM
Vice President
901 273 2343
omerger@commadv.com

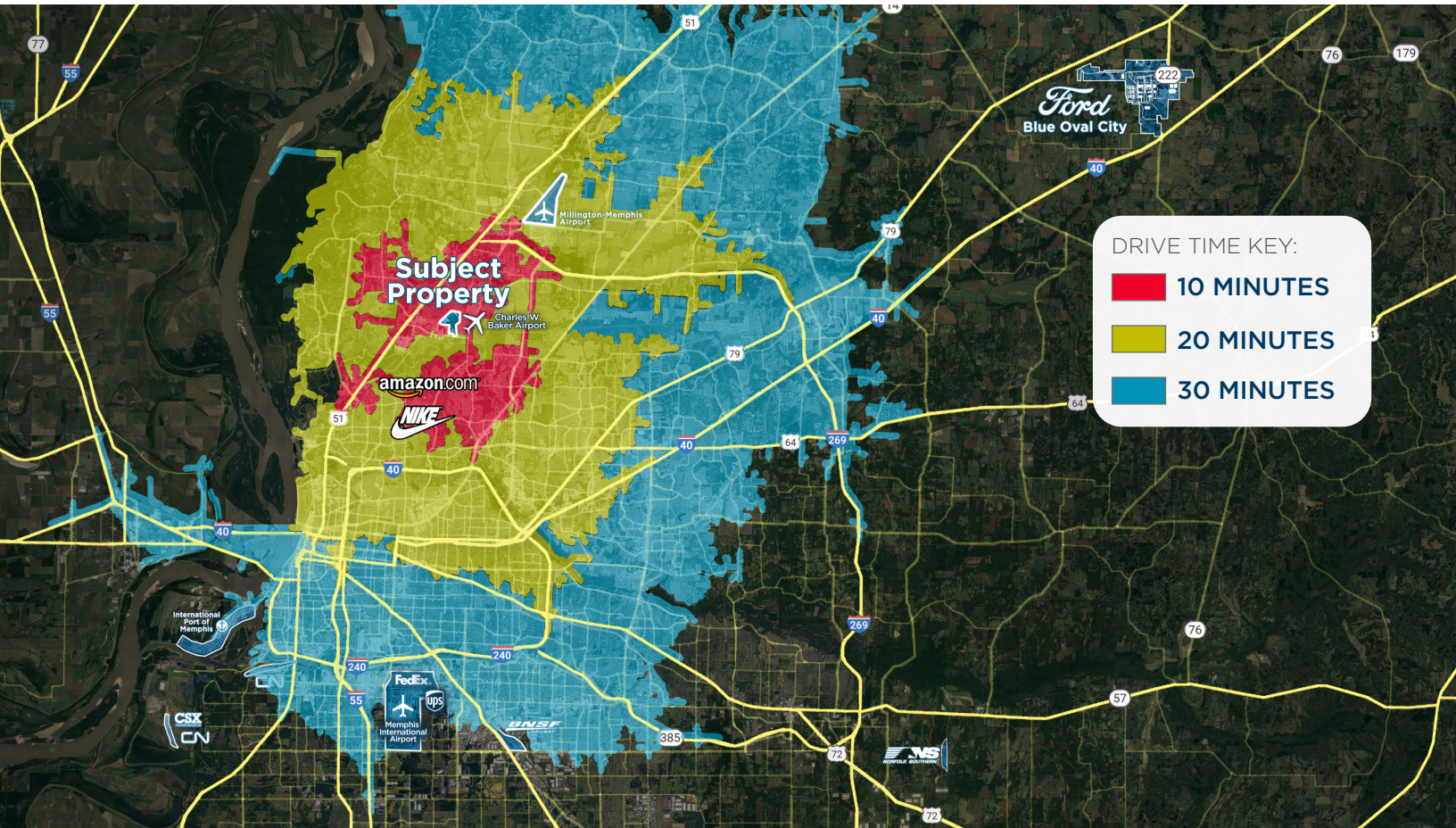
Laura Meanwell, CCIM
Associate Vice President
901 246 1230
lmeanwell@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

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MULTI-MODAL CONNECTIVITY



DRIVE TIME KEY:

- 10 MINUTES
- 20 MINUTES
- 30 MINUTES

Greater than 90% of the world's GDP is within 72 hours of Memphis
 75% of the U.S. population is within a 2 day drive (22 hours)

MillingtonMemphis AIRPORT	INTERSTATE 40	INTERSTATE 55	Ford Ford's \$5.6 Billion Blue Oval City	Memphis INTERNATIONAL AIRPORT FedEx UPS	BNSF RAILWAY	NORFOLK SOUTHERN
14 MINS	18 MINS	24 MINS	36 MINS	27 MINS	28 MINS	44 MINS
8 MILES	14 MILES	14 MILES	39 MILES	22 MILES	22 MILES	38 MILES

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LAND CONDITION



MAP LEGEND

- ELECTRIC
- GAS
- WATER

LAND DETAILS

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



Map created by Memphis Light, Gas, and Water - Land & Mapping
11/09/2022

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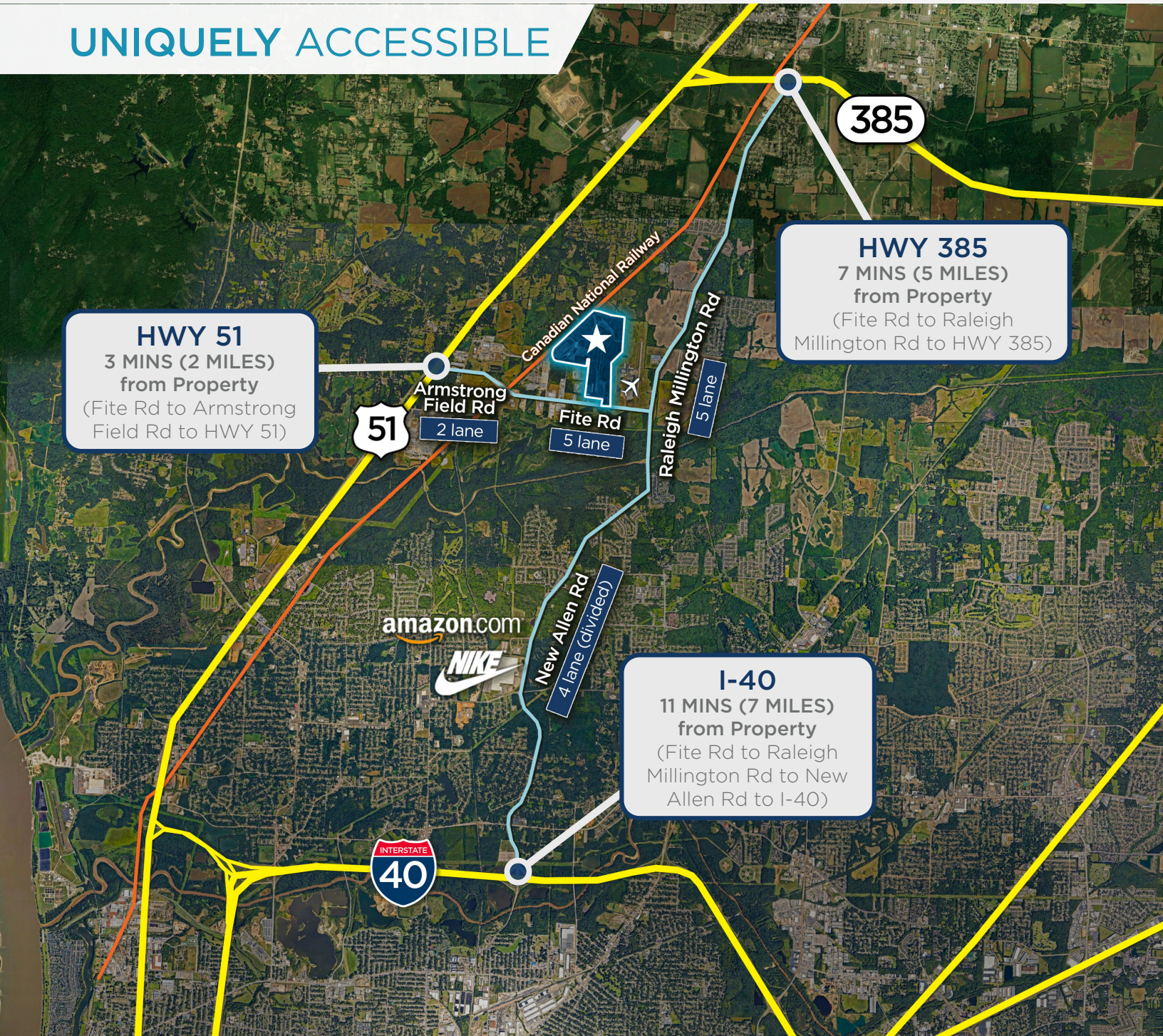
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UNIQUELY ACCESSIBLE



Kemp Conrad, SIOR, Dual Designation
Principal
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kconrad@commadv.com

Owen Mercer, SIOR, CCIM
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omerger@commadv.com

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CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

FOR SALE +/- 342 ACRES

PREMIER MEMPHIS LOCATION



Kemp Conrad, SIOR, Dual Designation
Principal
901 273 2359
kconrad@commadv.com

Owen Mercer, SIOR, CCIM
Vice President
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omerger@commadv.com

Laura Meanwell, CCIM
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