



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

# 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 Time to Rough Grade	Design & Permitting: 115 Days Clearing / Grading: 180 days from initial demolition

## LAND DETAILS

Topography / Elevation	Moderate
Flood Risk	Minimal

Floodplain Area	None
Wetlands	None

**Kemp Conrad, SIOR, Dual Designation**  
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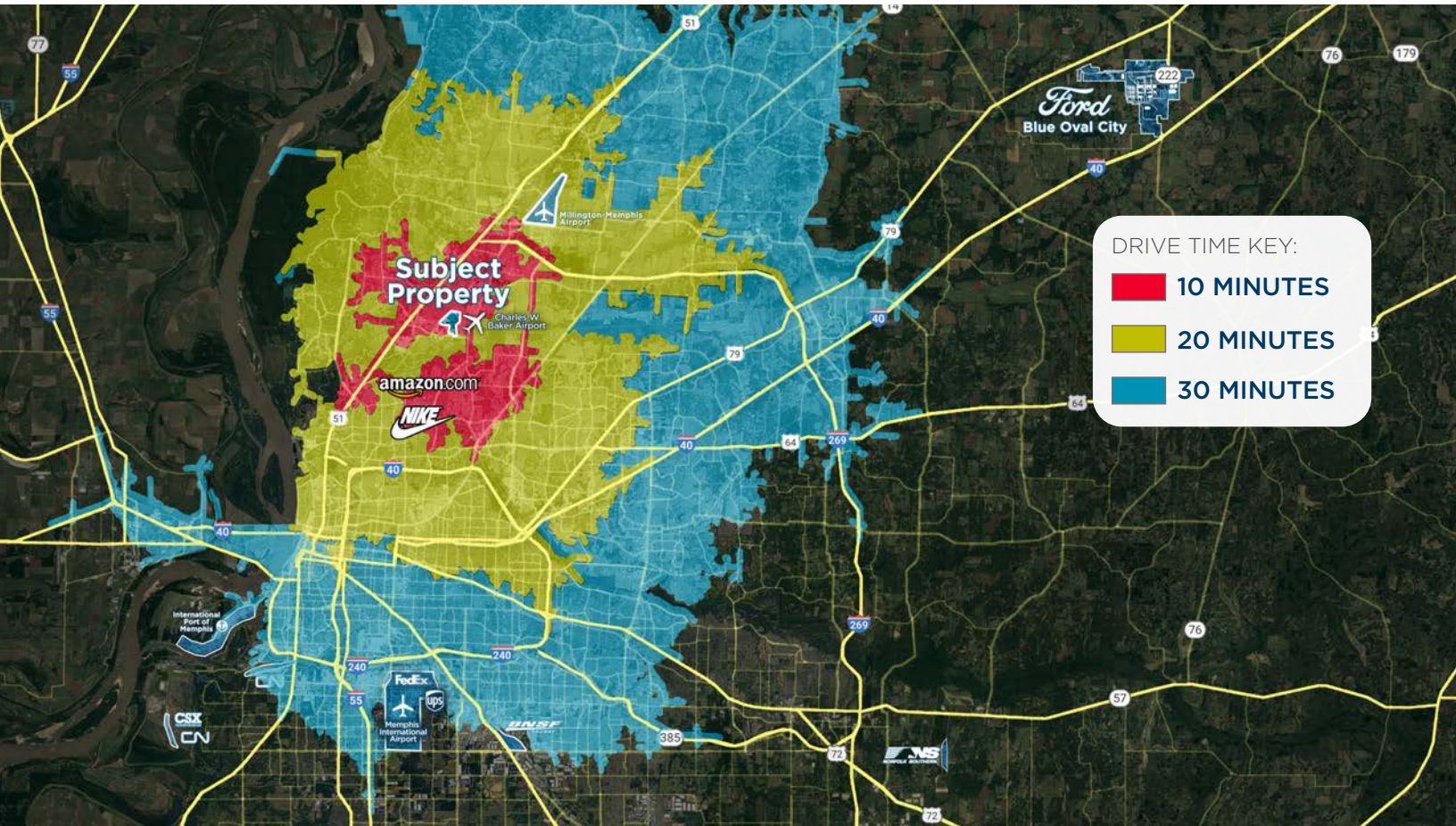
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## MULTI-MODAL CONNECTIVITY



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	NS 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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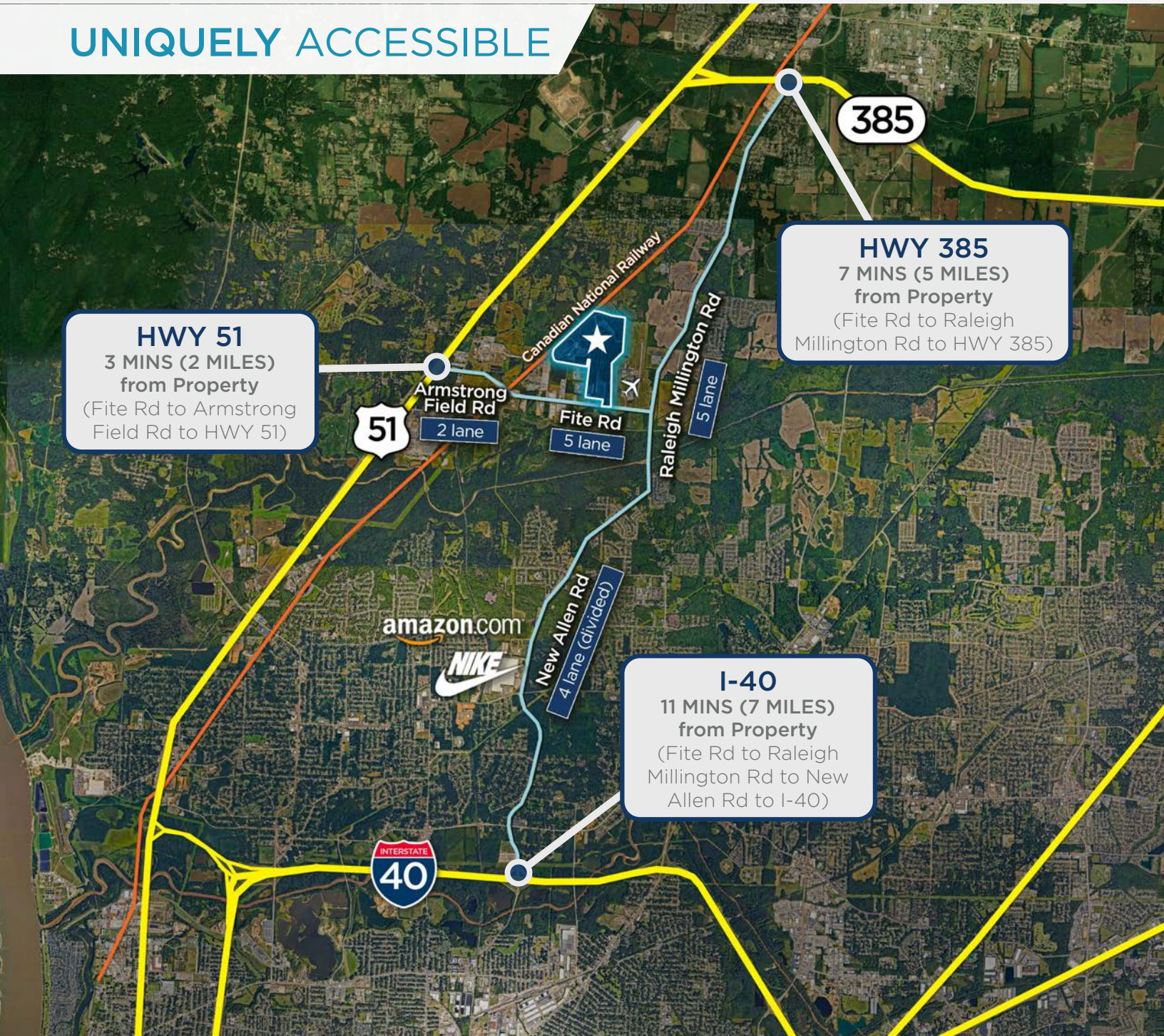
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## UNIQUELY ACCESSIBLE



### HWY 51

3 MINS (2 MILES)  
from Property  
(Fite Rd to Armstrong  
Field Rd to HWY 51)

385

### HWY 385

7 MINS (5 MILES)  
from Property  
(Fite Rd to Raleigh  
Millington Rd to HWY 385)

amazon.com



### I-40

11 MINS (7 MILES)  
from Property  
(Fite Rd to Raleigh  
Millington Rd to New  
Allen Rd to I-40)

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## PREMIER MEMPHIS LOCATION



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