



CUSHMAN & WAKEFIELD



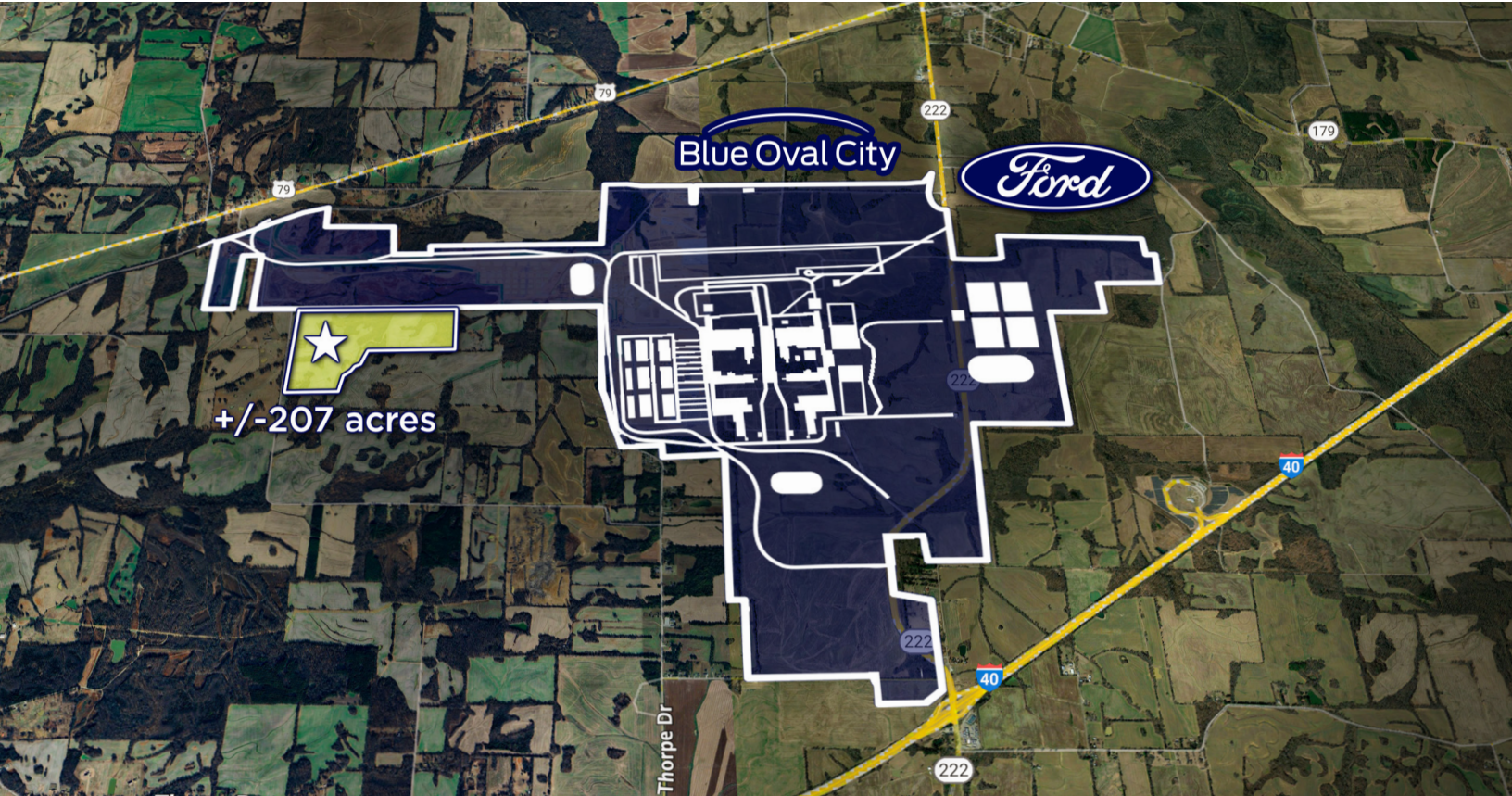
COMMERCIAL ADVISORS

LAND FOR SALE

Fredonia Loop Industrial Land

Haywood County, TN 38069

Development Opportunity +/- 207 ACRES



PROPERTY HIGHLIGHTS

Asking Price
\$30,000/Acre

Property Area
207+/- Acres

- Existing Gravel Road through the property
- Adjacent to Ford and SK's Blue Oval City
- Currently zoned for agriculture with over half the property being used for active farming
- Ideal for a mix of uses including Industrial, Multi-Family and more
- Tons of Roadway improvements planned & underway including a new I-40 interstate exit to the site
- Site has over a half mile of roadway frontage on Fredonia Loop Rd



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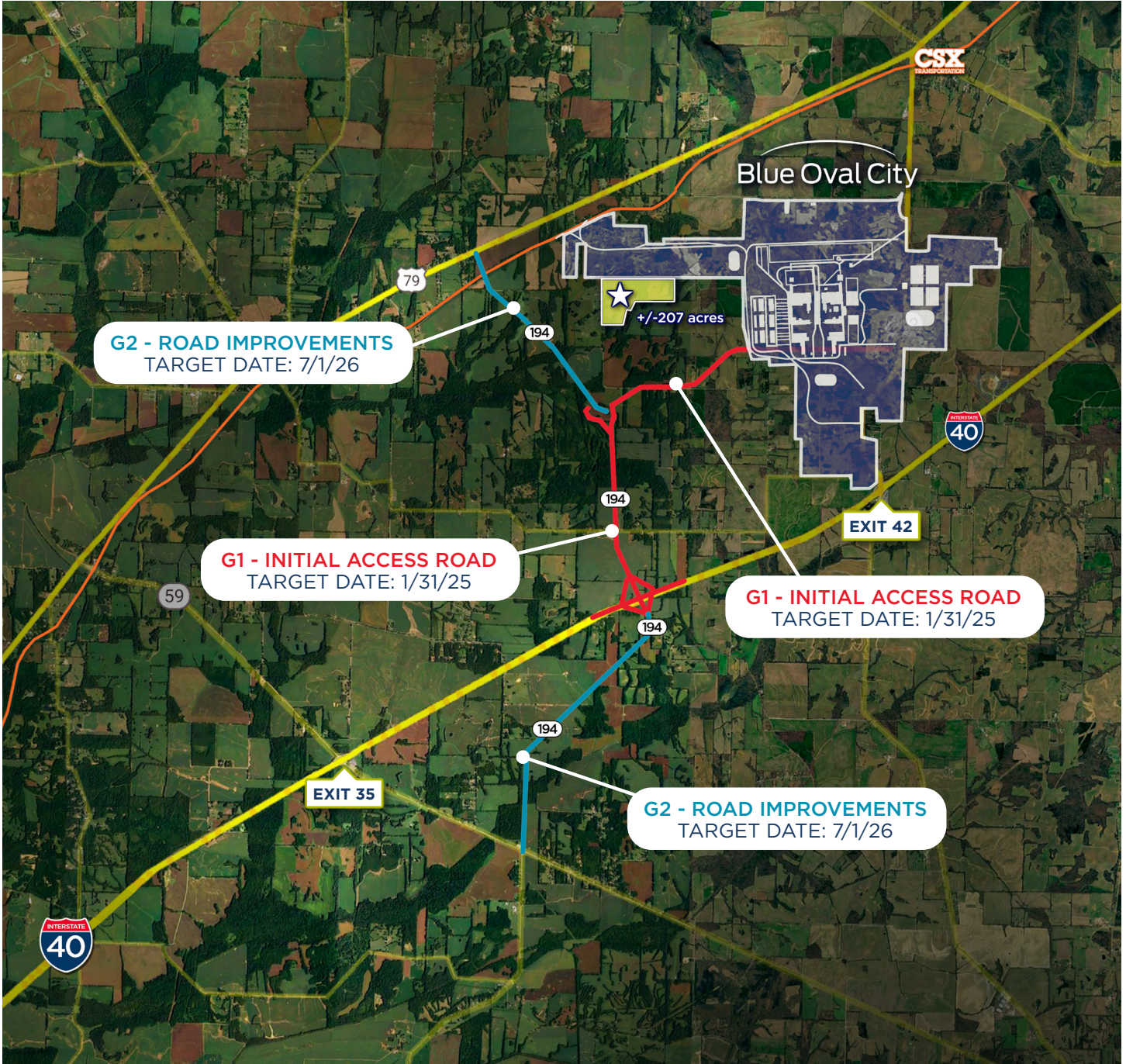
PROPERTY PHOTOS



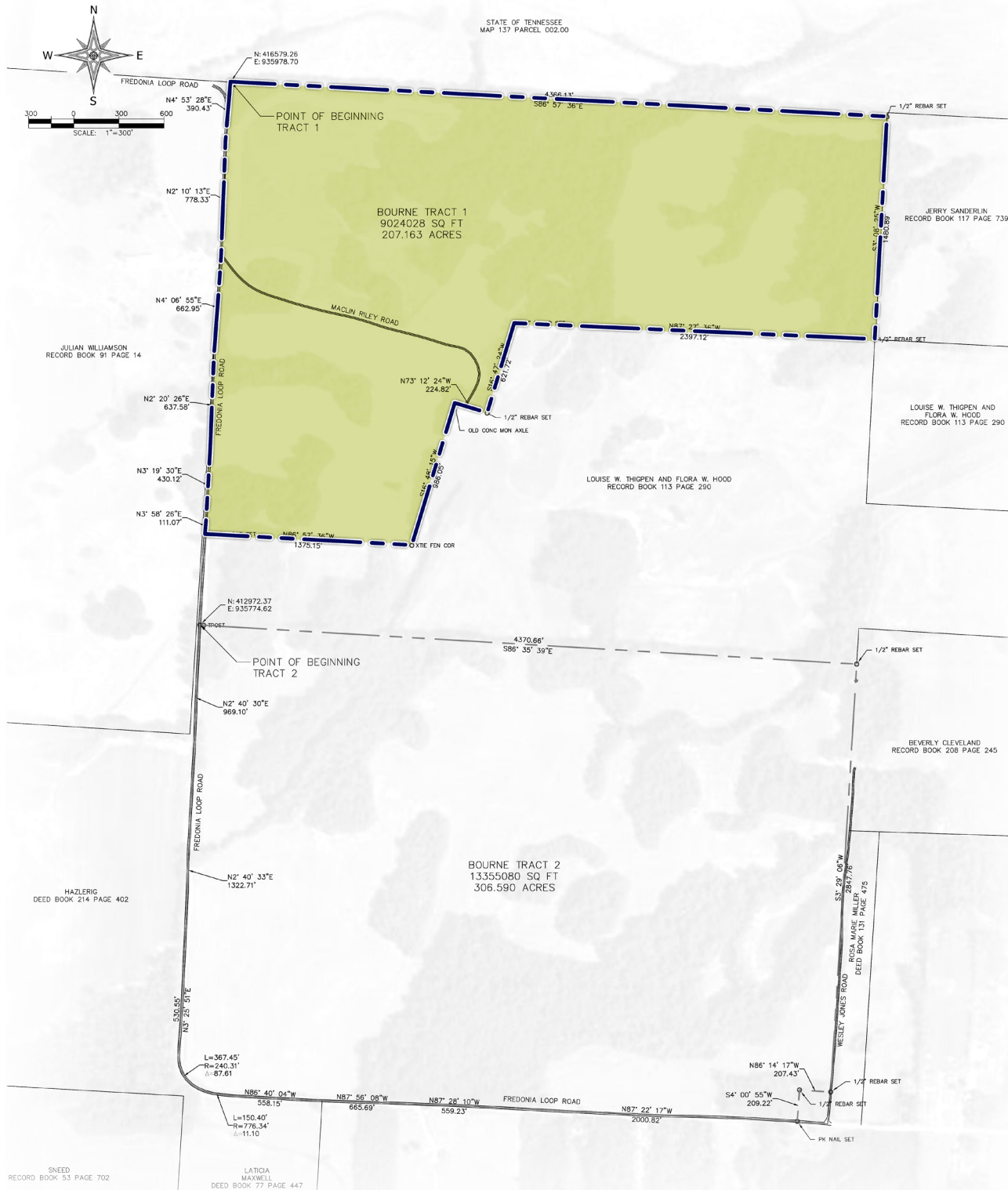
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PROPOSED ROADWAY IMPROVEMENTS



SURVEY MAP



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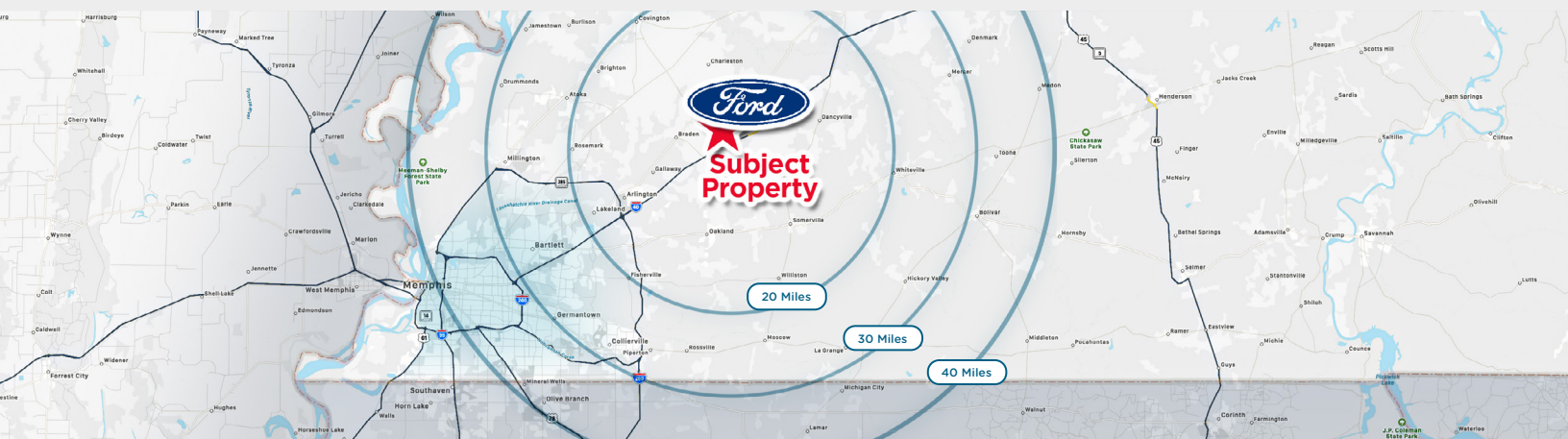
ADJACENT TO BLUE OVAL CITY



BLUE OVAL CITY - FORD'S NEW \$5.6 BILLION F-SERIES TRUCK EV PLANT

- Ford's new \$5.4 billion plant, now under construction, will assemble a new and unannounced addition to the F-Series truck lineup.
- The 6 square mile, 4,100-acre site is located due North of I-40 and Exit 42. It sits in Haywood county, just South of Stanton, TN.
- To support the large development, TVA is building a new sub station on the campus. Additionally, TDOT is increasing the size of many existing roads, adding new roadways and building a new exit off of I40 just west of the existing Exit 42.
- 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 is a huge catalyst for economic, job, and demographic growth in West Tennessee.



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