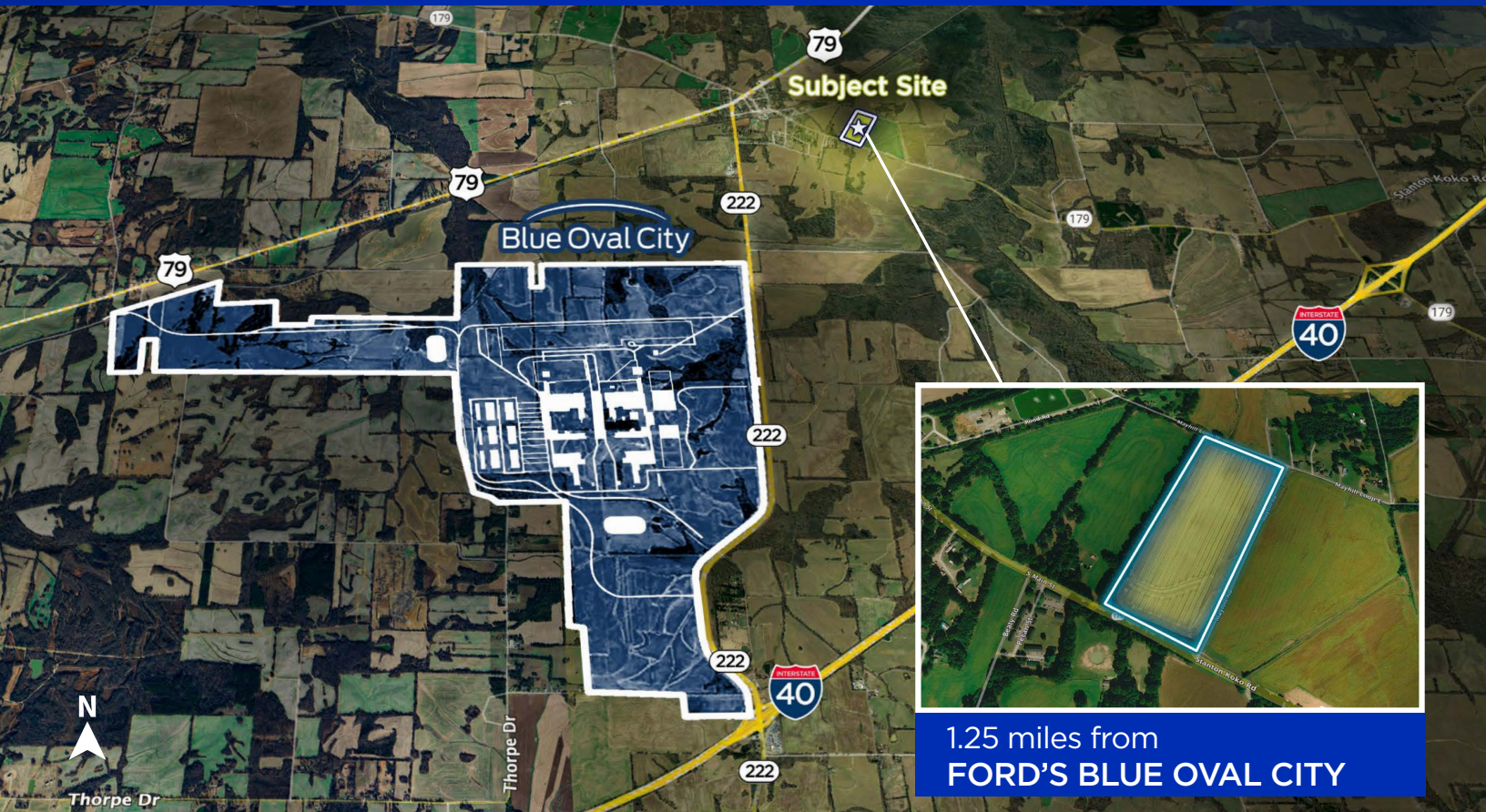


DEVELOPMENT OPPORTUNITY
Stanton Blue Oval Multifamily
 Stanton, TN 38069



1.25 miles from
FORD'S BLUE OVAL CITY

Development Opportunity 28.859 +/- ACRES

PROPERTY HIGHLIGHTS

- Site is 1.25 miles from Blue Oval City - direct access via local roads
- Tract has been annexed into Town of Stanton: ALTA survey performed
- Zoned R2, which allows for multifamily use
- **Sewer service is contiguous to the tract - 480 taps have been secured with the Town through a Will Serve Letter**
- Water, gas and electric utilities are adjacent to the site
- A full depth reclamation rebuild of SR 179 along the west side of the tract from SH 70 to Exit 47 on I-40 was completed in August 2024
- Site is generally level with slight slope to the east for future detention
- Significant roadway improvements planned for the west side of Blue Oval City, including new Exit 39 interchange on I-40
- Potential new YMCA to be built near Blue Oval offering daycare



~~Price: \$6,480,000~~
 (\$13,500 per unit)

Dave Curran, SIOR, CCIM
 Senior Vice President
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LOCATION OF PROPERTY

The property is located in Stanton, TN which is a 49-mile drive from downtown Memphis which is the largest nearby city. The site is rectangular in shape and considered flat for development. The sewer and water are located adjacent and near to the site. This is the only vacant, developable multifamily tract that has these services readily available within approximately a 10-mile radius around the town of Stanton.



BLUE OVAL DEVELOPMENT

Ford is constructing a \$6 billion facility as part of a joint venture (JV) with the Korean electric battery manufacturing company, SK. By 2027, the JV aims to directly employ approximately 6,000 individuals, with an additional 1,500 OEM service provider employees on site, coinciding with the rollout of the inaugural electric Ford T-3 Pickup. The campus will encompass a battery manufacturing plant, a supplier park, and a Ford assembly plant dedicated to producing the company's new T-series all-electric trucks. The battery plant will be operated by BlueOvalSK, a collaborative effort between Ford and SK Innovation.

Within the Blue Oval Campus, six additional Original Equipment Manufacturers (OEM) will be situated, contributing additional employees. Adjacent to the southern boundary of Blue Oval is the new Tennessee College of Applied Technology, which opened in July 2024. It will accommodate a significant number of students undergoing training specifically tailored for positions at Blue Oval.

Bob Rolfe, the Commissioner of the Tennessee Department of Economic and Community Development, anticipates the project ultimately generating more than 30,000 construction jobs during its buildout. Upon reaching operational status, the state projects approximately 27,000 direct and indirect jobs, along with an annual earning surpassing \$1 billion. Furthermore, it is estimated to contribute \$3.5 billion annually to Tennessee's gross state product.

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Stanton Blue Oval Multifamily

Stanton, TN 38069

PRIME LOCATION



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CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS

DEVELOPMENT OPPORTUNITY Stanton Blue Oval Multifamily Stanton, TN 38069

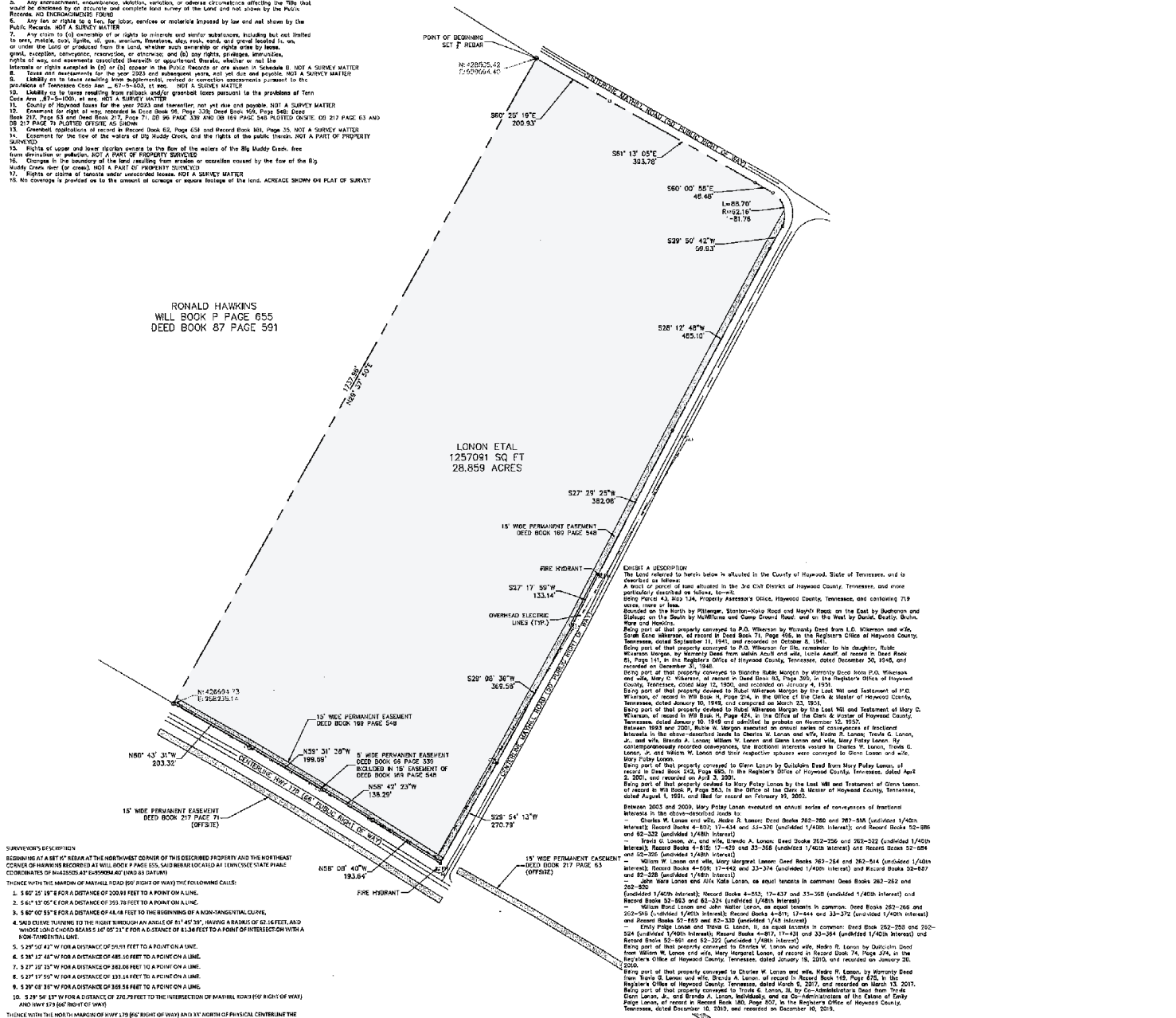
ALTA SURVEY

- 5. Any assessment, encumbrance, violation, variance, or adverse circumstance affecting the title that would be affected by an accurate and complete land survey of the land and not shown by the Public Records, NO ENCUMBRANCE FOUND
6. Any fee or rights to a way, for labor, services or materials imposed by law and not shown by the Public Records, NOT A SURVEY MATTER
7. Any claim to (a) ownership or rights to minerals and similar substances, including but not limited to coal, peat, rock, lignite, oil, gas, uranium, thorium, alkali, sand, and gravel located in, on, or under the land or produced from the land, whether such ownership or rights arise by lease, grant, exception, reservation, reversion, or otherwise; and (b) any rights, privileges, franchises, rights of way, and easements appurtenant therewith or appurtenant thereto, whether or not the interests or rights are in fee, NO SURVEY MATTER
8. Taxes not assessments for the year 2023 and subsequent years, not yet due and payable, NOT A SURVEY MATTER
9. Easements to be shown resulting from subdivisions, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. - 67-5-103, et seq. NOT A SURVEY MATTER
10. Liability on the taxes resulting from sales and/or grantback loans pursuant to the provisions of Tennessee Code Ann. - 67-5-103, et seq. NOT A SURVEY MATTER
11. County of Haywood taxes for the year 2023 and thereafter, not yet due and payable, NOT A SURVEY MATTER
12. Easement for right of way, recorded in Deed Book 98, Page 336; Deed Book 109, Page 346; Deed Book 217, Page 63 and Deed Book 217, Page 71; De 96 PAGE 139 and De 101 PAGE 343; PLATTED OFFICE: OS 217 PAGE 63 and OS 217 PAGE 71 PLATTED OFFICE: AS 217
13. Current qualifications of record in Deed Book 62, Page 63 and Deed Book 81, Page 25, NOT A SURVEY MATTER
14. Easement for the flow of the waters of Big Muddy Creek, and the rights at the public, TRAIL OR PROPERTY SURVEYED
15. Rights of capture and flow of water over the flow of the waters of the Big Muddy Creek, free from detention or pollution, NOT A PART OF PROPERTY SURVEYED
16. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Big Muddy Creek, none (if any), NOT A PART OF PROPERTY SURVEYED
17. Rights of capture of water under unrecorded leases, NOT A SURVEY MATTER
18. No coverage is provided on to the amount of sewage or sewage leakage of the land, AVERAGE SHOWN ON PLAT OF SURVEY

RONALD HAWKINS WILL BOOK P PAGE 655 DEED BOOK 87 PAGE 591

POINT OF BEGINNING SEC 7 REBAR

LONON ETAL 1257091 SQ FT 28,859 ACRES



- SURVEY POINTS DESCRIPTIONS BEGINNING AT A BEAR 1/4 REBAR AT THE NORTHWEST CORNER OF THE DESCRIBED PROPERTY AND THE NORTHWEST CORNER OF HAWKINS RECORDED AT WILL BOOK P PAGE 655, SAID BEAR IS LOCATED AT THE NORTHWEST CORNER COORDINATES OF 4642325.47 EASTING AND 4704283.83 NORTHING
THENCE WITH THE BOUNDARY OF HAWKINS DEED BOOK 87 PAGE 591 THE FOLLOWING CALLS:
1. S 82° 25' 18" E FOR A DISTANCE OF 200.99 FEET TO A POINT ON A LINE.
2. S 61° 02' 05" E FOR A DISTANCE OF 393.76 FEET TO A POINT ON A LINE.
3. S 67° 07' 33" E FOR A DISTANCE OF 44.18 FEET TO THE BEGINNING OF A NON-ADJACENT CURVE,
4. SAID CURVE RUNNING TO THE RIGHT THROUGH AN ANGLE OF 81° 40' 39", HAVING A RADIUS OF 261.4 FEET, AND A WEDGE LONG-CHORD BEARS N 61° 55' 21" E FOR A DISTANCE OF 41.38 FEET TO A POINT OF INTERSECTION WITH A NON-ADJACENT CURVE.
5. S 29° 52' 47" W FOR A DISTANCE OF 566.91 FEET TO A POINT ON A LINE.
6. S 38° 12' 44" W FOR A DISTANCE OF 485.10 FEET TO A POINT ON A LINE.
7. S 27° 12' 35" W FOR A DISTANCE OF 382.08 FEET TO A POINT ON A LINE.
8. S 29° 12' 55" W FOR A DISTANCE OF 331.14 FEET TO A POINT ON A LINE.
9. S 29° 08' 33" W FOR A DISTANCE OF 308.58 FEET TO A POINT ON A LINE.
10. S 28° 54' 17" W FOR A DISTANCE OF 370.79 FEET TO THE INTERSECTION OF MARBLE ROAD (R/T RIGHT OF WAY) AND HWY 173 (R/T RIGHT OF WAY)
THENCE WITH THE NORTH BOUNDARY OF HWY 173 (R/T RIGHT OF WAY) AND S 1/4 CORNER OF PHYSICAL CENTERLINE THE FOLLOWING CALLS:
1. N 88° 08' 40" W FOR A DISTANCE OF 193.64 FEET TO A POINT ON A LINE.
2. N 58° 42' 27" W FOR A DISTANCE OF 138.25 FEET TO A POINT ON A LINE.
3. N 89° 37' 38" W FOR A DISTANCE OF 198.69 FEET TO A POINT ON A LINE.
4. N 67° 48' 24" W FOR A DISTANCE OF 200.33 FEET TO A POINT ON A LINE.
THENCE WITH HAWKINS N 29° 37' 52" E A DISTANCE OF 173.35 FEET TO THE POINT OF BEGINNING CONTAINING 1,137,291 SQUARE FEET OR 26.09 ACRES.

CERTIFICATION TO GRANT COMPANY, CHARLES W. LONON AND WIFE, NEDEA R. LONON, TRAVIS G. LONON, III, JOHN WARE LONON, WILLIAM BOND LONON, JOHN WALTER LONON AND JOHN WALTER LONON, FIRST AMERICAN TITLE INSURANCE COMPANY, AND JOHN W. LONON, JR., HAS BEEN COMPLETED ON 1/23/2023. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MICHIGAN STANDARD PRACTICE REQUIREMENTS FOR ALTA AND NSPS LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF VALUE IN INTEREST. THE SURVEY WAS COMPLETED ON 1/23/2023. DATE OF PLAT OR MAP: 1/23/2023. ROBERT LANCE LAUREN MID-SOUTH ENGINEERING SUPPORT LLC TN RL5 3065



ALTA/NSPS LAND TITLE SURVEY COMMITMENT NUMBER 2040-6238426

CHARLES W. LONON AND WIFE, NEDEA R. LONON; TRAVIS G. LONON, III; JOHN WARE LONON; WILLIAM BOND LONON AND JOHN WALTER LONON NORTHWEST CORNER OF MAYHILL ROAD AND HWY 173 PART OF MAP 134 PARCEL 043.00 3RD CIVIL DISTRICT HAYWOOD COUNTY, TENNESSEE



PROPOSED SITE PLAN



revised apartment program:

bldg I-	(6) 24 units	total units 480
	21,876 s.f. (131,256 s.f.)	
bldg II-	(8) 24 units	28,859 total ac.
	20,742 s.f. (165,936 s.f.)	720 surface required
bldg III-	(9) 16 units	1.5 per unit
	15,632 s.f. (140,688 s.f.)	8 visitor
total residential	437,880 s.f.	4 mail kiosk

mayhill road

verify landscape plate and sidewalk along highway 179

proposed site plan

Stanton Apartments

Stanton, Tennessee

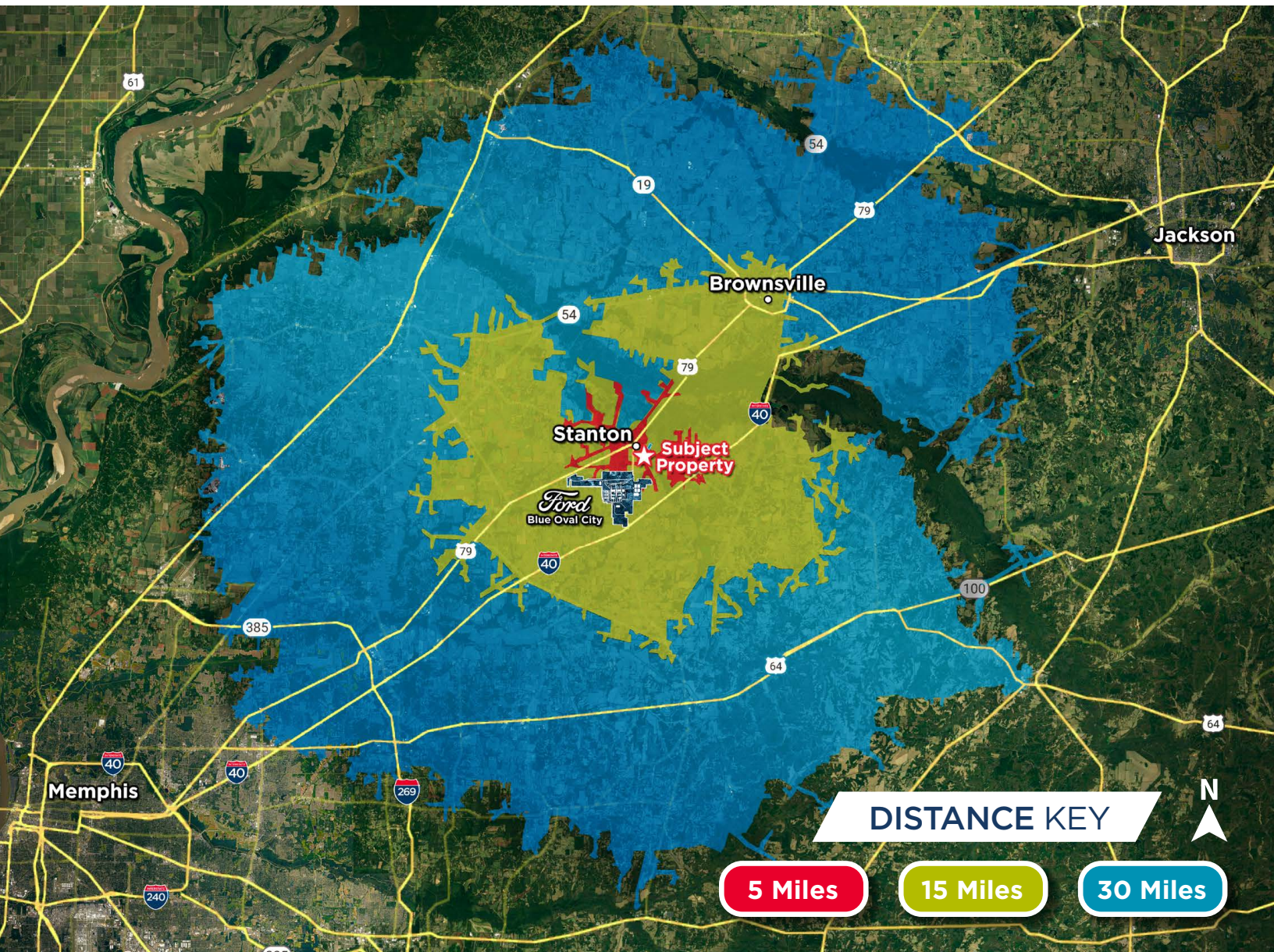


north

Stanton Blue Oval Multifamily

Stanton, TN 38069

DISTANCE MAP



BLUEOVAL	MASON	STANTON	BRADEN	OAKLAND	GALLAWAY
1 MILE	9 MILES	1 MILE	12 MILES	23 MILES	17 MILES

BROWNSVILLE	COVINGTON	JACKSON	MEMPHIS	WEST MEMPHIS
13 MILES	18 MILES	40 MILES	51 MILES	59 MILES

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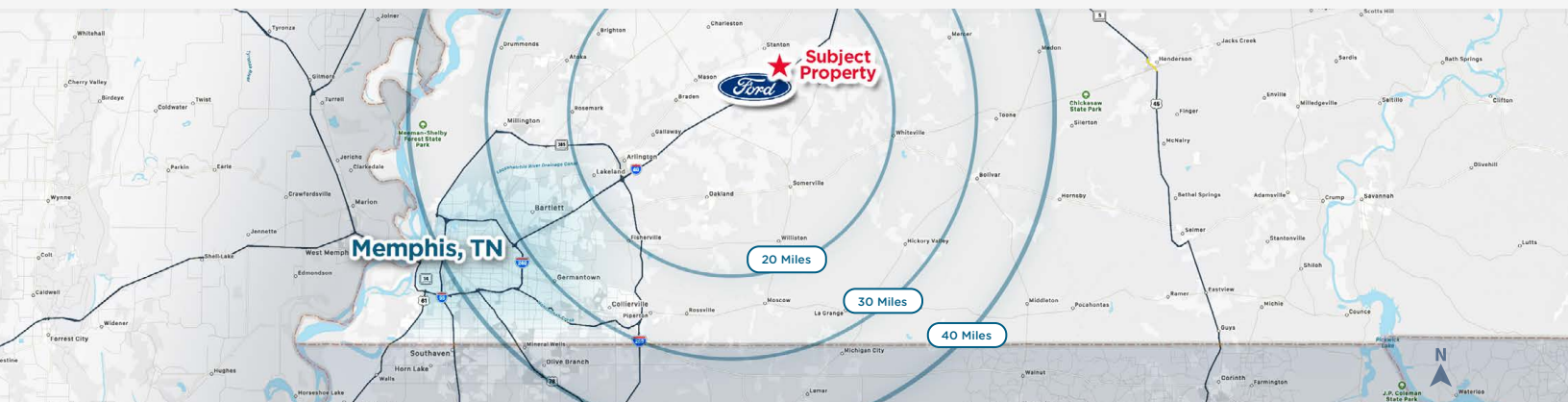
ADJACENT TO BLUE OVAL CITY



BLUE OVAL CITY - FORD'S NEW \$6 BILLION T-3 SERIES TRUCK EV PLANT

- Ford's new \$6 billion plant, now under final stages of construction, will assemble a new addition to the F-Series truck lineup.
- The entire 6 square mile, 4,100-acre Megasite is located due North of I-40 at Exit 42. It sits in Haywood County, just south of Stanton, TN.
- To support the large development, TVA has completed a new substation on the campus. Additionally, TDOT is increasing the size of many existing roads, adding new roadways and building a future new exit off of I-40 west of the existing Exit 42.
- This plant includes the recently opened Tennessee College of Applied Technology to train workers.
- The plant will create an estimated approximately 7,500 new jobs, including OEM suppliers.
- Ford expects vehicle production to begin in 2027. SK will begin manufacturing the new batteries in mid-2025 for various Ford manufacturing facilities.
- Blue Oval City could lead to the construction of 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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