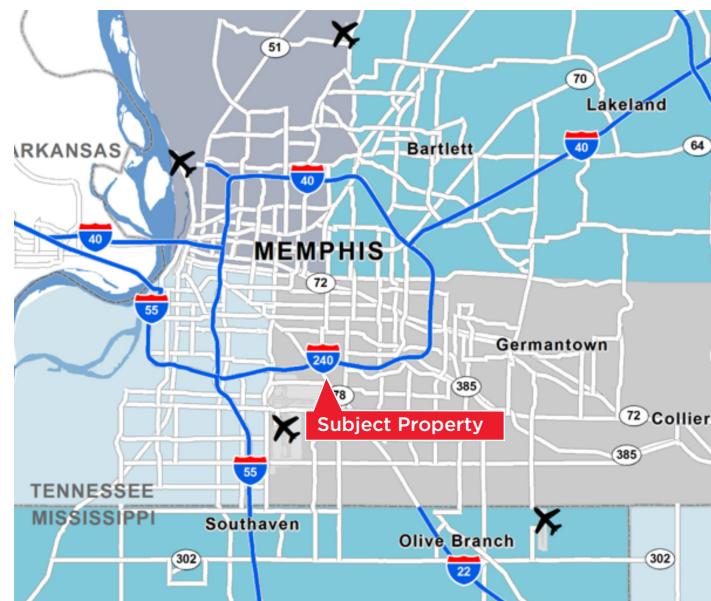


## Unique Industrial Land Available

100+ Acres Available

### Property Highlights

- Located in the heart of the Memphis industrial market
- One of the largest bulk industrial sites available in Memphis, TN proper
- Can be demised for smaller buildings
- Less than 3 Miles to Memphis International Airport (FedEx and UPS Hubs)
- Less than 3 Miles to BNSF Intermodal
- Excellent and abundant labor with public transportation



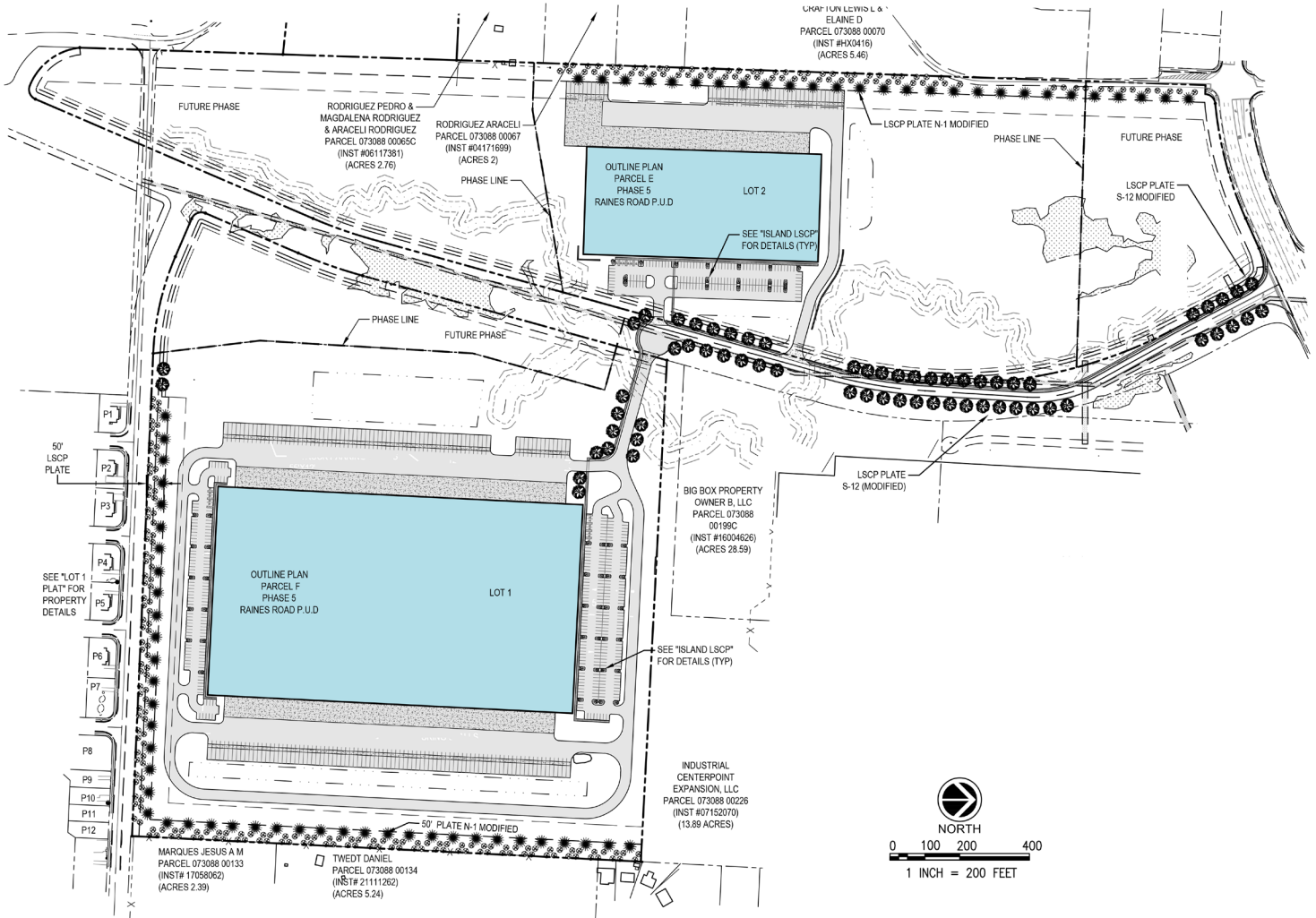
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**APPROVED SITE PLAN**



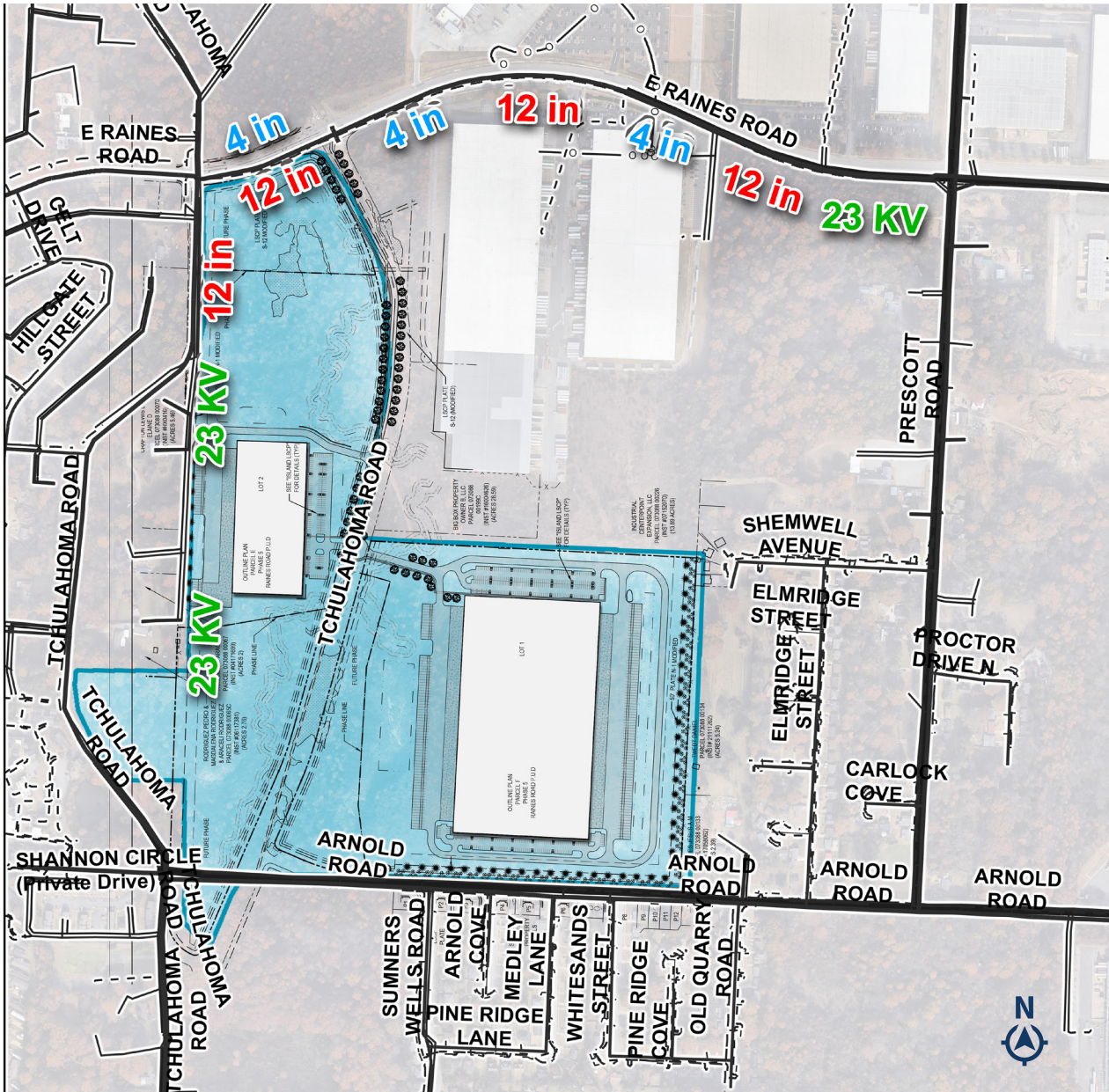
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**UTILITIES MAP**

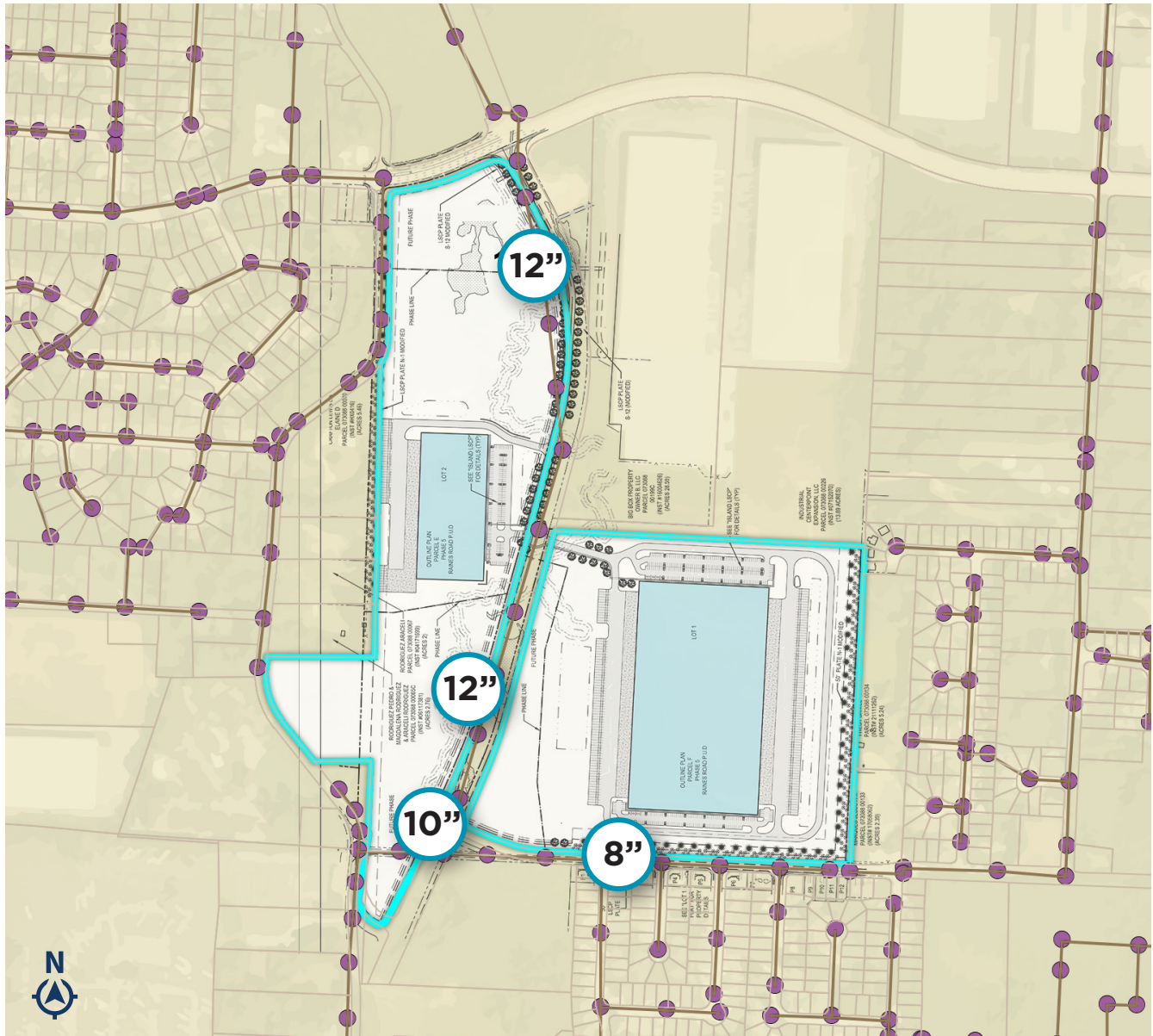


- ELECTRIC
- GAS
- WATER

Map created by Memphis Light, Gas and Water  
 - Land & Mapping on 02/13/2020



**WASTEWATER MAP**



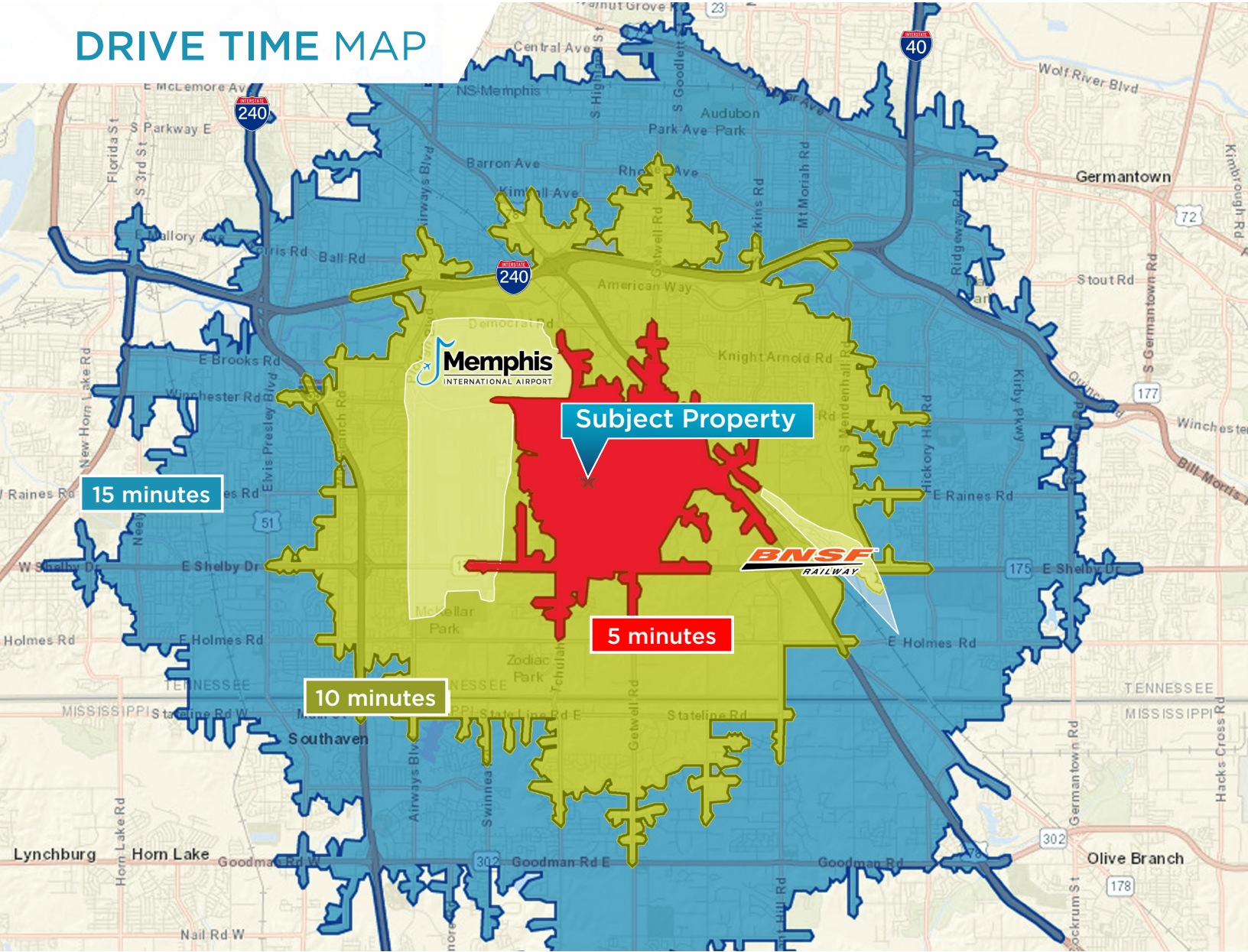
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**DRIVE TIME MAP**



	<b>5 MINS</b>									
<b>7</b>	<b>8</b>	<b>16</b>	<b>8</b>	<b>37</b>	<b>18</b>	<b>45</b>				
<b>MINS</b>	<b>MINS</b>	<b>MINS</b>	<b>MINS</b>	<b>MINS</b>	<b>MINS</b>	<b>MINS</b>				
<b>3</b>	<b>4</b>	<b>12</b>	<b>4</b>	<b>31</b>	<b>11</b>	<b>44</b>				
<b>MILES</b>	<b>MILES</b>	<b>MILES</b>	<b>MILES</b>	<b>MILES</b>	<b>MILES</b>	<b>MILES</b>				

**PRIME LOCATION**

Within 48 hours of approx.  
**73%** of the entire US population



**MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER**



**1st** Largest Cargo Airport in the US



**3rd** Busiest Trucking Corridor



**5** Class 1 Railroads



**5th** Largest Inland Port in the US

**TENNESSEE INCENTIVES/TAX ADVANTAGES**

- With tax abatement, operating expenses are lower than DeSoto County - Southaven and Olive Branch
- Unlike MS, TN has no personal income tax
- Unlike MS, TN has no throwback tax

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