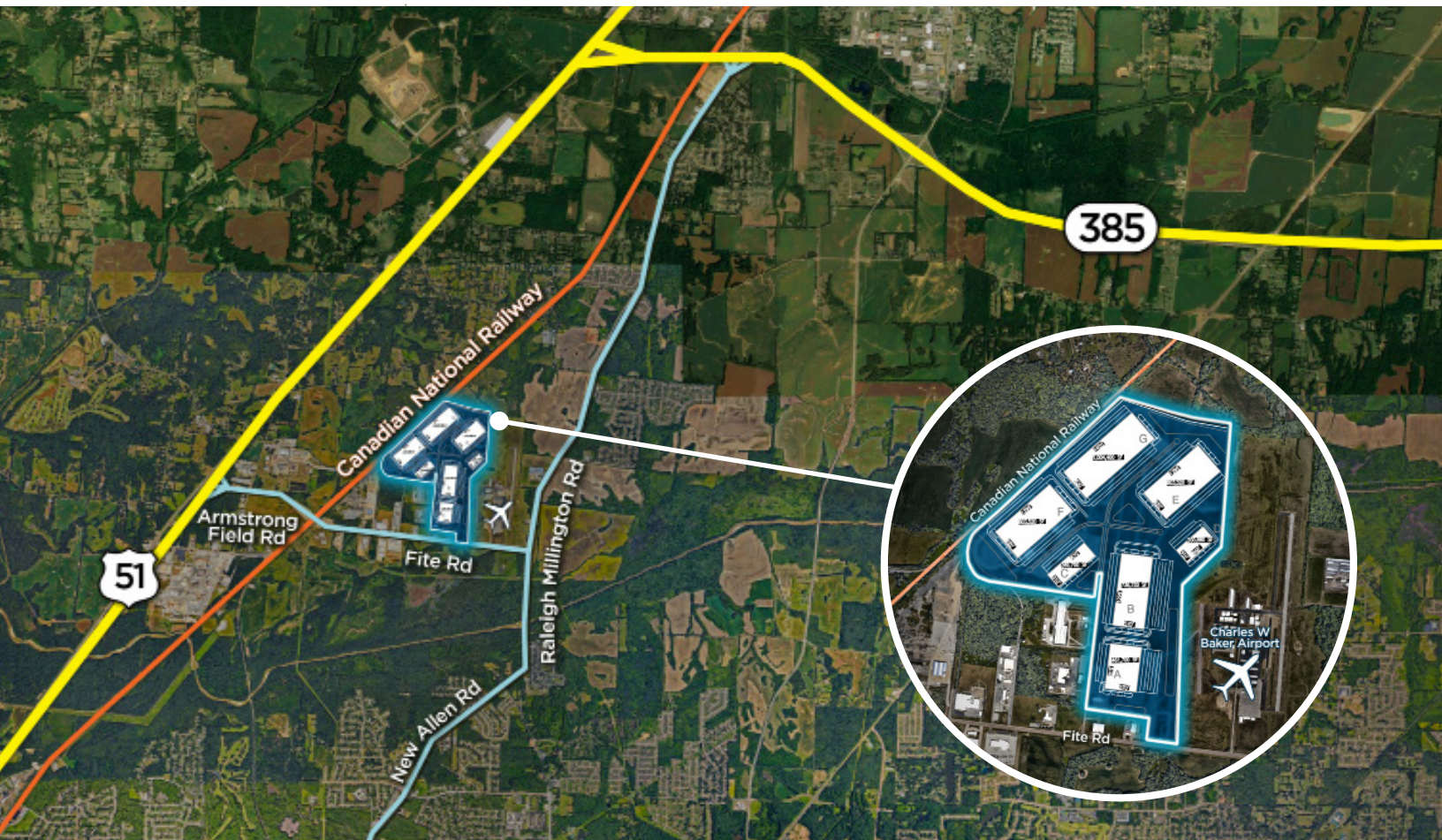


MEMPHIS SPEEDWAY

INDUSTRIAL PARK

FOR SALE
342 ACRES



PROPERTY EVALUATION

Land Condition	Mild topo with existing structures and speedway; Northern acreage used as farm	Due Diligence Documentation	Available, including Phase I ESA
Utilities	Water, Gas, & Power* on site with Sewer approved	Due Diligence Documentation	Available, including Phase I ESA
	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.	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

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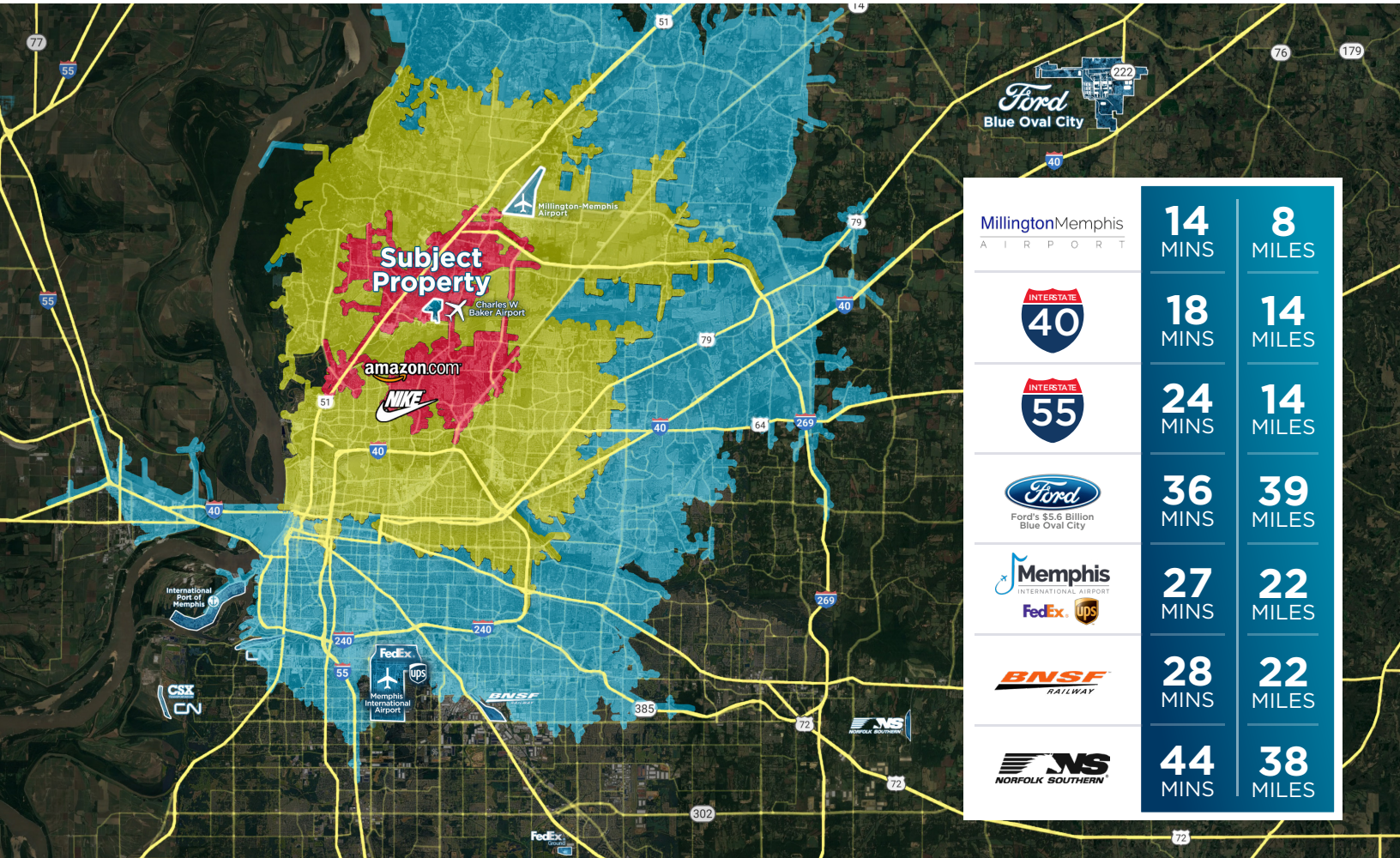
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DRIVE TIME MAP

10 MINUTES

20 MINUTES

30 MINUTES



POWER UPGRADE OPTIONS

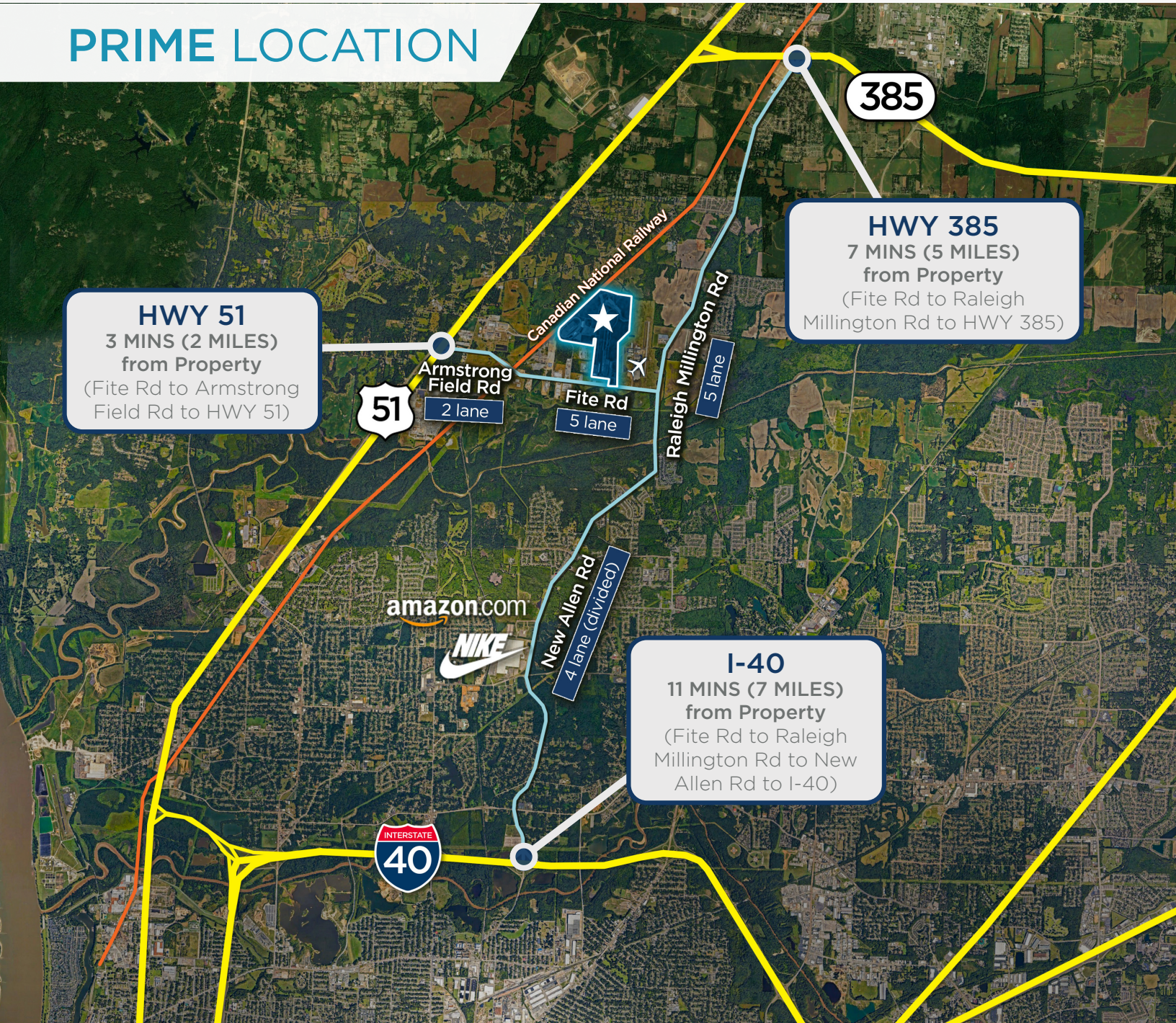
Landlord / MLGW builds new substation:

- Power could greatly exceed the 42 MW available from other substation depending on customer demands and design. The size of the substation would require three or four acres.

Tenant builds new substation:

- Could be allowed under MLGW supervision.
- Enables Tenant to a) control timeline and b) navigate supply chain themselves.
- Proven more efficient in some cases where customer or their contractors have experience.

PRIME LOCATION



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

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

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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MEMPHIS SPEEDWAY INDUSTRIAL PARK

5500 VICTORY LN | MEMPHIS, TN 38053

CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

FOR SALE 342 ACRES

PREMIER MEMPHIS LOCATION



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