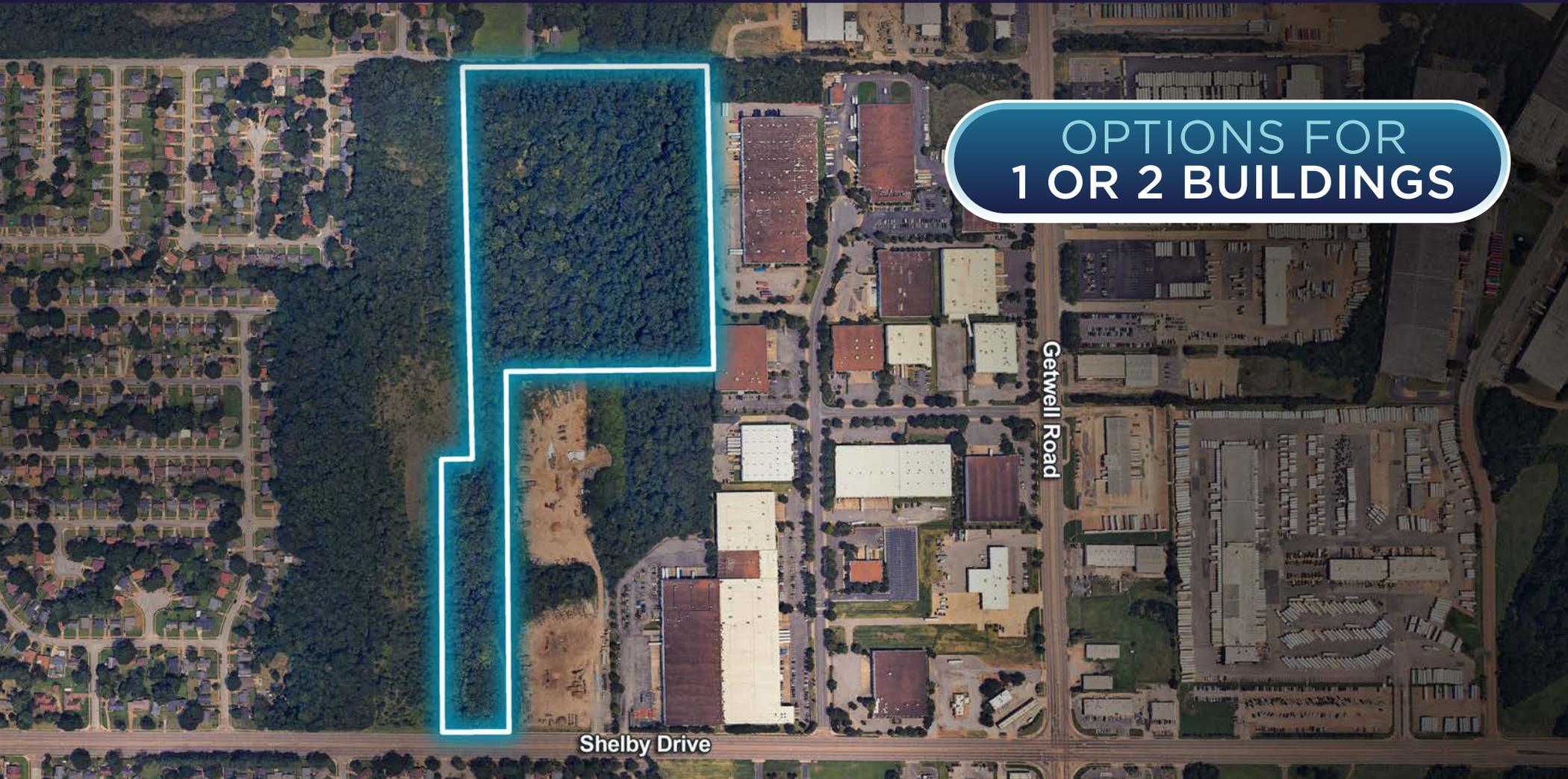


# SHELBY DRIVE

Memphis, TN

PRIME INDUSTRIAL  
LAND AVAILABLE

OPTIONS FOR  
1 OR 2 BUILDINGS



+/- 33.804 ACRES



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

# THE OFFERING

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Cushman & Wakefield | Commercial Advisors is pleased to offer this very unique prime industrial land opportunity for up to 315,900 SF with choice of layout on approximately 33.804 acres of land located in the southeast submarket of Memphis, Tennessee. The property is zoned with all utilities to site. The property has fluid highway connectivity via Highway 78 and Interstate 55, allowing for quick access to Memphis's city center and metro areas, and is the midpoint between Memphis International Airport and BNSF Railway.

## OFFERING AT A GLANCE

<b>ADDRESS</b>	0 Shelby Drive Memphis, TN 38118
<b>ACRES</b>	+/- 33.804
<b>PROPOSED OPTIONS</b>	1 Building - up to 315,900 SF 2 Buildings - up to 314,940 SF
<b>ZONING</b>	EMP (Light Industrial)
<b>UTILITIES</b>	To Site*

*\*See Page 5 for more information*



# PROPOSED SITE PLAN 1

SHOVEL READY!



## 1 Building Totaling up to 315,900 SF

- Prime Industrial Land
- Extensive trailer parking
- Zoned with all utilities to site

Shelby Drive

Distriplex Drive

ARNOLD ROAD



# PROPOSED SITE PLAN 2

SHOVEL READY!



## 2 Buildings Totaling up to 314,940 SF

- Prime Industrial Land
- Extensive trailer parking
- Zoned with all utilities to site

Shelby Drive

Distriplex Drive

ARNOLD ROAD



# SHELBY DRIVE INDUSTRIAL PARK UTILITIES

## ELECTRIC

A substation expansion project is currently underway that will increase the capacity in this area. MLGW is currently determining the distribution infrastructure upgrades and planned load transfers for the substation expansion. The projected available capacity has not yet been determined. Please provide the anticipated power demand at this location so it can be considered when determining the future system configuration.

*\*\*Disclaimer:\*\* The available MLGW electric distribution capacity is subject to change at any given time without prior notice as new customers are added to the system. Allocation of capacity is made on a first-come, first-served basis to ensure that the electric distribution system adequately meets customers' demands. Estimated timelines and costs do not include procurement of special-order materials, right-of-way acquisition, and permitting. The estimated construction time provided will vary depending on the availability of the MLGW Electric Construction crew. Additionally, all load requests exceeding 5 MW require approval from TVA and MLGW executives. We appreciate your understanding and cooperation.*

## GAS

There is a 6-inch high-pressure (HP, 61-99 psig) gas main (south of the property). The available capacity on the main is 195 mcfh. There is also a 2-inch high-pressure gas main (north of the property). The available capacity on that main is 25 mcfh.

*\*\*Disclaimer\*\*:* Gas Distribution capacity may change at any time without notice as new customers are added. Capacity is allocated on a first-come, first-served basis to ensure the gas distribution system can meet customer demands. MLGW will re-evaluate each site individually after receiving the customer's gas load requirements. This helps ensure the site's gas system will adequately meet the customers' needs. Estimated timelines and costs do not include special-order materials, right-of-way acquisition, or permits. The actual construction time will depend on the availability of the MLGW Construction crew. Thank you for your understanding and cooperation.

## WATER

1 MGD load. This was independent of other developments, though, so that number could change depending on how new projects affect the system. Anything larger, we would need to know the demand to evaluate

*\*\*Disclaimer:\*\* Accurate estimates of MLGW water usage cannot be provided without knowing the customer's specific needs. The capacity for water distribution may change at any time without notice, especially as new customers are added to the system. Capacity will be allocated on a first-come, first-served basis to ensure that the water distribution system meets customer demands sufficiently. Please note that estimated timelines and costs do not include the procurement of special-order materials, right-of-way acquisition, or permitting processes. Additionally, the estimated construction time may vary based on the availability of the MLGW Construction crew. We appreciate your understanding and cooperation.*

# SHELBY DRIVE

Memphis, TN

## PROPERTY POSITIONING



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

Shelby Dr

WE BELIEVE THIS IS THE PERFECT OPPORTUNITY FOR INFILL DEVELOPMENT IN THE HEART OF MEMPHIS'S KEY LOGISTICAL INFRASTRUCTURE FOR THE FOLLOWING REASONS:

1

Lack of modern inventory in Shelby County compared to the DeSoto and Marshall County submarkets

4

Proximity to rooftops and labor: The targeted development area is close to desired and abundant labor, and is able to pull throughout the entire MSA due to highway/interstate connectivity

2

Few vacancies in the center of the Southeast submarket

5

Predictable incentives environment and process: Shelby County has matched DeSoto County's Incentives thresholds for jobs and capital investment

3

Necessity for some users to be in Shelby County, TN due to favorable tax structure (MS throwback tax)

6

Flexible site plan allows for maximum optionality plus enhanced rent target on smaller buildings

# MEMPHIS/SHELBY COUNTY COMPETITIVE ADVANTAGES

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Located in Shelby County, one of the lowest tax rate jurisdictions in the Mid-South

Highly attractive business climate due to low corporate tax rate and zero personal income tax

Streamlined processes for both State and Local financial incentives

Quadrимodal logistics (Rail, Runway, Roadway, River) provide exceptional distribution access

Access to over 70% of US population within 48 hours and greater than 90% of the world's GDP within 72 hours

Within the Tier One radius for Ford's Blue Oval City

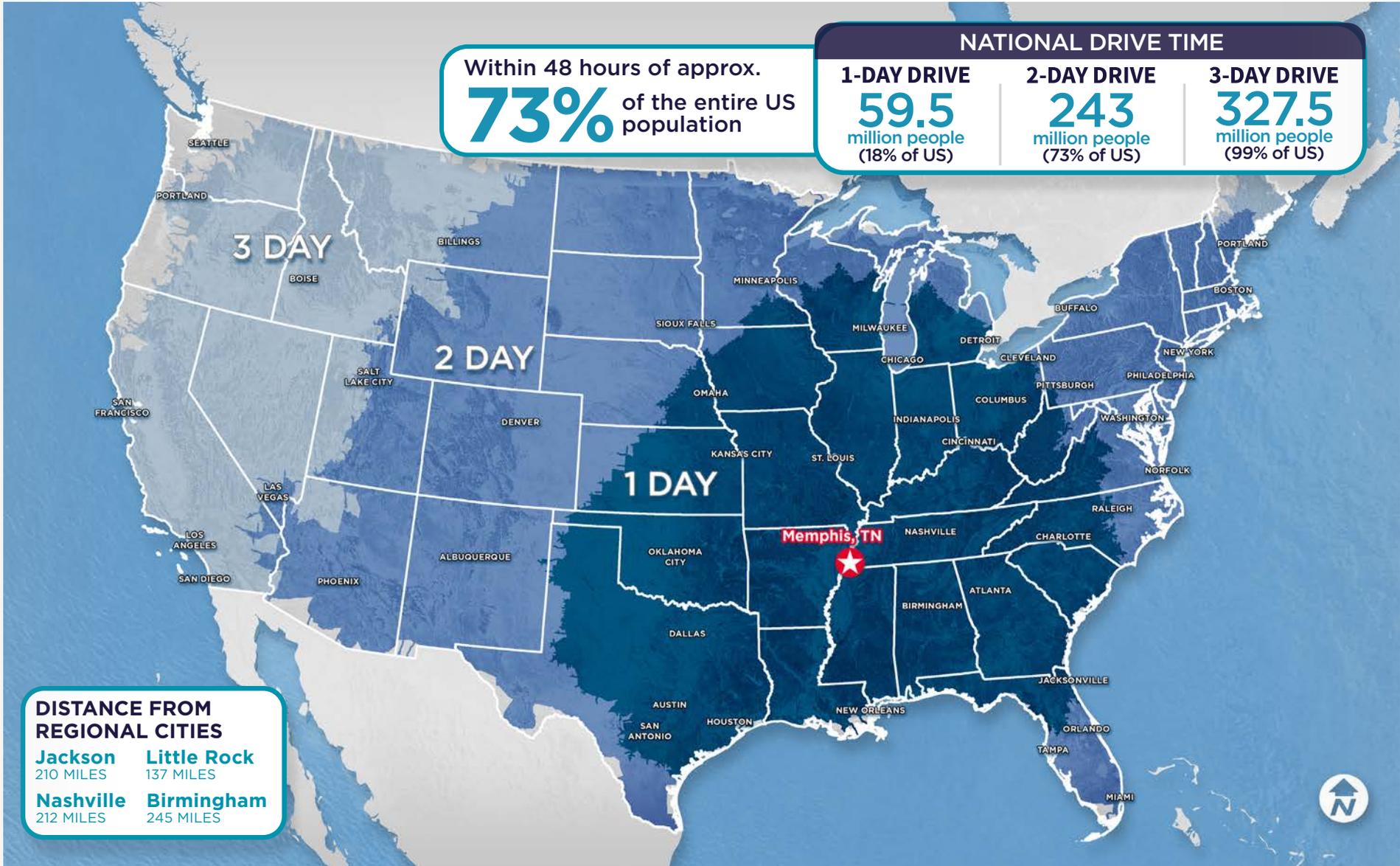
# ZONING

The zoning for this property is superseded by a DPD-approved, filed, and locked-in Planned Development, which allows for EMP Employment (Light Industrial) as shown on the attached Zoning Plan.

The EMP District is intended to accommodate office, light manufacturing, research and development, warehousing, wholesale, processing and commercial uses in order promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas.

Any use permitted by right, administrative site plan approval in the EMP Employment District with the following exceptions:

1. Amusements, Commercial Indoor and Outdoor
2. Heliport
3. Campground, Travel Trailer Park
4. Drive-In Theater
5. Lumberyard
6. Mobile Home Sales
7. Motor Vehicles Sales
8. Sheet Metal Shop
9. Undertaking Establishment
10. Brewery
11. Manufacture of Chemical, Cosmetic, Drug, Soap, Paints, Fertilizer, and Abrasive Products
12. Contractor's Storage, Outdoor
13. Adult Entertainment
14. Tavern, Cocktail Lounge, Nightclub
15. Video Arcade
16. Commercial Parking Garage
17. Taxicab Dispatch Station
18. Beverage Container Collection or Recycling Center
19. Motor Vehicle Sales or Service
20. Pawn Shops
21. Flea Markets, Used Goods, or Second Hand Sales
22. Tobacco Products Manufacture
23. Landfill
24. Bus Terminal or Service Facility
25. Garbage or Refuse Collection Service
26. Vehicle Sales and Leasing
27. Truck Stop
28. Gas Station



## WHY MEMPHIS



Largest Cargo Airport in the U.S.



Busiest Trucking Corridor in the U.S.

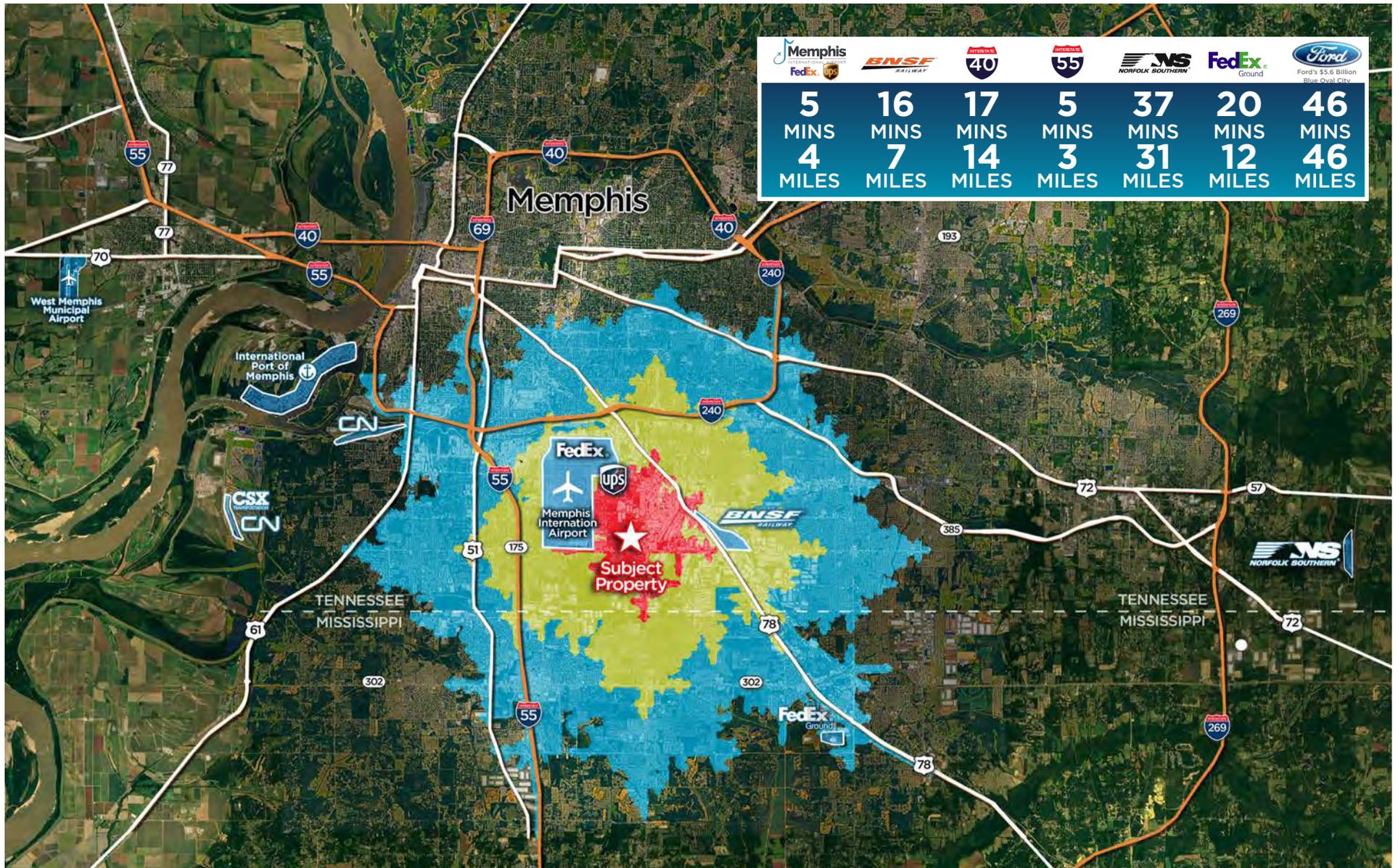


Class 1 Railroads



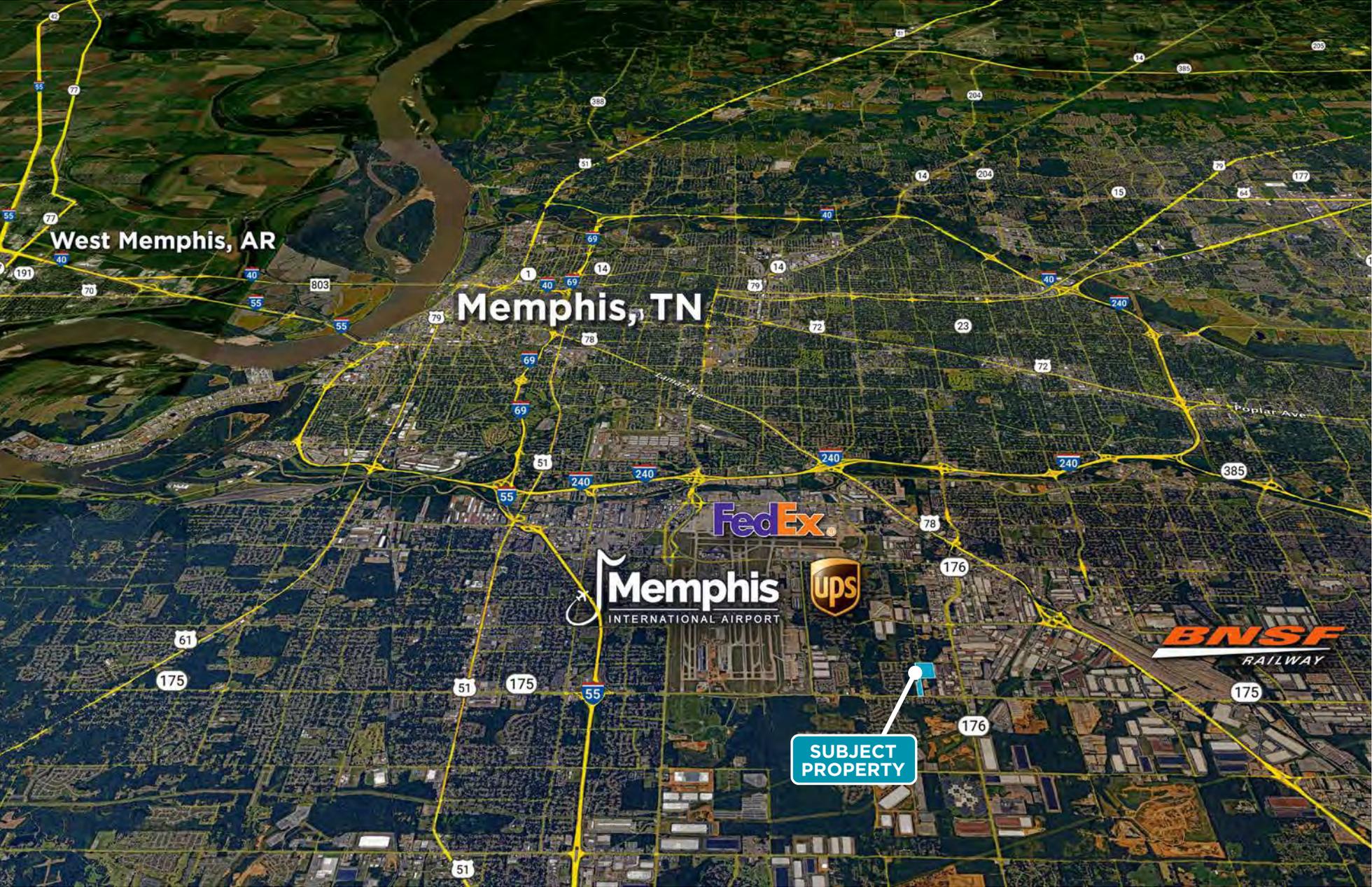
Largest Inland Port in the U.S.

# MULTI-MODAL CONNECTIVITY

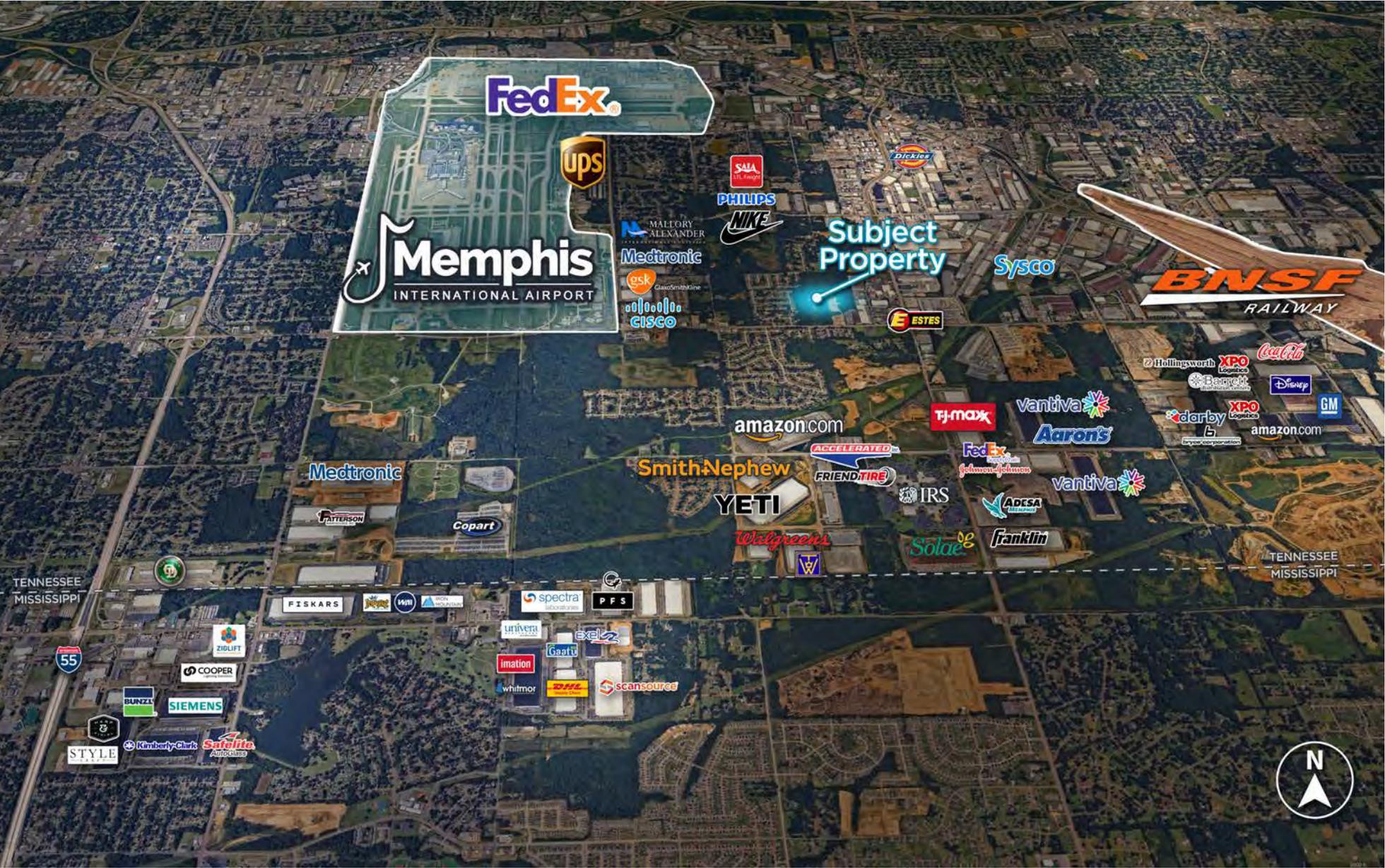


DRIVE TIME KEY: ■ 5 MINUTES    ■ 10 MINUTES    ■ 15 MINUTES

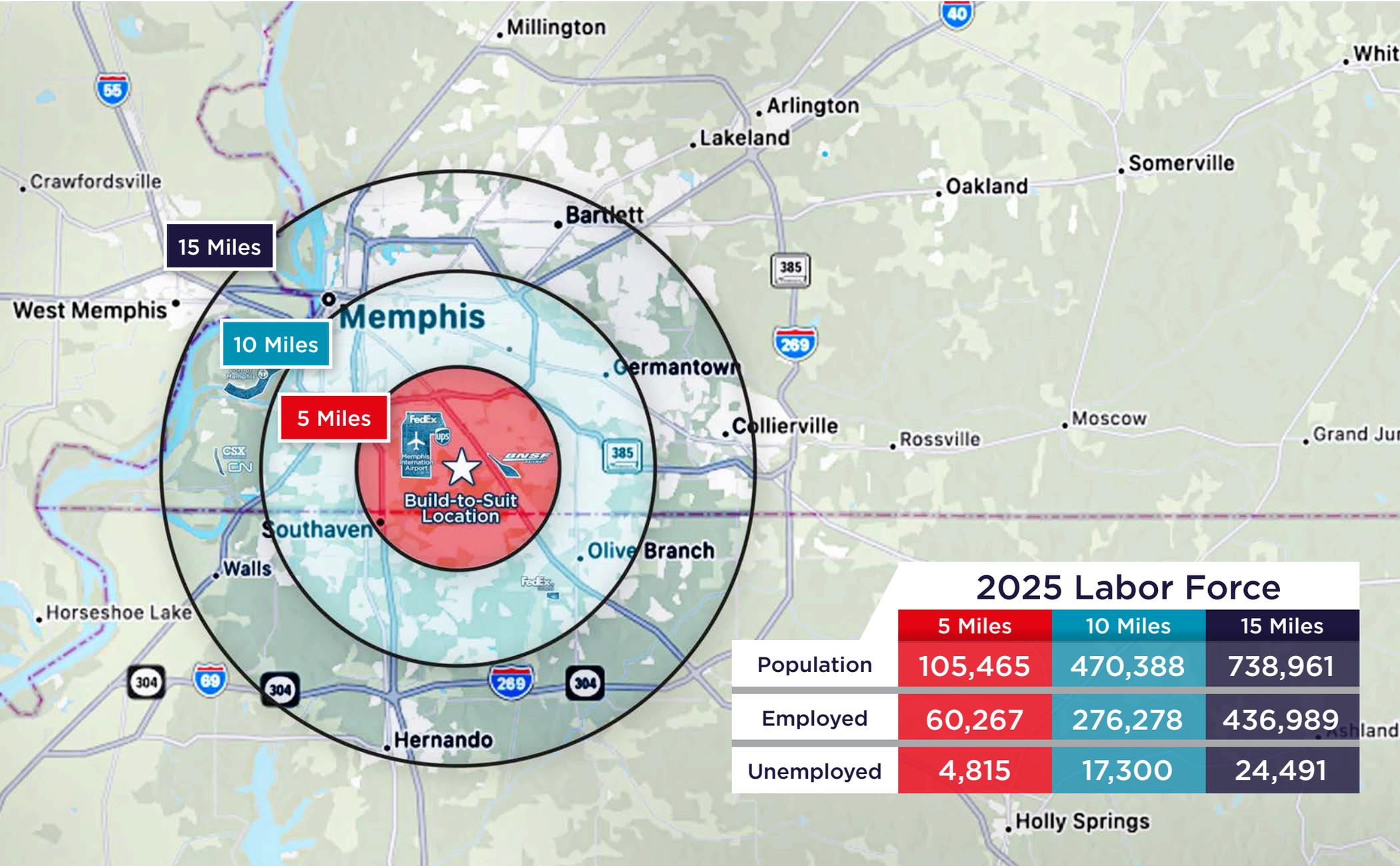
# PREMIER MEMPHIS LOCATION



# CORPORATE NEIGHBORS



# LABOR FORCE MAP



## 2025 Labor Force

	5 Miles	10 Miles	15 Miles
Population	105,465	470,388	738,961
Employed	60,267	276,278	436,989
Unemployed	4,815	17,300	24,491

# SHELBY DRIVE

Memphis, TN

## LOCATION & MARKET OVERVIEW



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ADVISORS

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# TENNESSEE (cont)

**Automotive Industry** – GM, Nissan, and Volkswagen each have auto assembly plants in Tennessee that collectively manufacture over 900,000 cars per year. The following companies are making large financial commitments to manufacture EVs and related parts in Tennessee.

- » Ford has started construction of its \$5.6 billion plant named Blue Ov City near in Stanton, TN to build its new Lighting F150 electric truck.
- » GM plans to build a \$2.3 billion battery manufacturing plant for EVs near Spring Hill, TN.
- » Volkswagen intends to begin producing EVs at its Chattanooga, TN plant this year.

**Manufacturing** – Memphis, Jackson, Nashville and Knoxville have mar large and small manufacturing companies. Stanton will join these area when Ford finishes its Blue Oval City F-150 EV assembly plant and For Tier 1 and 2 parts suppliers locate facilities near Blue Oval City.

**Music & Entertainment** – Nashville is the national capital of song writin and music production for a variety of genres including country, blues, sou and gospel.

**Tourism** – In addition to Nashville, the Smokey Mountains National Par south of Knoxville is a very popular tourist destination. More vacationer visit the Park than any other National Park in the U.S.

**Research & Higher Education** – The Oak Ridge National Laborator described in more detail in the following page is a national engineerin powerhouse for energy and defense related research. Vanderbilt University in Nashville and the University of Tennessee in Knoxville are als well-regarded research schools.

Tennessee’s industries, and research institutions are fueling Tennessee growth in the 21st Century.



# MEMPHIS OVERVIEW

## MEMPHIS: AMERICA'S DISTRIBUTION CENTER

Located on the banks of the Mississippi River in the southwestern corner of Tennessee, Memphis is the centerpiece of the "Mid-South", a region with exceptional logistical connectivity within the U.S. The Memphis MSA is a ten-county area which encompasses portions of southwest Tennessee, northern Mississippi, and eastern Arkansas. With an estimated population of 1,346,500 and a workforce of approximately 652,000, Memphis offers a diverse, robust economic climate which is extremely attractive to both corporations and employees alike. Memphis is a critical distribution and logistics hub fueled by the FedEx World HQ and Superhub (35,000 employed locally) and is home to three Fortune 500 companies (FedEx, AutoZone, International Paper). Memphis is often referred to as America's Distribution Center, strengthened by major operations for UPS and USPS, and is uniquely positioned to provide the most cost-effective distribution and logistics services in the country. This major river port and air/rail hub at the crossroads of I-40, I-55, and I-22 offers superior transportation advantages.

Advanced healthcare and educational facilities also drive the local economy. Both are anchored by the massive 14,000-acre downtown Memphis Medical Center district. More than 40,000 are employed in this district and 10,000 students attend universities in the area. Rapid advancements in biomedical research have positioned the medical center for growth. Expansions to its existing facilities are generating additional demand for housing and amenities. Memphis was ranked as the #1 "Logistics Leader" in the country and was ranked 2nd globally by Business Facilities magazine in 2017. In November 2021, St. Jude completed a historic \$412 million, 625,000 SF expansion to their Downtown campus, bringing together a "powerful combination of talent and technology in a space designed to propel discovery."



## MAJOR ECONOMIC GROWTH

**FedEx Corporation** moved their global headquarters to Memphis in 1973, and has drawn several top logistics and distribution operations to the area. The proximity of the company's Superhub at Memphis International Airport guarantees some of the latest drop-off times for overnight delivery in the county.

**St. Jude Children's Research Hospital** was founded in 1962 and continues a \$7 billion expansion project. This includes \$1 billion in construction costs along with the addition of more than 1,000 new jobs. St. Jude's expansions are not set to end anytime soon; the hospital has plans for further expansions.



St. Jude Children's  
Research Hospital

# MEMPHIS OVERVIEW



## TRANSPORTATION INFRASTRUCTURE

- » Seven federal highways and two interstates (I-55 and I-40) traverse Memphis, while I-240 encircles the city. I-22 stretches south, connecting Memphis to northern Mississippi and serving as an expressway down to Birmingham. The planned Canada-to-Mexico I-69 will also cross Memphis. Highway 78 (Lamar Ave) is currently undergoing Phase One to widen from four lanes to six and upgrade existing intersections into new interchanges. The \$250 million project will revolutionize the primary corridor of the Memphis industrial market.
- » The Port of Memphis is the largest still-water harbor on the Mississippi River. The Port is the national leader in inland foreign import tonnage and the 4th largest inland port in the U.S. overall.
- » Memphis is one of only four U.S. cities served by over 80% of Class I rail systems. Canadian National Railroad recently completed a \$100 million expansion to its Memphis classification yard, making it the second largest classification yard in the U.S.
- » Phase One of the Regional Rail Program (MATATRAC) has commenced, and Amtrak serves national rail travelers.



## MEMPHIS INTERNATIONAL AIRPORT

- » Memphis International Airport (MEM) again has ranked as the world's second busiest cargo airport behind Hong Kong International (HKG) after regaining the title as worlds busiest in 2020. MEM's cargo throughput remained steady at 4.5 million tons in 2021, according to preliminary figures released by Airports Council International.
- » The presence of FedEx makes MEM and FedEx major drivers of the local economy, and, thanks to the massive domestic and international operations of FedEx, Memphis is the largest air-cargo airport in the U.S. The airport generates over \$28 billion for the region's economy and more than 200,000 local jobs are airport-related.
- » FedEx's \$1.5 billion dollar hub modernization and expansion and UPS's \$216 million hub expansion should continue to propel MEM forward.



## CRITICAL RAIL NETWORK CONNECTION

- » Memphis is one of four U.S. cities served by over 80% of the nation's Class 1 rail systems. It handles over \$550 billion of domestic and international freight annually and is ranked third in total freight value and fourth in tonnage (1.6 million total container capacity).
- » The recent \$200 million BNSF intermodal expansion will allow for over 1 million lifts annually, doubling lift capacity and greatly improving efficiency.



# #1 NATIONAL LEADER

## In Business Facilities' 19th Annual Rankings Report Memphis, TN was named #1 Logistics Leader and #1 Most Affordable larger metro in the nation

For places to move goods, Memphis, TN shows a repeat performance as the top ranked metro in the magazine's Logistics Leaders ranking. This ranking considers all forms of transportation logistics, including shipping by air, rail, water, and highway.

Memphis International Airport, home to the global FedEx hub, is the busiest cargo airport in the U.S. for 2022, handling four million metric tons of cargo, according to the Airports Council International's annual tally. Memphis is one of only four U.S. cities to be served by five Class I railroads, and it is home to the fifth largest inland port in the U.S.

# MEMPHIS

## METRO RANKINGS

### LOGISTICS LEADERS

- 1 Memphis, TN
- 2 New Orleans, LA
- 3 Louisville, KY
- 4 Chicago, IL
- 5 Moreno Valley, CA
- 6 Hampton Roads, VA
- 7 Jacksonville, FL
- 8 Dallas-Fort Worth, TX
- 9 Nashville, TN
- 10 Columbus, OH

### MOST AFFORDABLE CITIES (OVER 500K POP.)

- 1 Memphis, TN
- 2 El Paso, TX
- 3 Oklahoma City, OK
- 4 Milwaukee, WI
- 5 Kansas City, MO
- 6 Detroit, MI
- 7 Greenville, SC
- 8 Knoxville, TN
- 9 Albuquerque, NM
- 10 Tucson, AZ

source: [businessfacilities.com](https://www.businessfacilities.com)



# THRIVING MEMPHIS INDUSTRIAL MARKET

**\$2.34 BILLION**

LOGISTICS INFRASTRUCTURE  
INVESTMENTS SINCE 2010

## AIRPORT LOGISTICS

FEDEX LOGISTICS	\$1.45 BILLION
UPS	\$216 MILLION
AIRPORT TOTAL	\$1.7 BILLION

## RAILWAY LOGISTICS

BNSF	\$200 MILLION
CANADIAN NATIONAL RAILWAY	\$100 MILLION
NORFOLK SOUTHERN	\$129 MILLION
RAILWAY TOTAL	\$429 MILLION

## TRUCKING LOGISTICS

TENNESSEE DOT	\$245 MILLION
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# MEMPHIS INDUSTRIAL MARKET

THRIVING PACE OF CREDIT TENANT EXPANSIONS

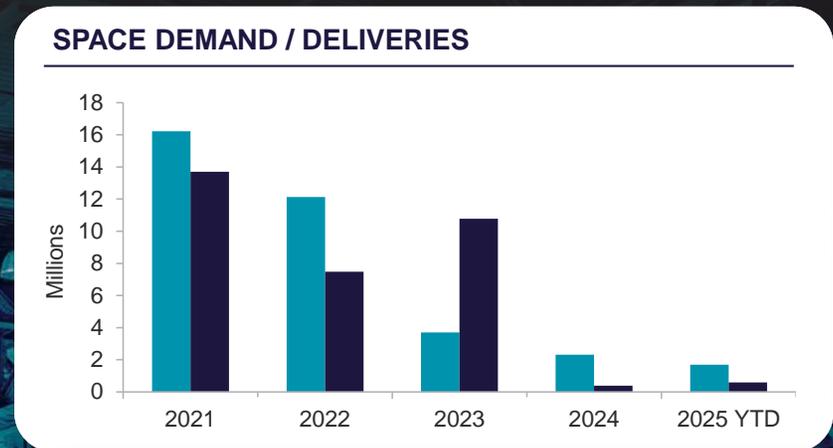
OVER 12.9 MILLION SQUARE FEET SINCE 2018

PROVEN DEDICATION TO MEMPHIS/MISSISSIPPI



INDUSTRIAL USERS	TOTAL BUILDING SF	EXPANSION	EXPANSION YEAR
FedEx	3,500,000	1,996,000	Ongoing
Milwaukee Tool	3,300,000	1,866,000	Ongoing
Amazon	2,530,000	1,913,000	Ongoing
McKesson	1,710,000	1,110,000	Ongoing
Walmart	911,000	1,100,000	2022
NIKE	5,300,000	1,700,000	2019
Kellogg Company	1,870,000	775,000	2019
Baxter Biopharma Solutions	850,000	650,000	2020
Cooper Tire & Rubber Company	1,400,000	400,000	2018
ThyssenKrupp	1,480,000	314,000	2020
ABB Electrification Products	1,260,000	260,000	2018
<b>TOTAL</b>	<b>24,110,000</b>	<b>12,084,000</b>	

# MEMPHIS Q2 INDUSTRIAL MARKET



## SOUTHEAST SUBMARKET



- » The Southeast submarket had a 70 basis point drop in vacancy from 8.4% to 7.7% Q1 2025 to Q2 2025, however overall fundamentals remain the same and vacancy is likely to stay mostly stable as it has been for the past few years.
- » Q2 2025 average rental rate of \$4.32 psf was a 5% increase year over year with most of those gains occurring over the past quarter.
- » Southeast vacancy for Q2 2025 was stable at 7.7% vs 7.9% in Q2 2024 and a 5yr quarterly average of 6.0%.

# SHELBY DRIVE

## Memphis, TN

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The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 0 Arnold Rd, Memphis, TN 38118 (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Cushman & Wakefield Commercial Advisors (C&W/CA) ("The Company") or the Owner ("Owner"). The material is based in part upon information supplied by Owner and in part upon information obtained by The Company from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive, but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, The Company, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by The Company and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by The Company or Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner and The Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. The Company is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of The Company and may be used only by parties approved by The Company and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Cushman & Wakefield / Commercial Advisors immediately upon request of The Company or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Company and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

This is not an offer and no party shall be bound by any terms, conditions, proposals or agreements described herein or otherwise until a legally binding agreement(s) is fully executed and distributed. Cushman & Wakefield / Commercial Advisors ("Broker") makes no representations or warranties as to the accuracy of this information and interested parties bear the entire burden of investigating every aspect of the subject property/transaction before entering into any binding agreement(s).

