

# DELTA CROSSING

Memphis, TN 38109 | Walls, MS 38680

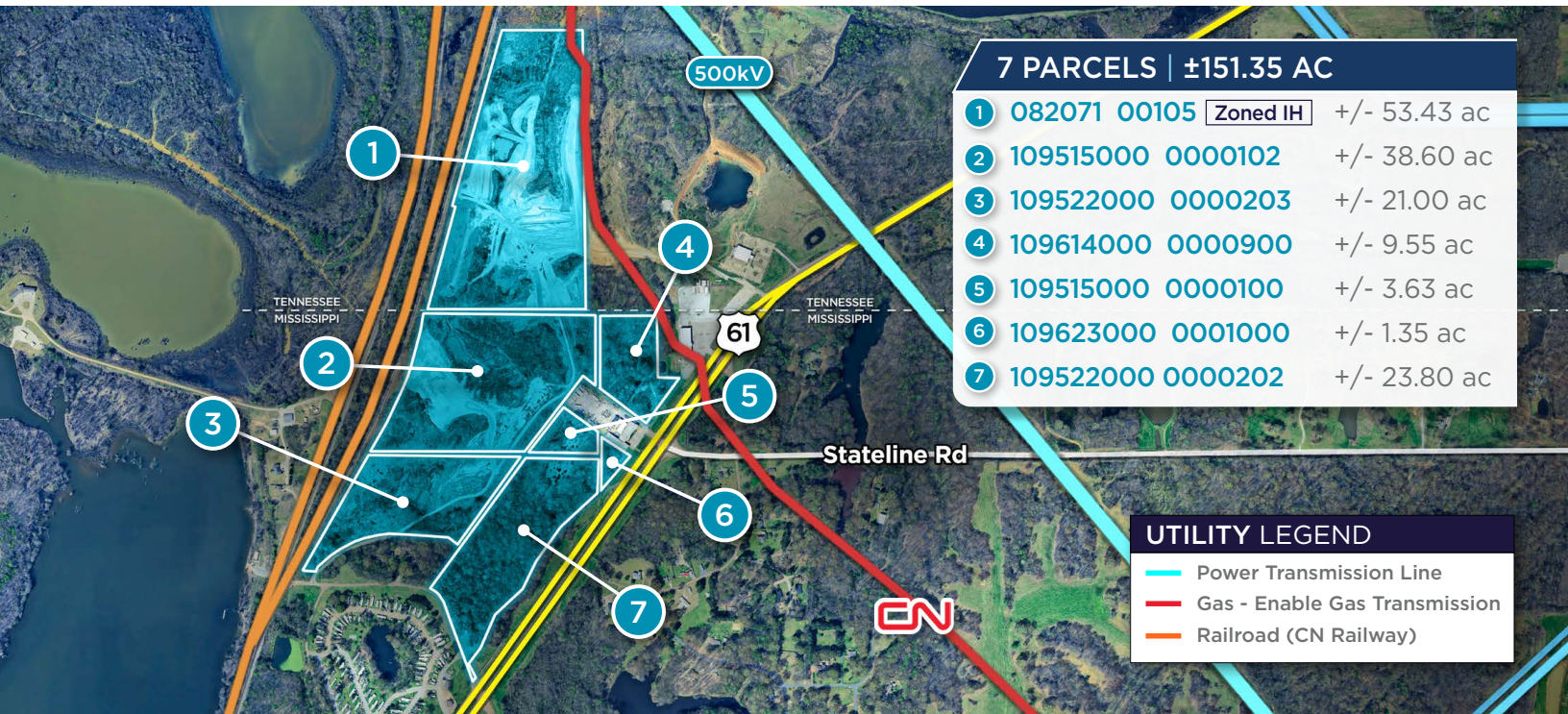
FOR SALE +/- 151.35 ACRES



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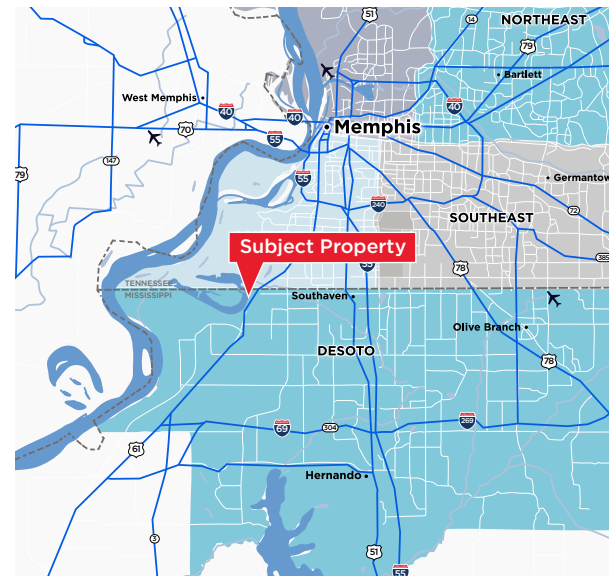
## UTILITY LEGEND

- Power Transmission Line
- Gas - Enable Gas Transmission
- Railroad (CN Railway)

## I-55 Corridor Logistics, Manufacturing, or Digital Infrastructure Campus Opportunity

### Property Highlights

- ±151.35 acres across seven parcels
- Direct access to key transportation corridors
- Rail served
- Proximity to abundant power infrastructure and utility capacity to support energy-intensive operations
- Adjacent to an established, skilled labor pool ready to support construction and ongoing operations
- Flexible site configuration ideal for a master-planned campus, build-to-suit, or phased development



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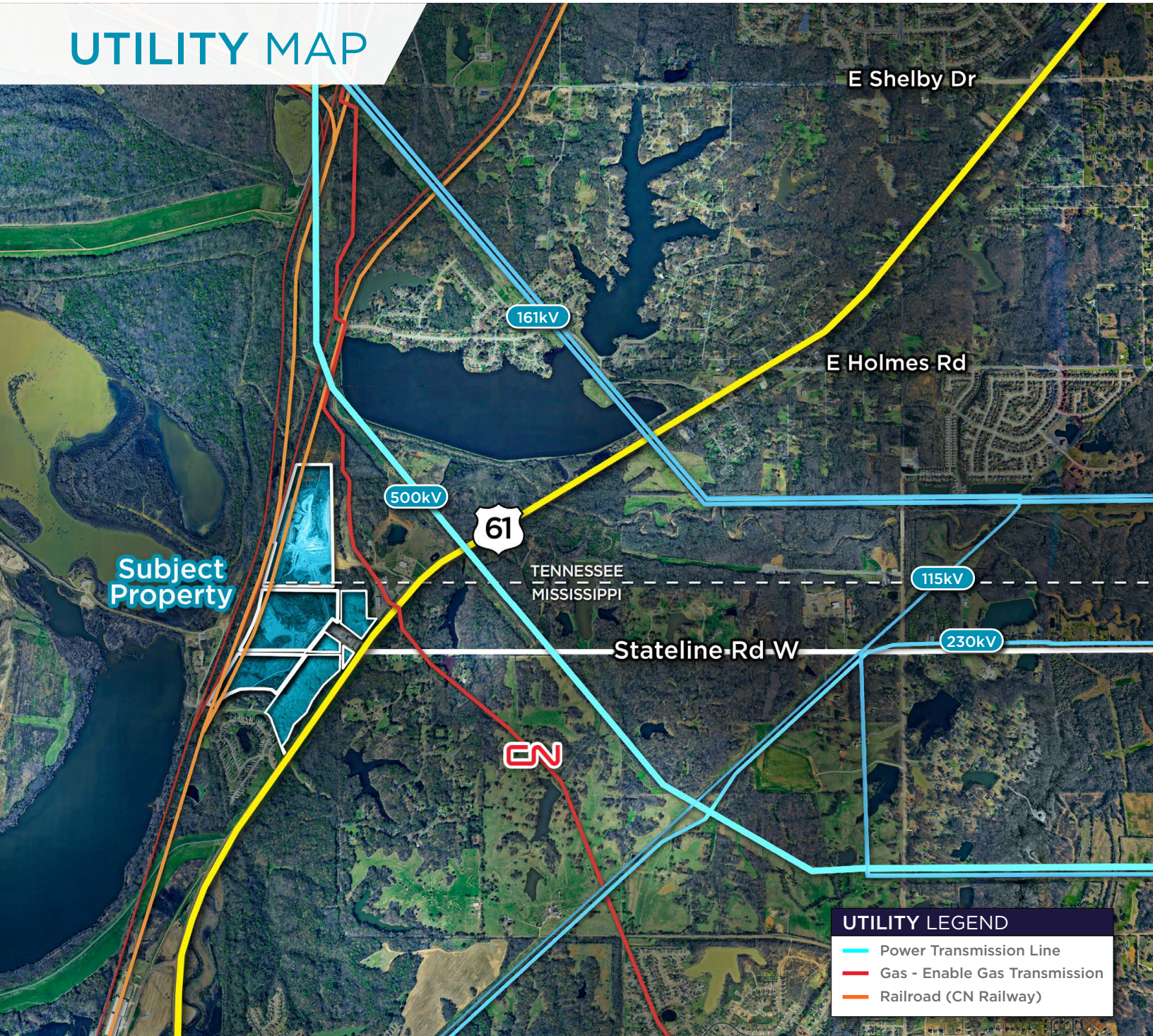


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## UTILITY MAP



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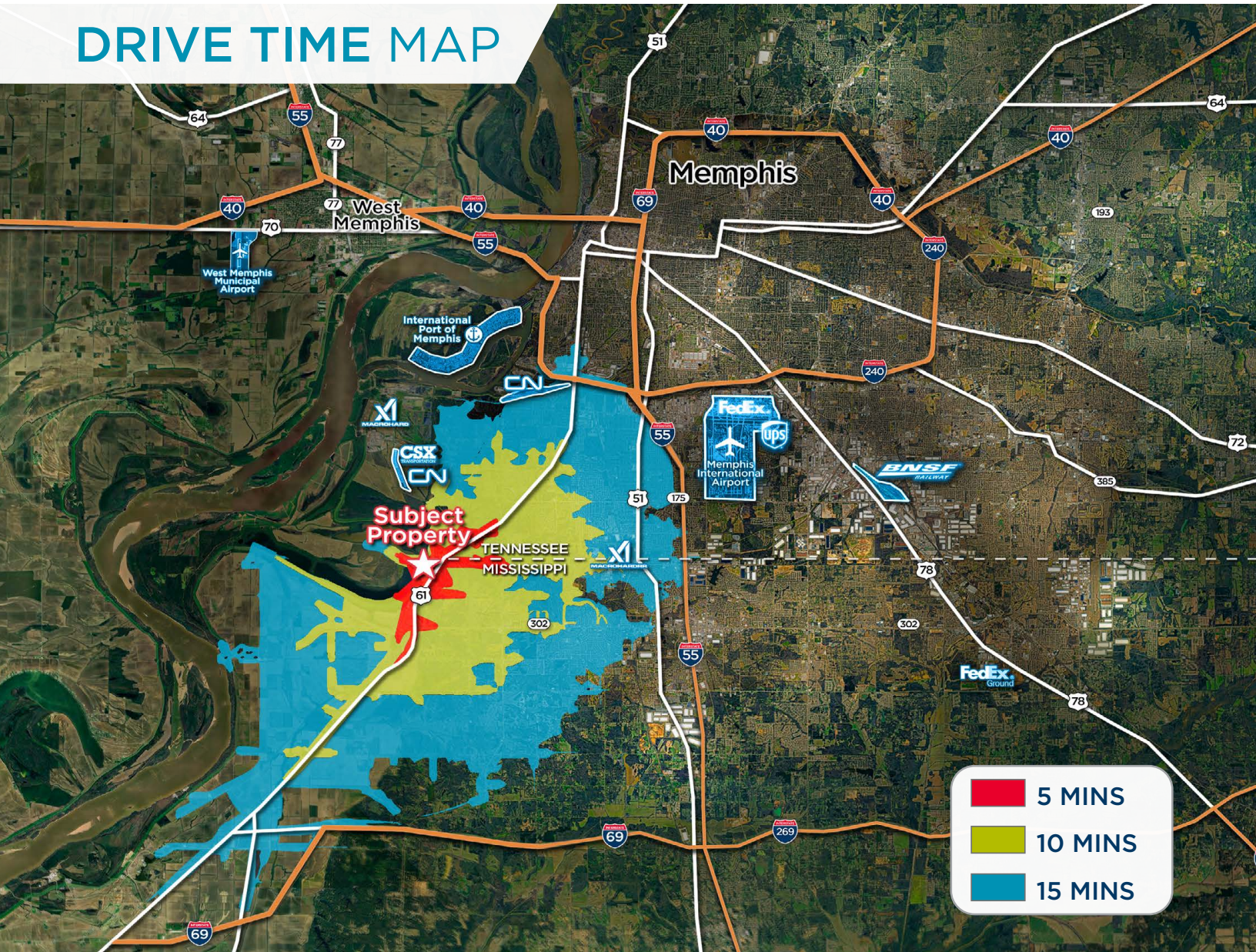


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## DRIVE TIME MAP



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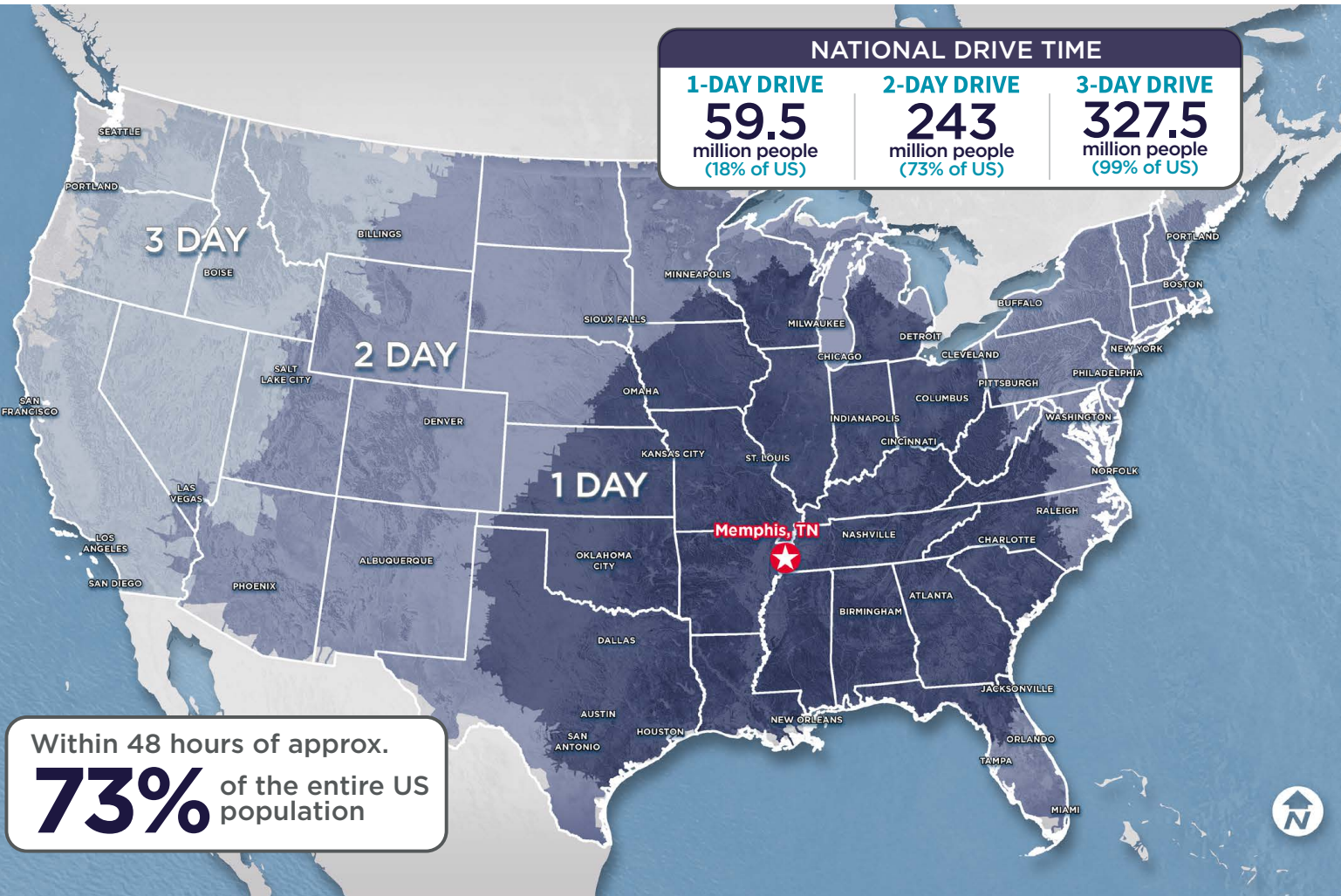


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## MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



## LOCATION + INFRASTRUCTURE BY THE NUMBERS



1st

Largest Cargo  
Airport in the US



3rd

Busiest Trucking  
Corridor



5

Class 1 Railroads  
in the US



5th

Largest Inland Port  
in the US

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