



# MEMPHIS STATELINE

## LOGISTICS CENTER

5501 TCHULAHOMA RD | MEMPHIS, TN 38118

**FOR SALE**  
**70.5 ACRES**



## 70.5 ACRES AVAILABLE

### PROPERTY EVALUATION

Land Condition:	Wooded; Previously Undeveloped
Utilities:	All Utilities Available at Site
Due Diligence Documentation:	Phase I ESA, Geotech, Clear Title, Wetland Mitigation
Entitlement Status:	Fully Entitled
Site Plan Status:	Not Submitted
Estimated Time to Rough Grade:	60 Days



**Kemp Conrad, SIOR, Dual Designation**  
Principal  
901 273 2359  
kconrad@commadv.com

**Mark Jenkins, SIOR, CCIM**  
Principal  
901 362 9870  
mjenkins@commadv.com

**Owen Mercer, SIOR, CCIM**  
Vice President  
901 273 2343  
omerger@commadv.com

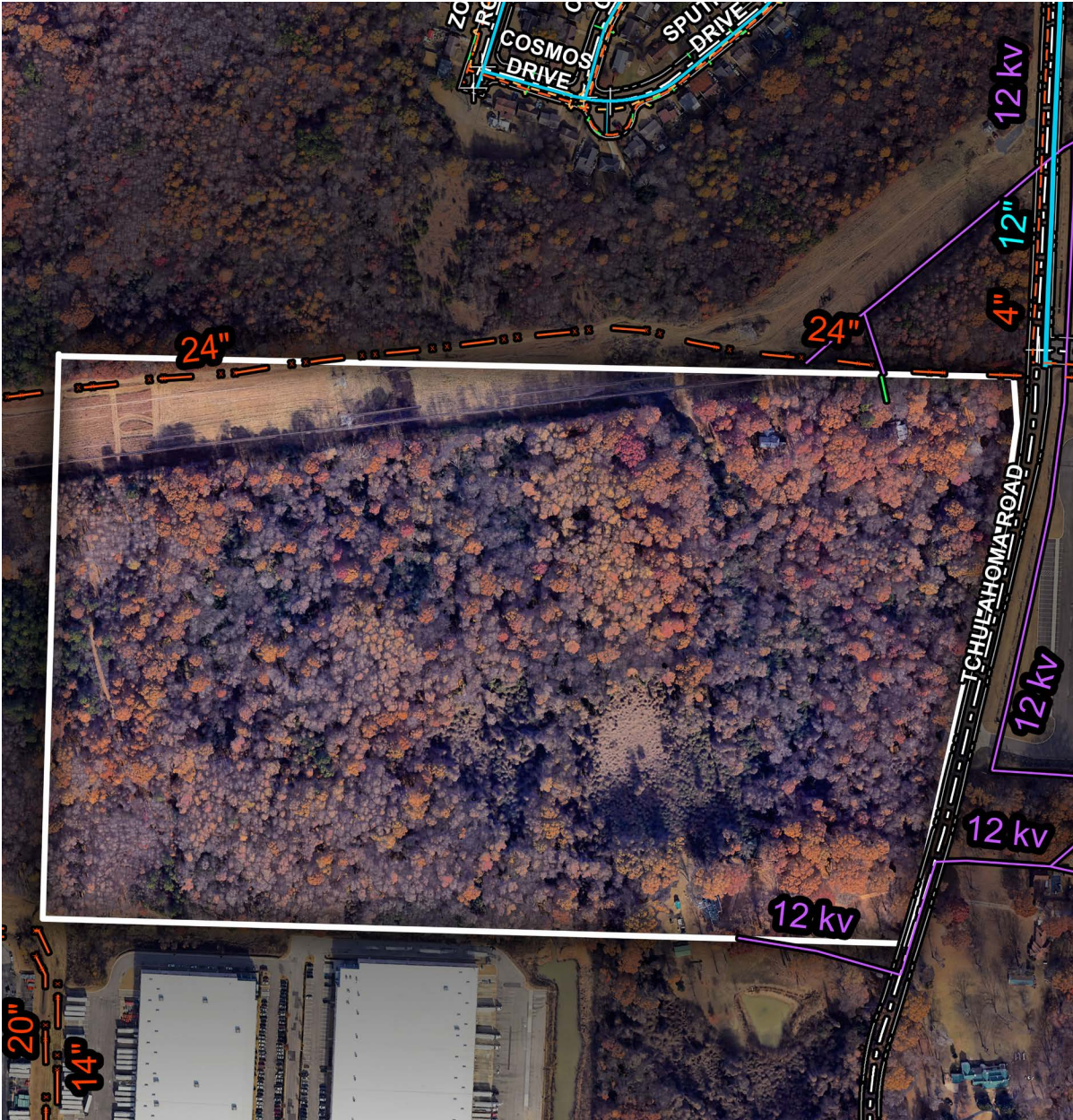
**Laura Meanwell, CCIM**  
Associate Vice President  
901 246 1230  
lmeanwell@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

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# LAND CONDITION



## LAND DETAILS

Topography / Elevation	Moderate / Timbered
Flood Risk	Minimal
Floodplain Area	100-year & 500-year
Wetlands	None

----- GAS  
————— ELECTRIC  
————— WATER



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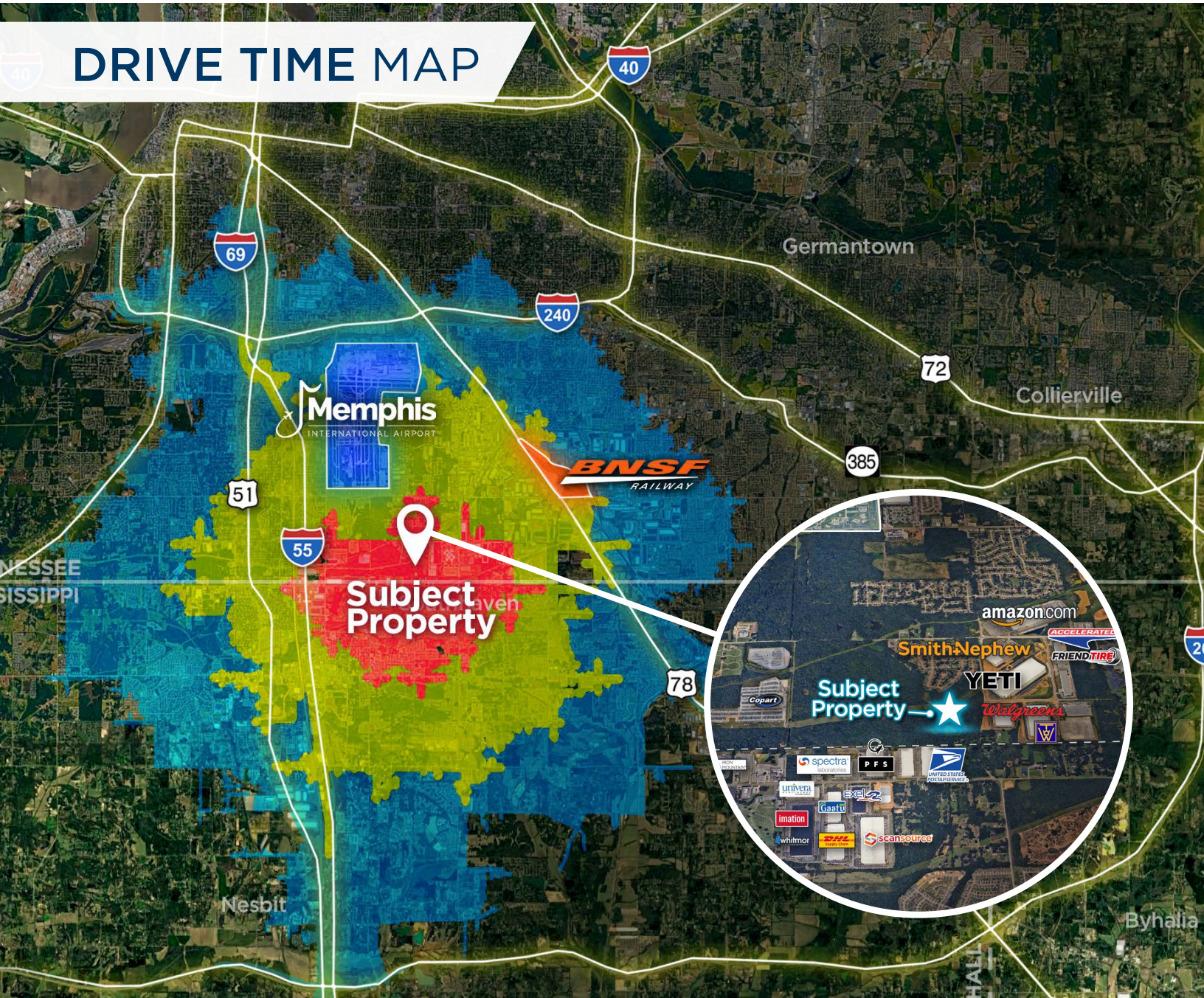


FOR LEASE - CLASS A BUILDINGS


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## DRIVE TIME MAP



- 5 MINS
- 10 MINS
- 15 MINS

 Ford's \$5.6 Billion Blue Oval City						
<b>48</b> MILES	<b>19</b> MILES	<b>4</b> MILES	<b>27</b> MILES	<b>7</b> MILES	<b>6</b> MILES	<b>11</b> MILES
<b>54</b> MINS	<b>29</b> MINS	<b>7</b> MINS	<b>44</b> MINS	<b>13</b> MINS	<b>14</b> MINS	<b>22</b> MINS

owner  
**TPAGROUP**

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CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS

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## MEMPHIS, TENNESSEE TAX INCENTIVES

### SUMMARY OF ECONOMIC DEVELOPMENT INCENTIVES

#### INVENTORY TAX CREDIT



#### INVENTORY >\$30 MM

Finished goods inventory in excess of \$30 million may be excluded from the Tennessee franchise tax calculation.

#### REAL PROPERTY & PERSONAL PROPERTY TAXES



#### UP TO 15 YEARS

A payment in lieu of taxes program (PILOT) is offered by the city and county for projects with high capital investment & job creation. The PILOT term could extend up to 15 years.

#### TRAINING & WORKFORCE DEVELOPMENT



#### TRAINING GRANTS

Various programs & grants are available to assist new and expanding companies with recruitment, screening, hiring, & job training.

#### JOB TAX CREDIT



#### JOB TAX CREDIT

A company investing \$500,000 & creating 25 net new jobs in a 36 month period can claim a Job Tax Credit of \$4,500 per job to offset up to 50% of the combined franchise and excise (F&E) tax. Unused credits can be carried forward for 15 years. Additional Annual Job Tax Credits are available for designated Tier 2 & Tier 3 enhancement counties.

#### UTILITY INCENTIVES



#### DISCOUNTS

The Tennessee Valley Authority (TVA) & local utility companies offer discounts on telephone & electric rates to companies. Programs are also available for incentives for installation & use of energy efficient equipment.

#### INDUSTRIAL MACHINERY TAX CREDIT



#### 1%

A credit of 1% to 10% for the purchase, third party installation & repair of qualified industrial machinery. This credit may be used to offset up to 50% of the company's F&E liability.

#### OTHER



#### GRANT|LOAN

Grant and Loan Programs are available through the Tennessee Economic Development Commission to benefit communities & enhance economic development.

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