



Bolen Huse Rd at Highway 204
Bartlett, TN 38128



Prime Northeast Submarket Development Opportunity +/- 284 Acres Available

Property Highlights

- Located in the transforming Northeast submarket
- Ideal for a master-planned industrial park
- Easy access to thriving labor pool
- +/- 5,000' of Singleton Pky (Highway 204) road frontage
- +/- 219 acres approved for I-O Wholesale and Warehouse zoning and +/- 75 acres of floodway available for possible tax incentives
- Approved Plan of Services
- Application filed for Select Site infrastructure funding



Kemp Conrad, SIOR, Dual Designation
Vice Chairman & Principal
901 273 2359
kconrad@commadv.com

Owen Mercer, SIOR, CCIM
Principal
901 273 2343
omercer@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

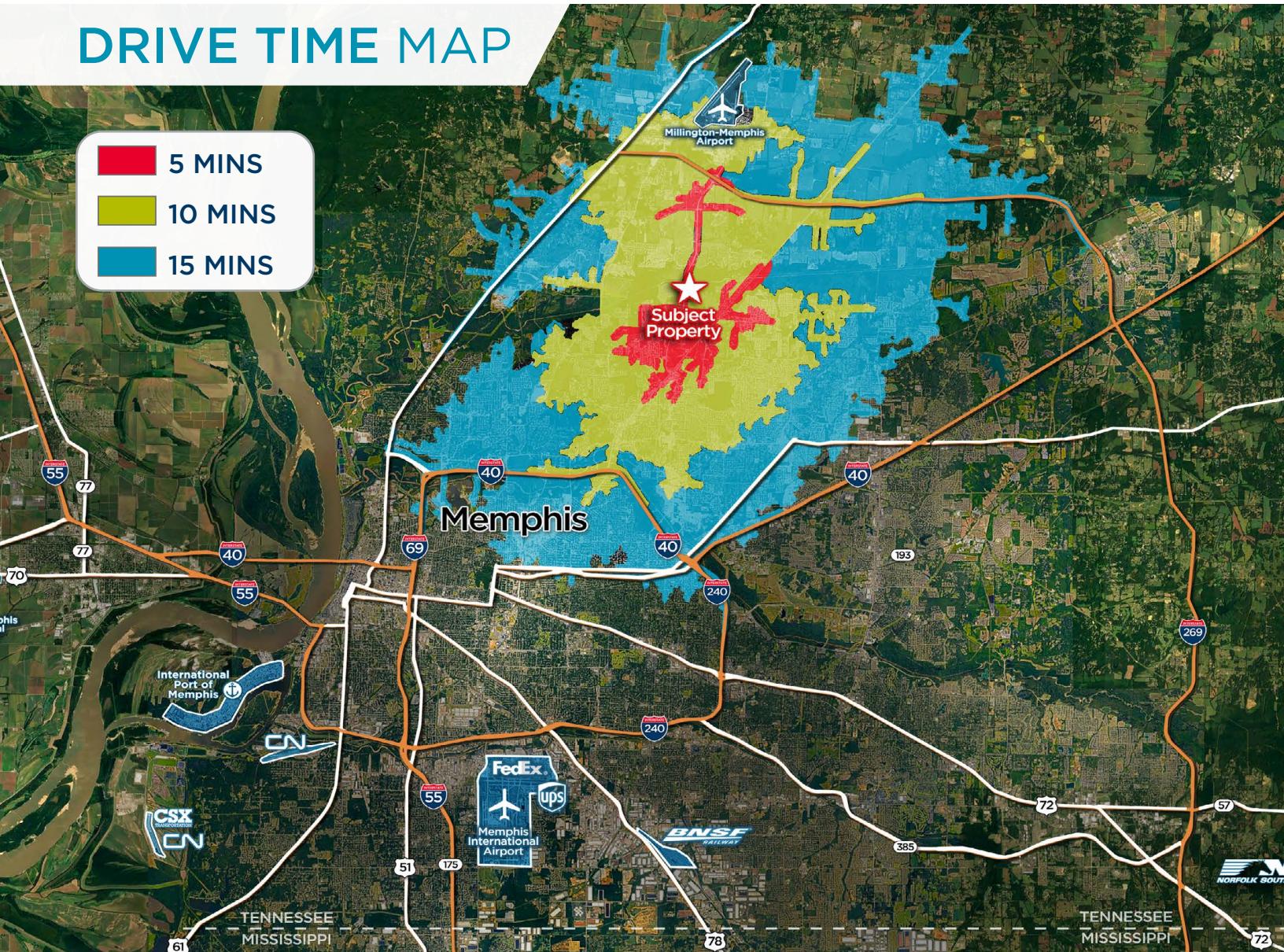
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/28/24. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Bolen Huse Rd at Highway 204
Bartlett, TN 38128

DRIVE TIME MAP



Ford's \$5.6 Billion
Blue Oval City



Memphis
INTERNATIONAL AIRPORT
FedEx, UPS



32
MINS
35
MILES

31
MINS
24
MILES

33
MINS
22
MILES

2
MINS
1
MILES

11
MINS
9
MILES

21
MINS
19
MILES

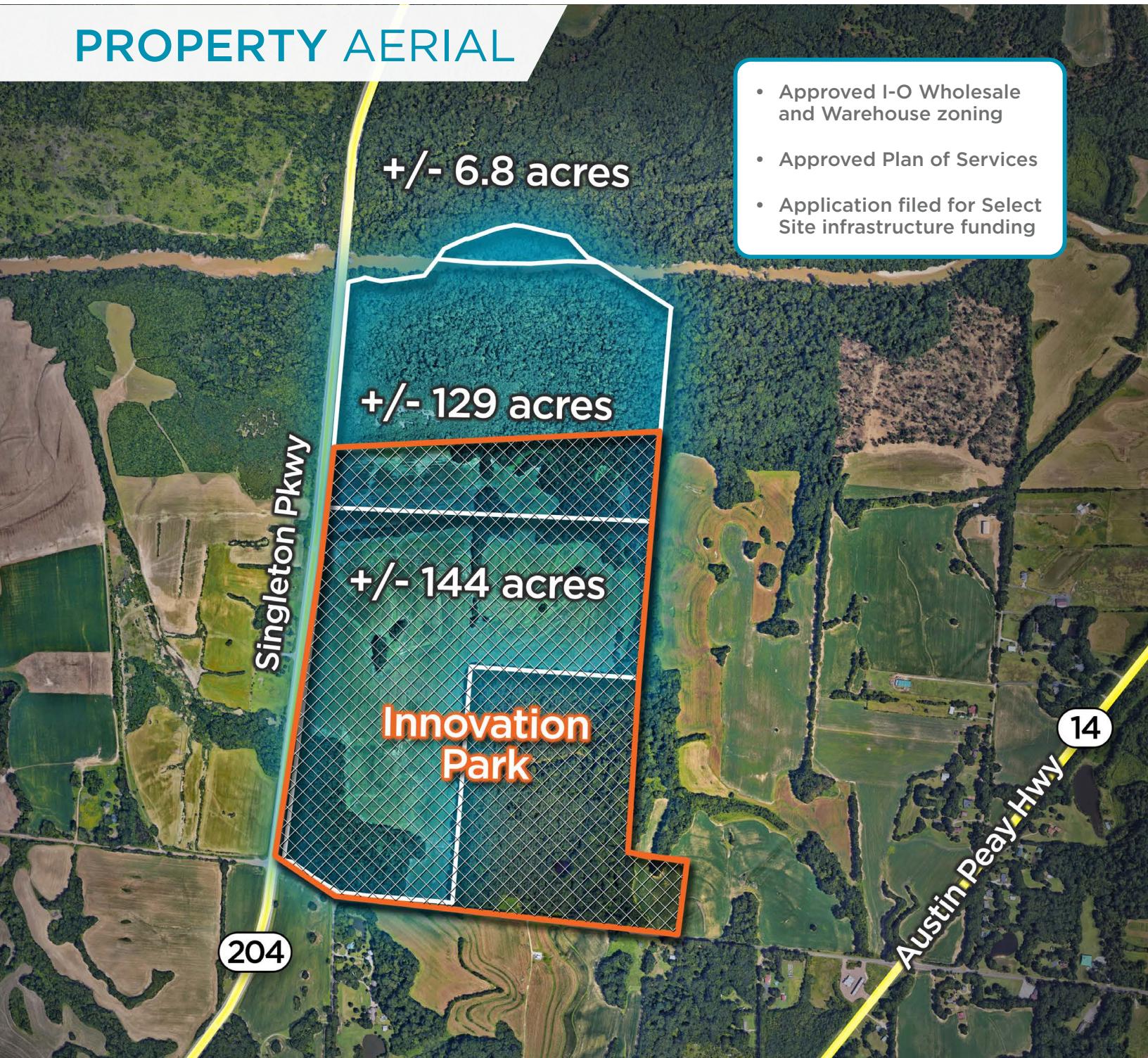
41
MINS
40
MILES

35
MINS
26
MILES

*Singleton Pkwy (along the property) and Austin Peay Highway
(1/2 mile from the property) are 4 lanes*



PROPERTY AERIAL



Kemp Conrad, SIOR, Dual Designation
Vice Chairman & Principal
901 273 2359
kconrad@commadv.com

Owen Mercer, SIOR, CCIM
Principal
901 273 2343
omercer@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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/28/24. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



PROXIMITY TO BLUE OVAL CITY



BLUE OVAL CITY - FORD'S NEW \$5.4 BILLION F-150 EV PLANT

- Ford's new \$5.4 billion plant, now under construction, will assemble its exciting new Lightning Electric F-150 Truck and produce EV batteries.
- The 6 square mile, 4,100-acre site is located due west of Henderson in the town of Stanton, TN.
- This will be a remarkable facility. Most assembly plants cost approximately \$2.5 billion +/-.
- This plant will include a new campus for the Tennessee College of Applied Technology to train workers. The plant will create 5,800 new jobs.
- Ford expects production to begin in 2025.
- Blue Oval City could lead to the construction of over 30 new manufacturing plants in the area for Tier 1 & Tier 2 auto parts suppliers that receive contracts from Ford.

This plant will be a huge catalyst for economic, job, and demographic growth in West Tennessee.



Kemp Conrad, SIOR, Dual Designation
Vice Chairman & Principal
901 273 2359
kconrad@commadv.com

Owen Mercer, SIOR, CCIM
Principal
901 273 2343
omercer@commadv.com

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

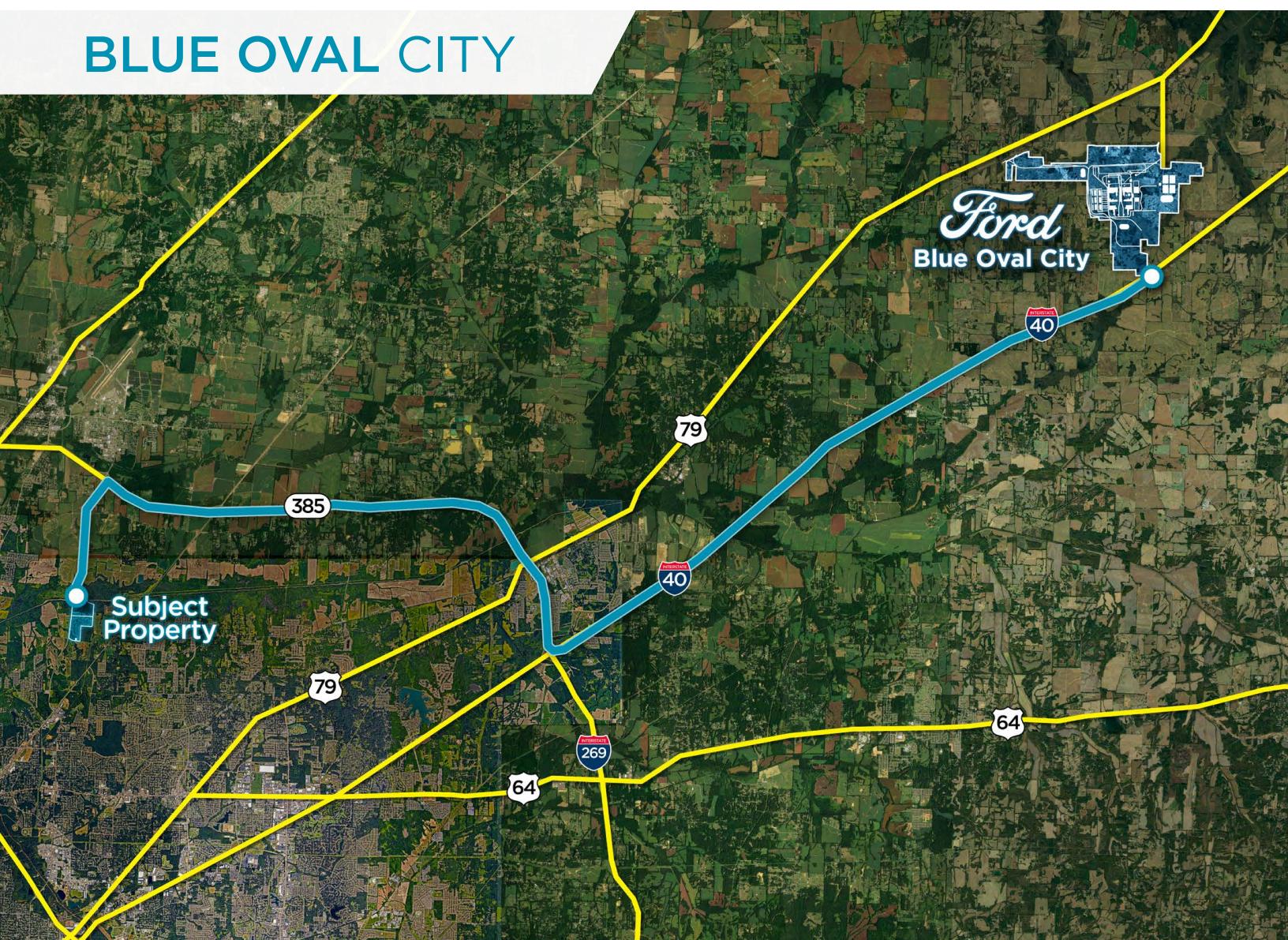
5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/28/24. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



BLUE OVAL CITY



*Blue Oval City is only 35 miles/30+ minutes
from the subject property*

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

Owen Mercer, SIOR, CCIM
Principal
901 273 2343
omercer@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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/28/24. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

BARTLETT INNOVATION PARK

Bolen Huse Rd at Highway 204
Bartlett, TN 38128

PRIME LOCATION

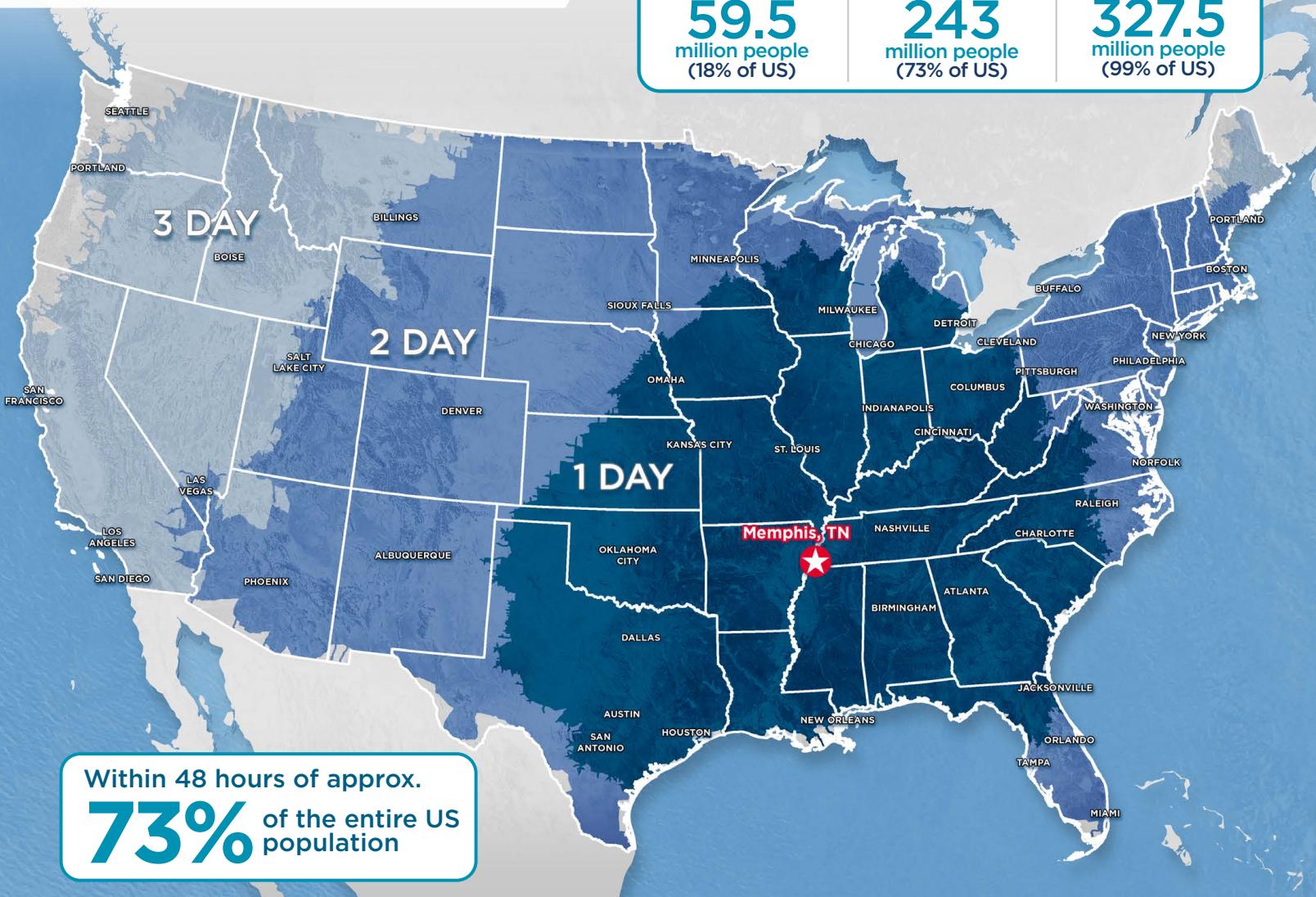
FOR SALE - +/- 284 ACRES



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS



MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



1st Largest
Cargo
Airport in
the US



3rd

Busiest
Trucking
Corridor



5

Class 1
Railroads



3rd

Largest
Inland
Port in
the US

Kemp Conrad, SIOR, Dual
Designation
Vice Chairman & Principal
901 273 2359
kconrad@commadv.com

Owen Mercer, SIOR, CCIM
Principal
901 273 2343
omercer@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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/28/24. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.