

BARTLETT INNOVATION PARK

Bolen Huse Rd at Highway 204
Bartlett, TN 38128



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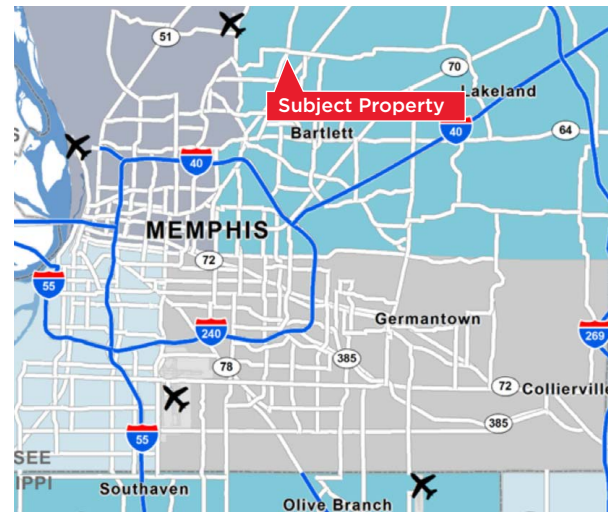
3 PARCELS

- ① D0137 00114 +/- 144 ac
- ② B0137 00115 +/- 129 ac
- ③ D0137 00113 +/- 6.8 ac

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



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FOR SALE - +/- 284 ACRES



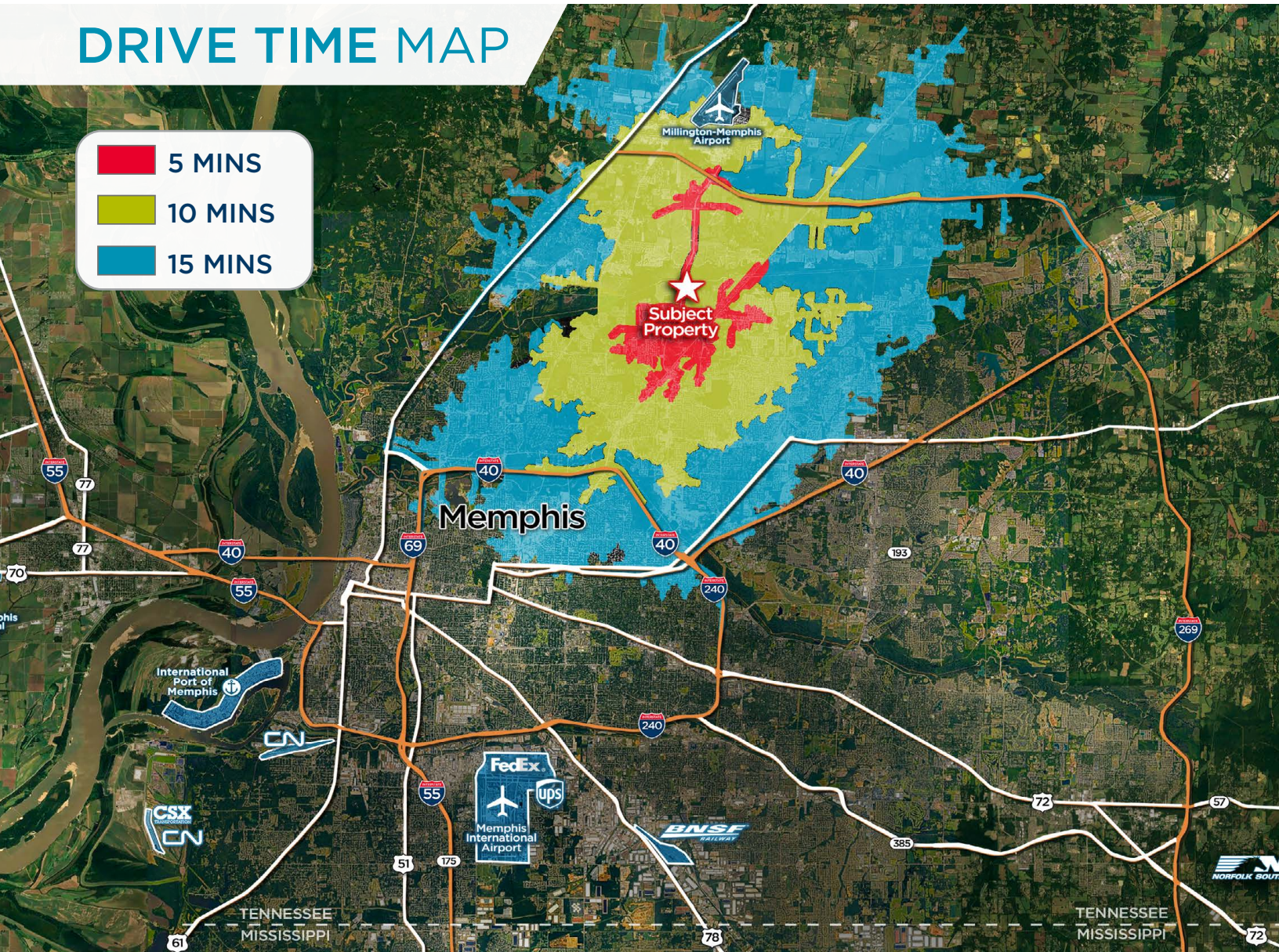
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DRIVE TIME MAP

- 5 MINS
- 10 MINS
- 15 MINS



Ford's \$5.6 Billion
Blue Oval City



Austin
Peay Hwy



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*

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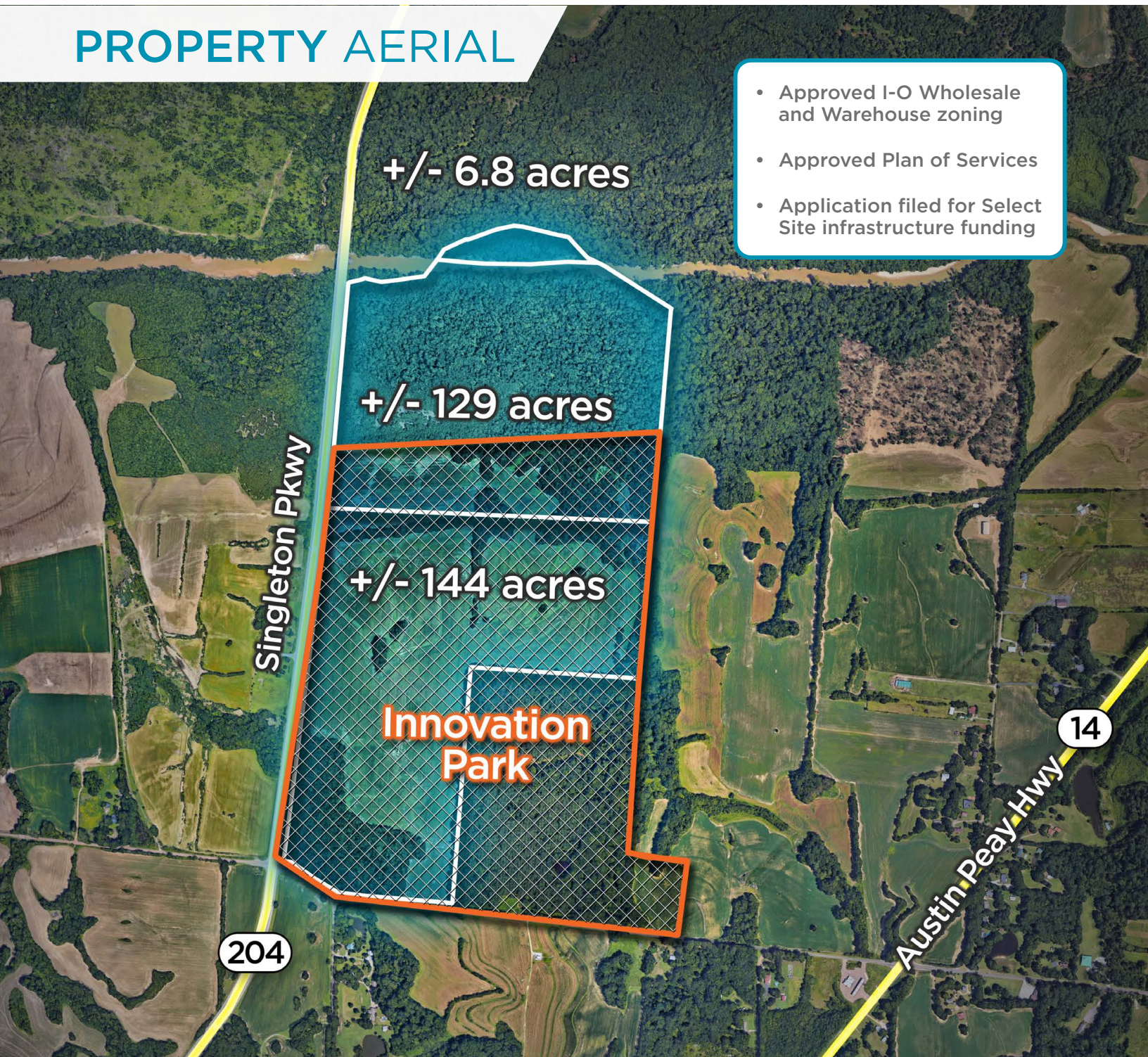
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PROPERTY AERIAL



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- Approved Plan of Services
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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.



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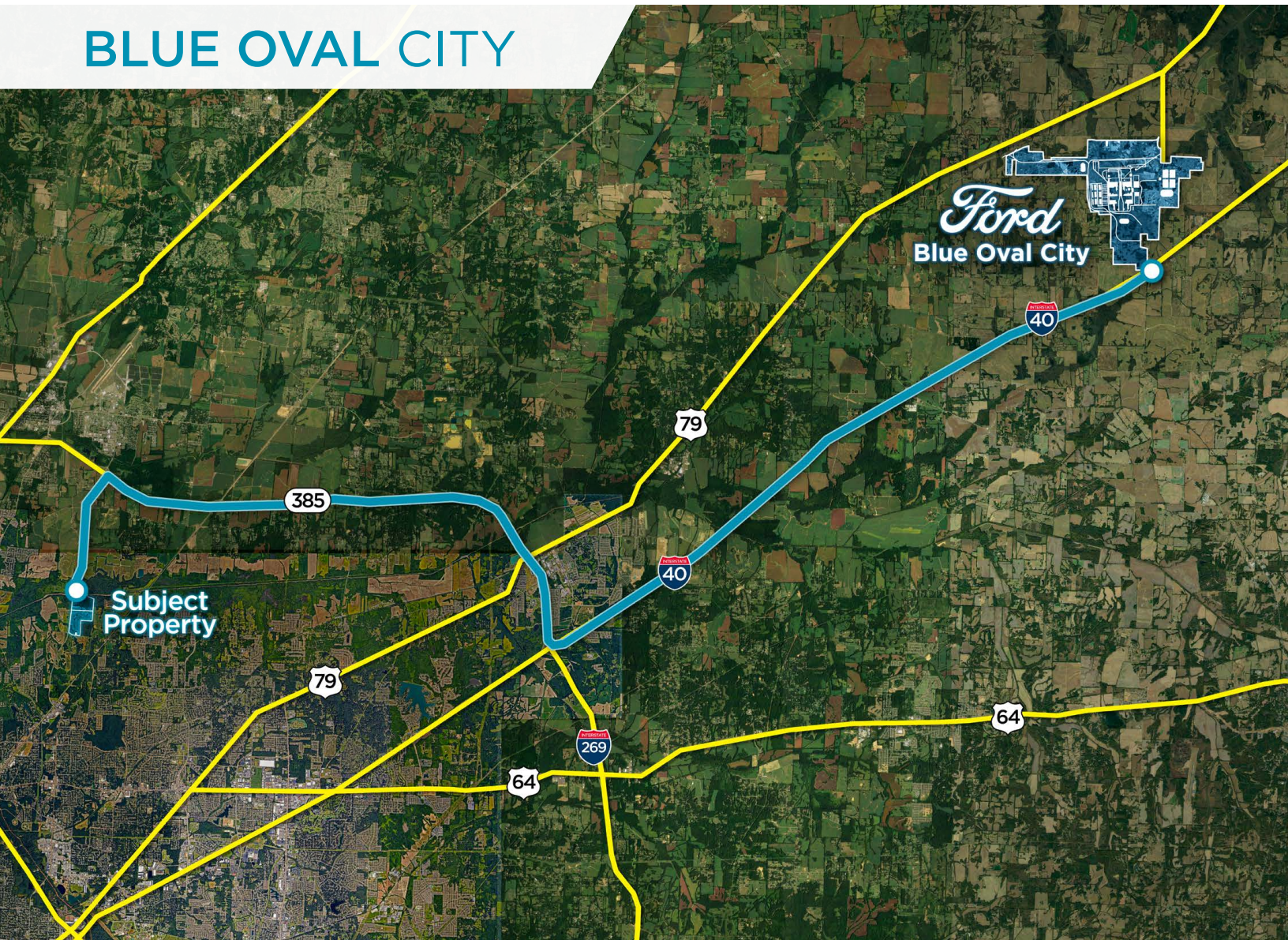


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BLUE OVAL CITY



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

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PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE

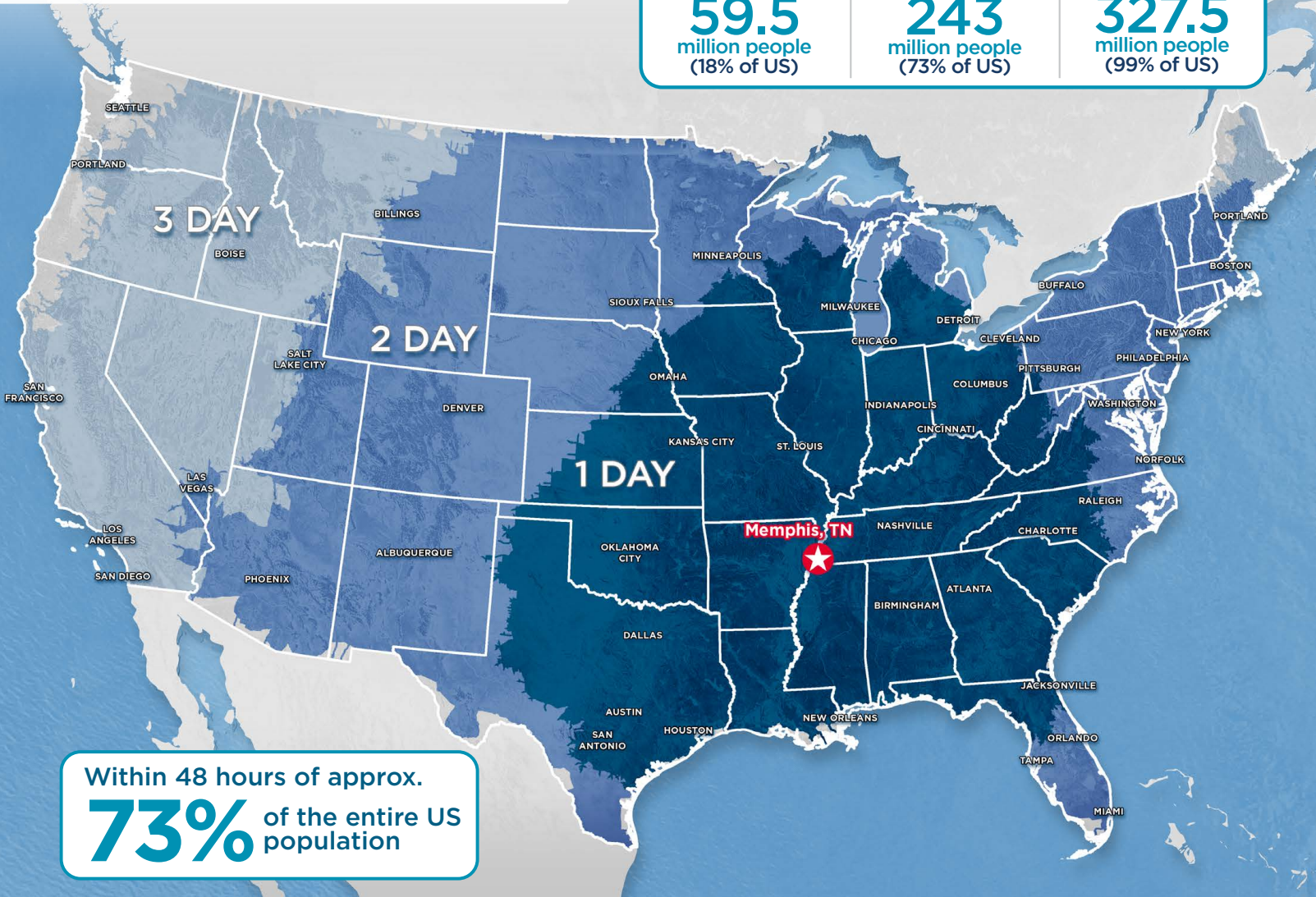
59.5
million people
(18% of US)

2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)



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