

*Stanton, TN*

**COMMERCIAL DEVELOPMENT  
OPPORTUNITY**

Commercial | Industrial | Residential

**For Sale**

**Ground Lease | Build to Suit**

Stanton-Somerville Rd and TN-222



**364 ± AC**

**Stanton-Somerville Rd**

**TN-222**

**Camp-Ground Rd.**

**3 +/- AC**



**Across Stanton-Somerville Rd**

**FOR MORE INFORMATION:**

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# Property Highlights



## LOCATION:

Located directly across from the



automotive complex and Memphis' Regional Megasite in Stanton, TN

## POTENTIAL USES:

Ideal for industrial, residential, multi-family, and commercial uses to accommodate the growing workforce

## TOTAL ACRES:

Approximately 367 +/- total acres

## TERMS:

For Sale, Ground Lease, Build to Suit | Open to dividing

## PRICE:

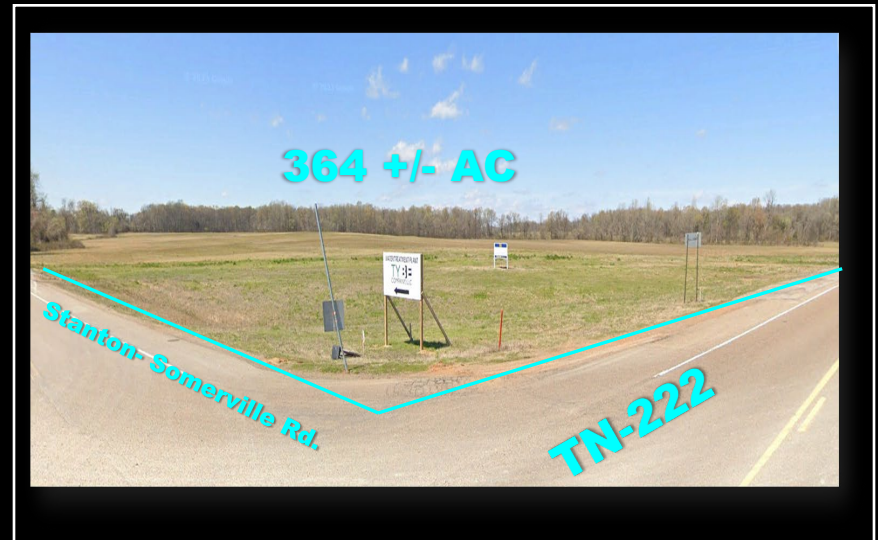
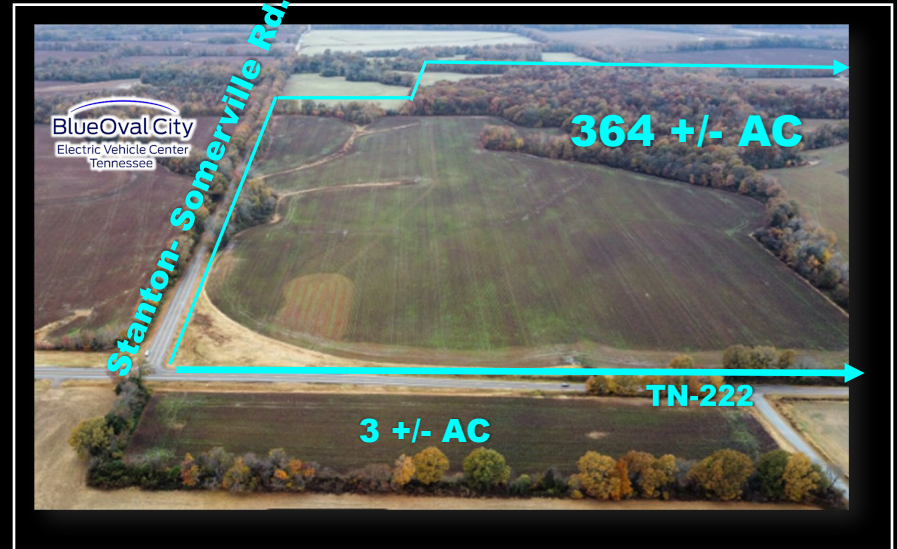
Negotiable - pricing depends on size and location of project

## Ford's Carbon Neutral Vehicle and Battery Plant

- \$5.6 Billion Investment
- 3,600 Acre Campus
- 6,000+ Employees
- 500,000 EV Trucks expected to be produced
- 2025 Production begins!

**Ford's new plant was granted \$384 million to fund infrastructure projects, authority expenses, workforce development, and other services. Sewer now underway!**

GILL  
PROPERTIES



**COMMERCIAL DEVELOPMENT OPPORTUNITY**

# Conceptual Site Plan

# For Sale

Ground Lease | Build to Suit

Stanton-Somerville Rd and TN-222



# HAYWOOD COUNTY, TN



SITE OF  
LAND FOR  
SALE

TOWN OF  
*Stanton*

79

Stanton-Somerville Rd.



Blue Oval City

222

TCAT BLUE  
OVAL CAMPUS



TVA HAYWOOD  
SOLAR  
SUBSTATION

DEERFIELD  
INN & SUITES

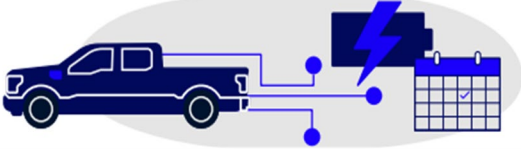


HAYWOOD  
FIRE DEPT

40

Pilot  
TRAVEL CENTERS

# All-new Ford Blue Oval City in Stanton, TN



*Future Electric Ford F-Series to Come from Huge Blue Oval City Factory, New Battery Plant*

Blue Oval City will be among the largest auto manufacturing campuses in U.S. history. Like the iconic Rouge complex in Michigan did a century earlier, Blue Oval City will usher in a new era for American manufacturing.

The 3,600-acre campus covering nearly 6 square miles will encompass vehicle assembly, battery production and a supplier park in a vertically integrated system that delivers cost efficiency while minimizing the carbon footprint of the manufacturing process. The assembly plant will use always-on cloud-connected technologies to drive vast improvements in quality and productivity. The mega campus is designed to add more sustainability solutions, including the potential to use local renewable energy sources such as geothermal, solar and wind power.

“West Tennessee is primed to deliver the workforce and quality of life needed to create the next great American success story with Ford Motor Company and SK Innovation,” said Tennessee Gov. Bill Lee. “This is a watershed moment for Tennesseans as we lead the future of the automotive industry and advanced manufacturing.”

Creating approximately 6,000 jobs, Blue Oval City will be a hive of technical innovation to build next-generation electric F-Series trucks. This growth opportunity will allow Ford to reach new customers with an expanded electric truck lineup.

“Blue Oval City’s assembly plant will harness Ford’s global manufacturing expertise and cutting-edge technologies to deliver cost efficiencies and the quality that our customers expect,” said Kumar Galhotra, Ford president, Americas & International Markets Group. “This will enable Ford to lead in the race to bring dependable, affordable and advanced electric vehicles to even more Americans.”





*Stanton, TN*



BlueOval **SK**

**FOR MORE INFORMATION:**



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**GILL**  
PROPERTIES



## DEMOGRAPHICS

	<u>Population</u>	<u>HH Income</u>	<u>Households</u>
<b>HAYWOOD COUNTY:</b>	<b>17,912</b>	<b>\$53,457</b>	<b>7,118</b>
<b>SURROUNDING COUNTIES:</b>			
Shelby, Fayette, Hardeman, Tipton, Dyer, Crockett, Madison, Lauderdale	<b>1,289,968</b>	<b>\$64,036</b>	<b>500,000+</b>