



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

MEMPHIS SPEEDWAY

INDUSTRIAL PARK

5500 VICTORY LN | MEMPHIS, TN 38053

FOR SALE
+/- 342 ACRES

Active Rail Spur Served



UTILITY LEGEND

- Power Transmission Line
- Fiber
- Gas
- MLGW Substation (115kV)

PROPERTY EVALUATION

Land Condition	Mild topo with existing structures and speedway; Northern acreage used as farm
Utilities	Water, Gas, & Power* on site with Sewer approved *A new 3-4 acre substation with a minimum 42 MW capacity could be built on site with project construction assistance from MLGW engineering, or construction by a developer-end user under MLGW supervision which would allow for timeline and supply chain controls.

Due Diligence Documentation	Available, including Phase I ESA
Entitlement Status	Fully Entitled
Site Plan Status	Initial Site Plan Completed
Estimated Time to Rough Grade	Design & Permitting: 115 Days Clearing / Grading: 180 days from initial demolition

LAND DETAILS

Topography / Elevation	Moderate
Flood Risk	Minimal

Floodplain Area	None
Wetlands	None

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RAIL SERVED



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MEMPHIS SPEEDWAY

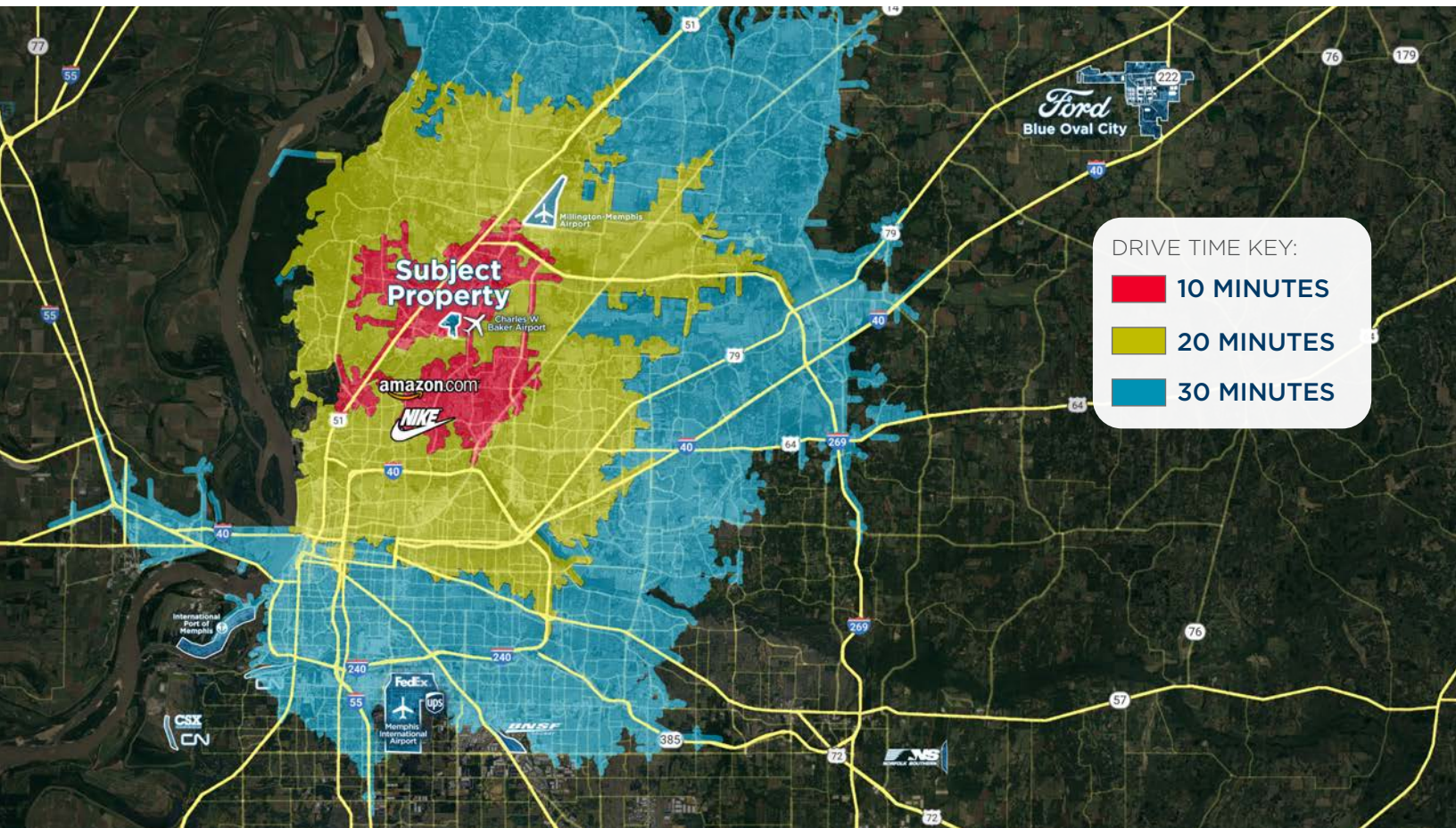
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MULTI-MODAL CONNECTIVITY



Greater than 90% of the world's GDP is within 72 hours of Memphis
75% of the U.S. population is within a 2 day drive (22 hours)

 14 MINS 8 MILES	 18 MINS 14 MILES	 Ford's \$5.6 Billion Blue Oval City 24 MINS 14 MILES	 36 MINS 39 MILES	 27 MINS 22 MILES	 28 MINS 22 MILES	 44 MINS 38 MILES
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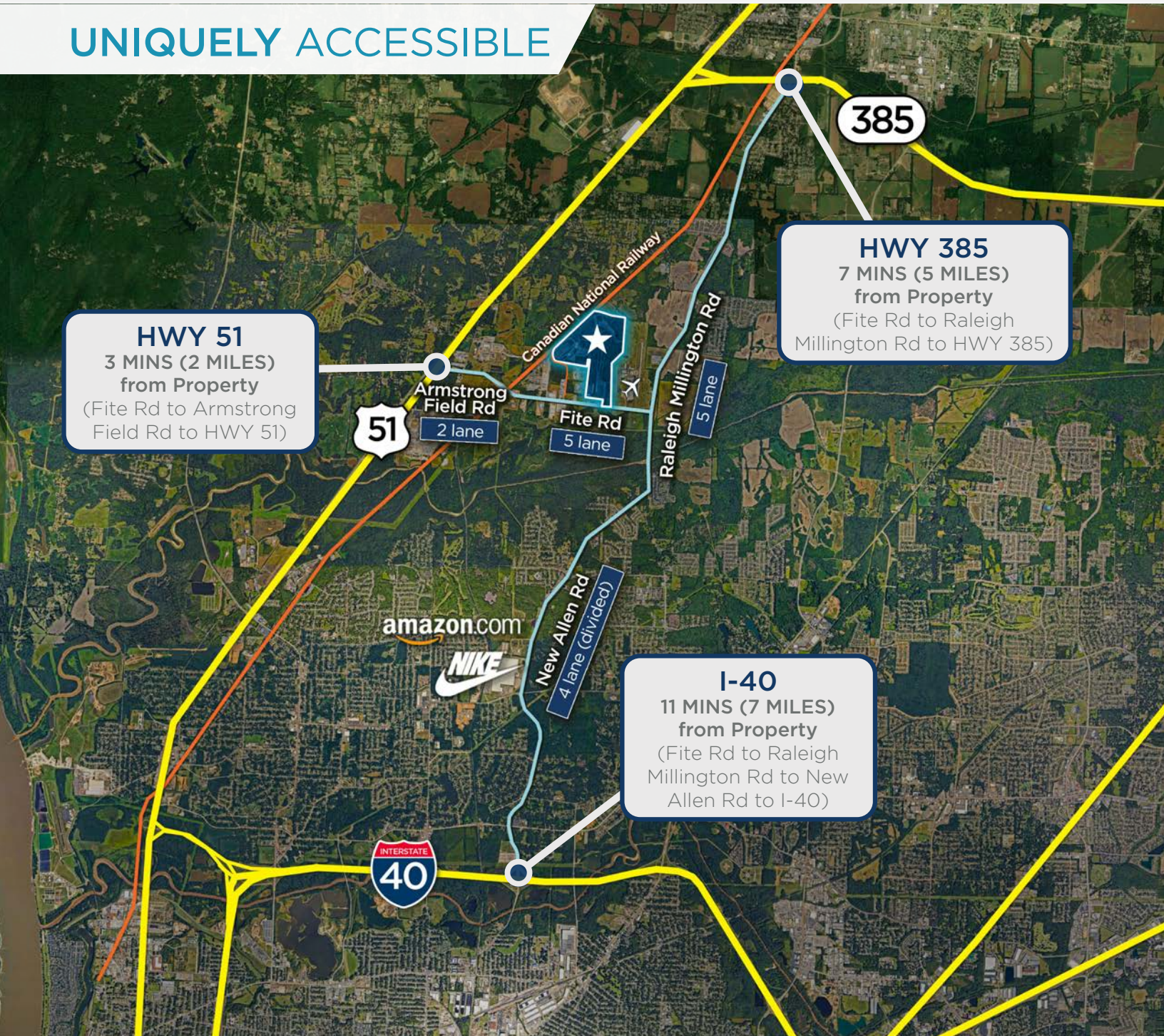
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UNIQUELY ACCESSIBLE



HWY 51

3 MINS (2 MILES)
from Property
(Fite Rd to Armstrong
Field Rd to HWY 51)

385

HWY 385

7 MINS (5 MILES)
from Property
(Fite Rd to Raleigh
Millington Rd to HWY 385)

amazon.com



I-40

11 MINS (7 MILES)
from Property
(Fite Rd to Raleigh
Millington Rd to New
Allen Rd to I-40)

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PREMIER MEMPHIS LOCATION



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