

# BARTLETT INNOVATION PARK

FOR SALE - +/- 284 ACRES

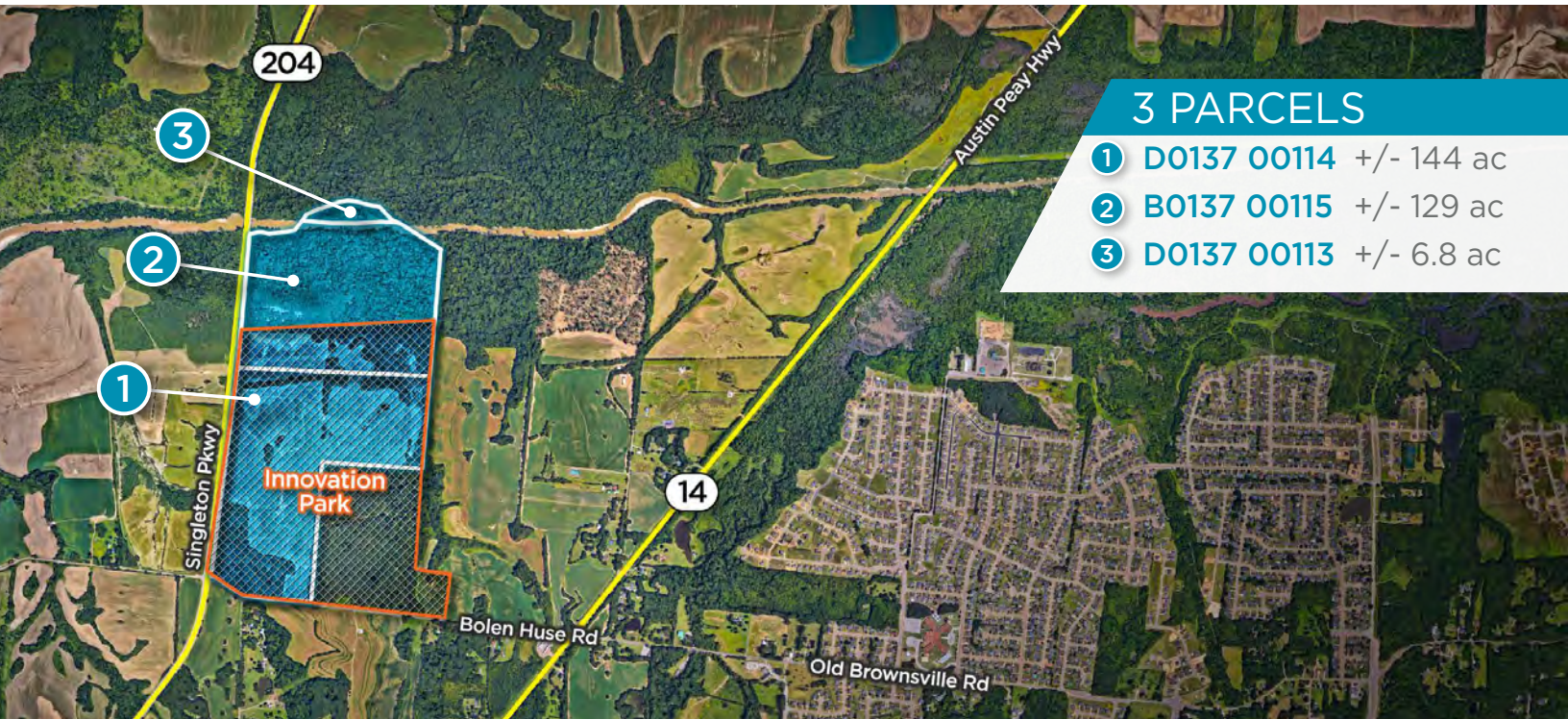


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Bolen Huse Rd at Highway 204  
Bartlett, TN 38128



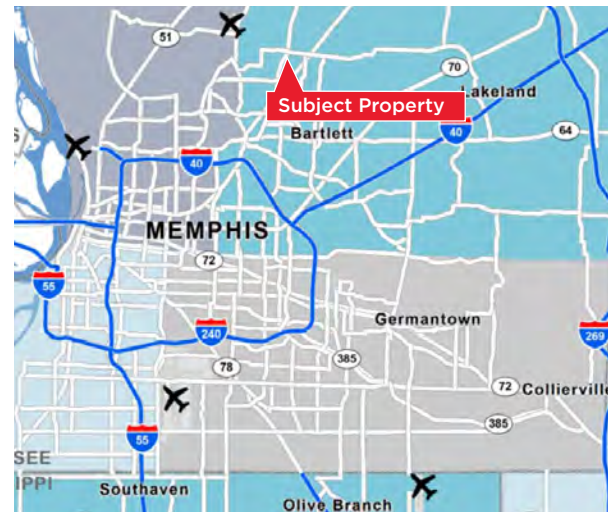
## 3 PARCELS

- 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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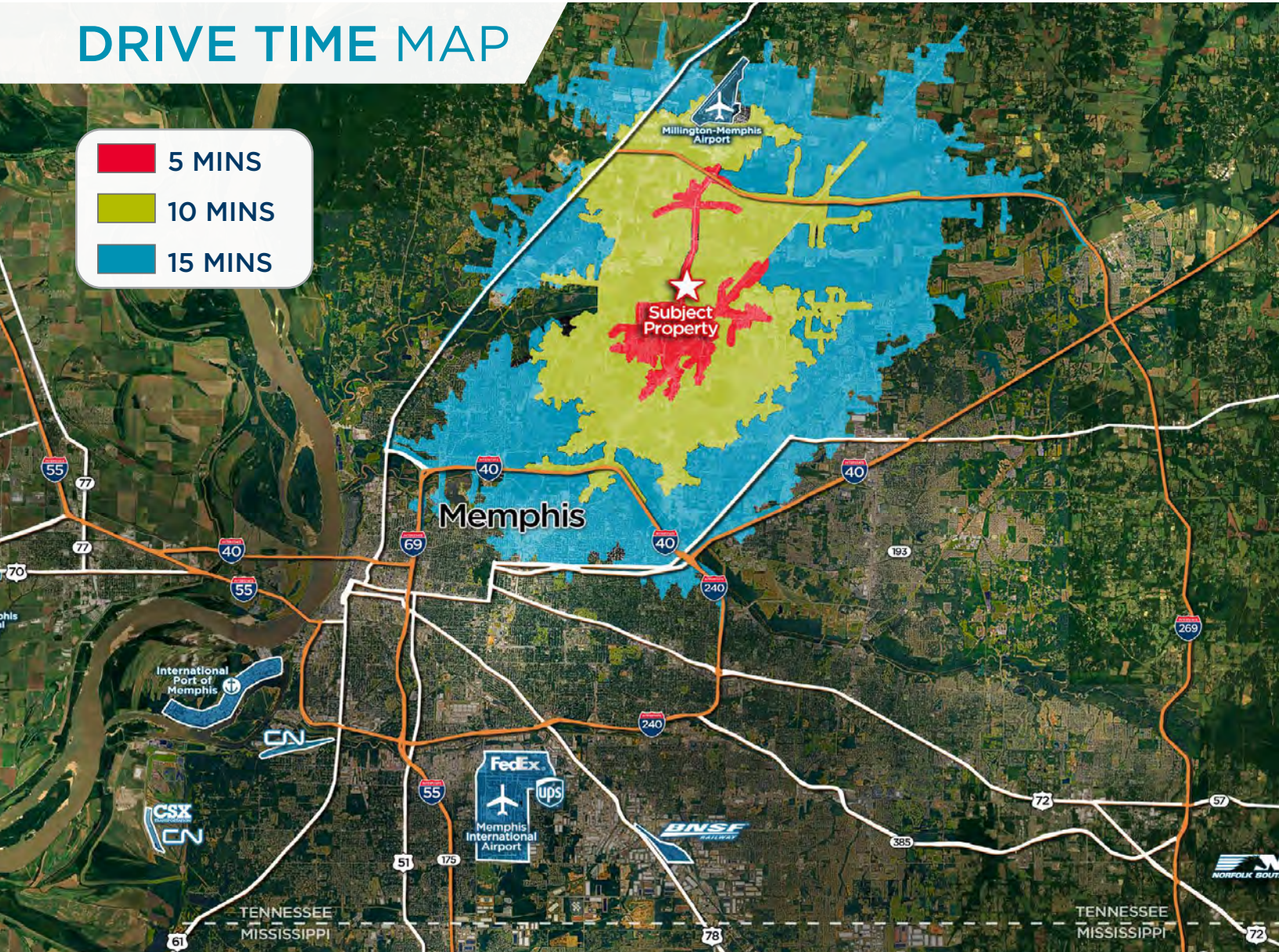
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## DRIVE TIME MAP



 Ford's \$5.6 Billion Blue Oval City	 FedEx UPS		Austin Peay Hwy				
<b>32</b> MINS	<b>31</b> MINS	<b>33</b> MINS	<b>2</b> MINS	<b>11</b> MINS	<b>21</b> MINS	<b>41</b> MINS	<b>35</b> MINS
<b>35</b> MILES	<b>24</b> MILES	<b>22</b> MILES	<b>1</b> MILES	<b>9</b> MILES	<b>19</b> MILES	<b>40</b> MILES	<b>26</b> MILES

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

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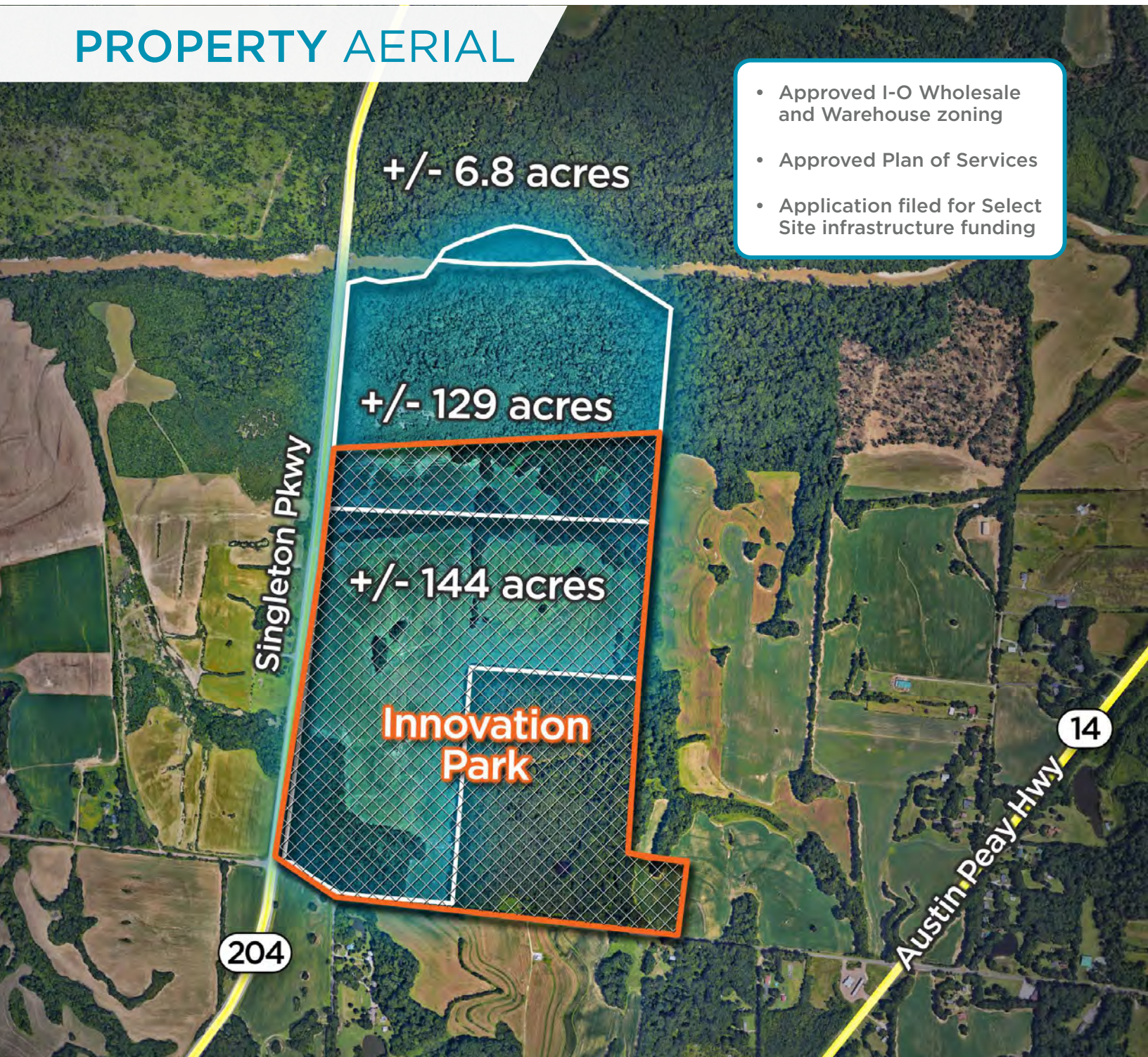
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## PROPERTY AERIAL



- Approved I-O Wholesale and Warehouse zoning
- Approved Plan of Services
- Application filed for Select Site infrastructure funding

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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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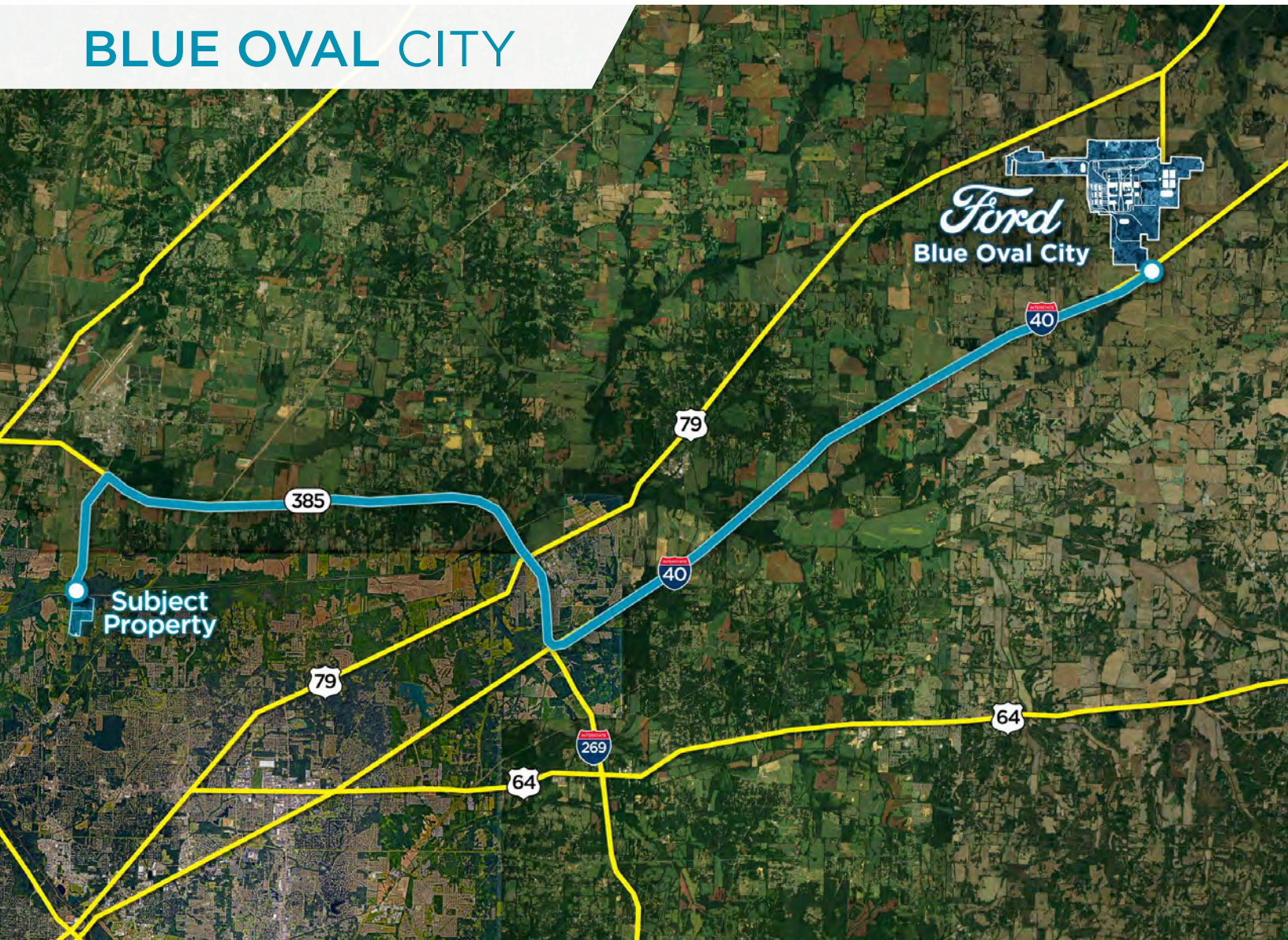
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## BLUE OVAL CITY



*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

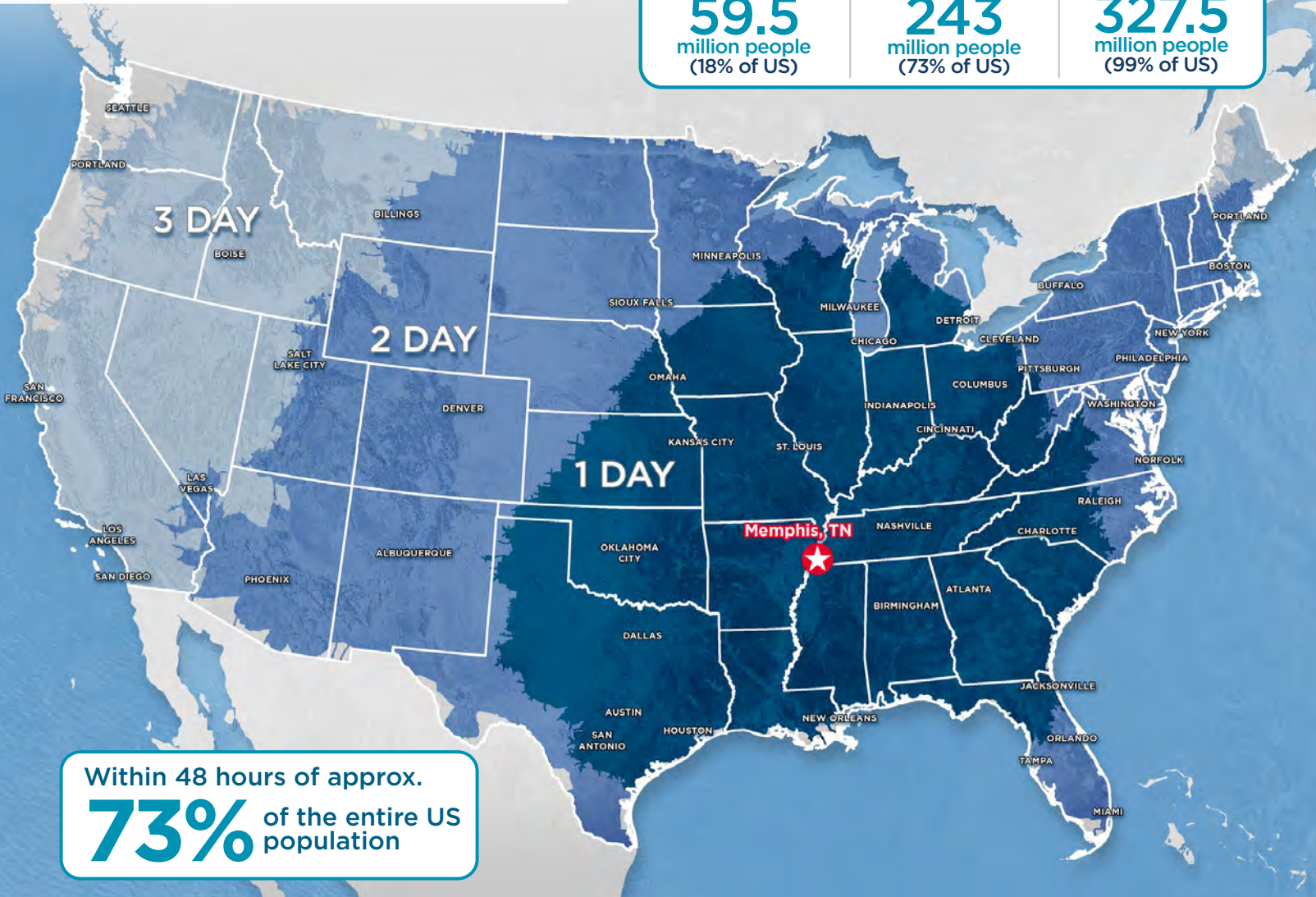
**59.5**  
million people  
(18% of US)

2-DAY DRIVE

**243**  
million people  
(73% of US)

3-DAY DRIVE

**327.5**  
million people  
(99% of US)



Within 48 hours of approx.

**73%** of the entire US  
population

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**3rd**

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Inland  
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