



**5239 and 5284 Stanton Somerville  
Rd. Stanton, TN 38069**

**± 10 AC** | B-2 Commercial Land in Stanton, TN

**Presented By:**

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NAI Saig Company is proud to present ±10 acres directly across from Blue Oval City / Ford Megasite in Stanton, TN. Located in a high-growth corridor driven by major industrial investment and job creation, the site is just 0.5 miles from I-40, offering strong access to Memphis and Jackson. The property features ~530 feet of road frontage for excellent visibility and sits adjacent to the new TCAT campus, boosting daily traffic.

Ideal for commercial uses supporting Megasite demand, including lodging, retail, and services, with utilities and infrastructure rapidly expanding in the area.

### Property Overview:

- ±10 acres directly across from the Blue Oval City / Ford Megasite in Stanton, TN
- Asking price: \$4,500,000
- High-growth corridor driven by multibillion-dollar industrial investment and job creation
- Approx. 0.5 miles from I-40 with strong regional connectivity to Memphis and Jackson
- Nearly 530 feet of road frontage providing excellent visibility and access
- Adjacent to new TCAT campus, supporting workforce and daily traffic generation
- Positioned for commercial support uses tied to Megasite demand (lodging, retail, services)
- Utilities and infrastructure expanding rapidly in the immediate area



## Property Overview:

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### **B-2 Commercial Zoning (General Business District) - Key Uses and Advantages**

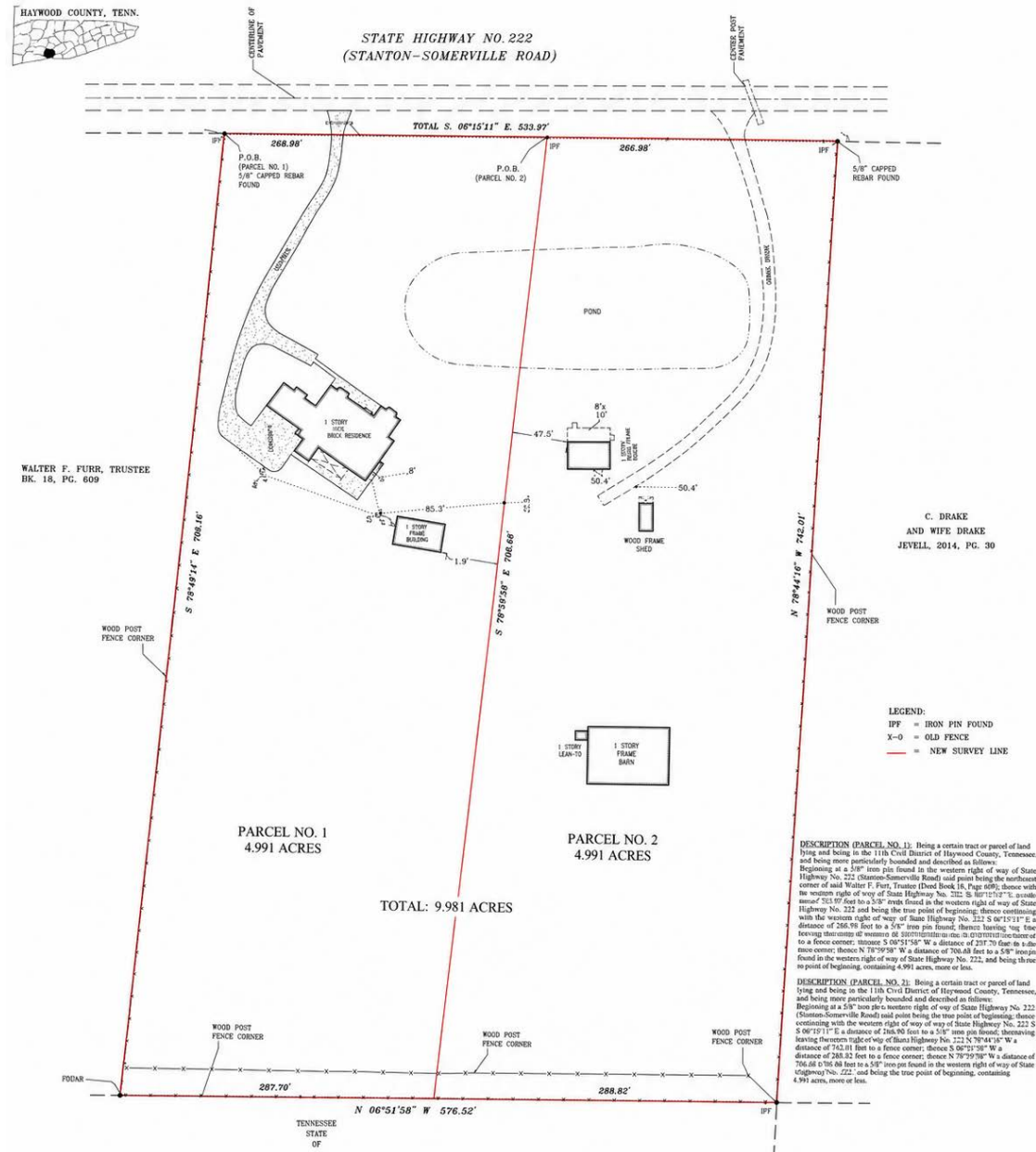
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- Broad retail allowance: shopping centers, convenience stores, general merchandise
- Restaurant uses: quick-service, sit-down dining, drive-thru potential (subject to site plan)
- Hospitality: hotels and motels permitted
- Automotive-related: service stations, repair shops, tire stores
- Office and service uses: medical, professional, financial services
- Entertainment and consumer services: gyms, salons, personal services
- Higher intensity than neighborhood commercial—supports regional traffic and destination uses
- Flexibility for mixed commercial development concepts (retail + service + food)

### **Investment Highlights:**

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- Front-door location to one of the largest economic developments in the Southeast
- Ideal for developers targeting early-entry positioning ahead of full area buildout
- Strong potential for land appreciation and phased commercial development
- Suitable for user/developer or land banking strategy with near-term upside drive)







BlueOval City

For More Information:

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