

Stanton, TN

For Sale

COMMERCIAL DEVELOPMENT
OPPORTUNITY

Commercial | Industrial | Residential

Ground Lease | Build to Suit

Stanton-Somerville Rd and TN-222



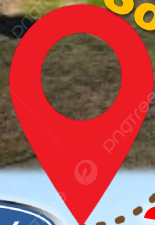
+364 Acres

+4 Acres

Stanton-Somerville Rd.

TN-222

Camp-Ground Rd.



.30 mile



BlueOval City
Electric Vehicle Center
Tennessee

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 400 total acres

TERMS:

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

PRICE:

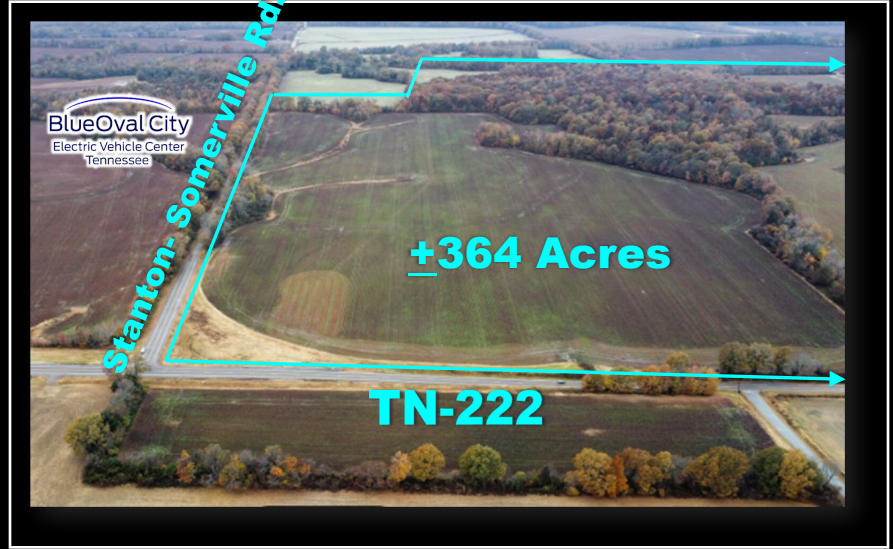
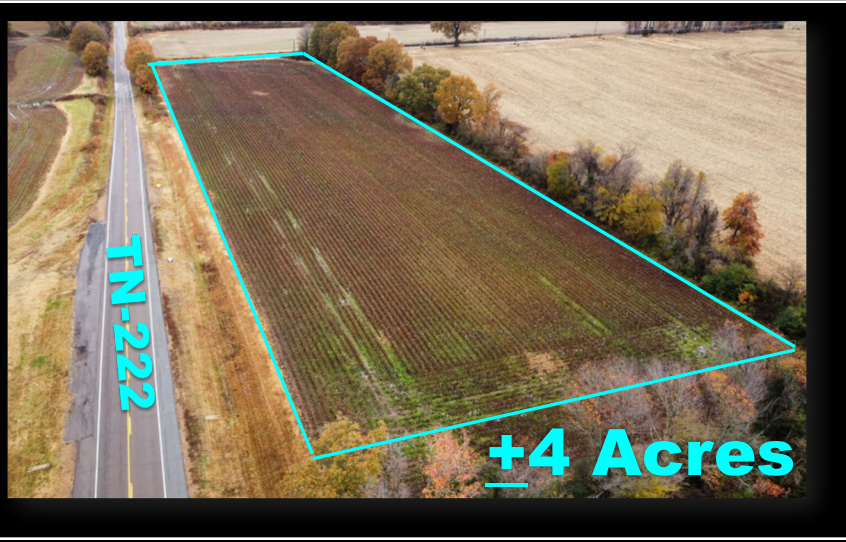
Negotiable - pricing depends on size and location of project

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



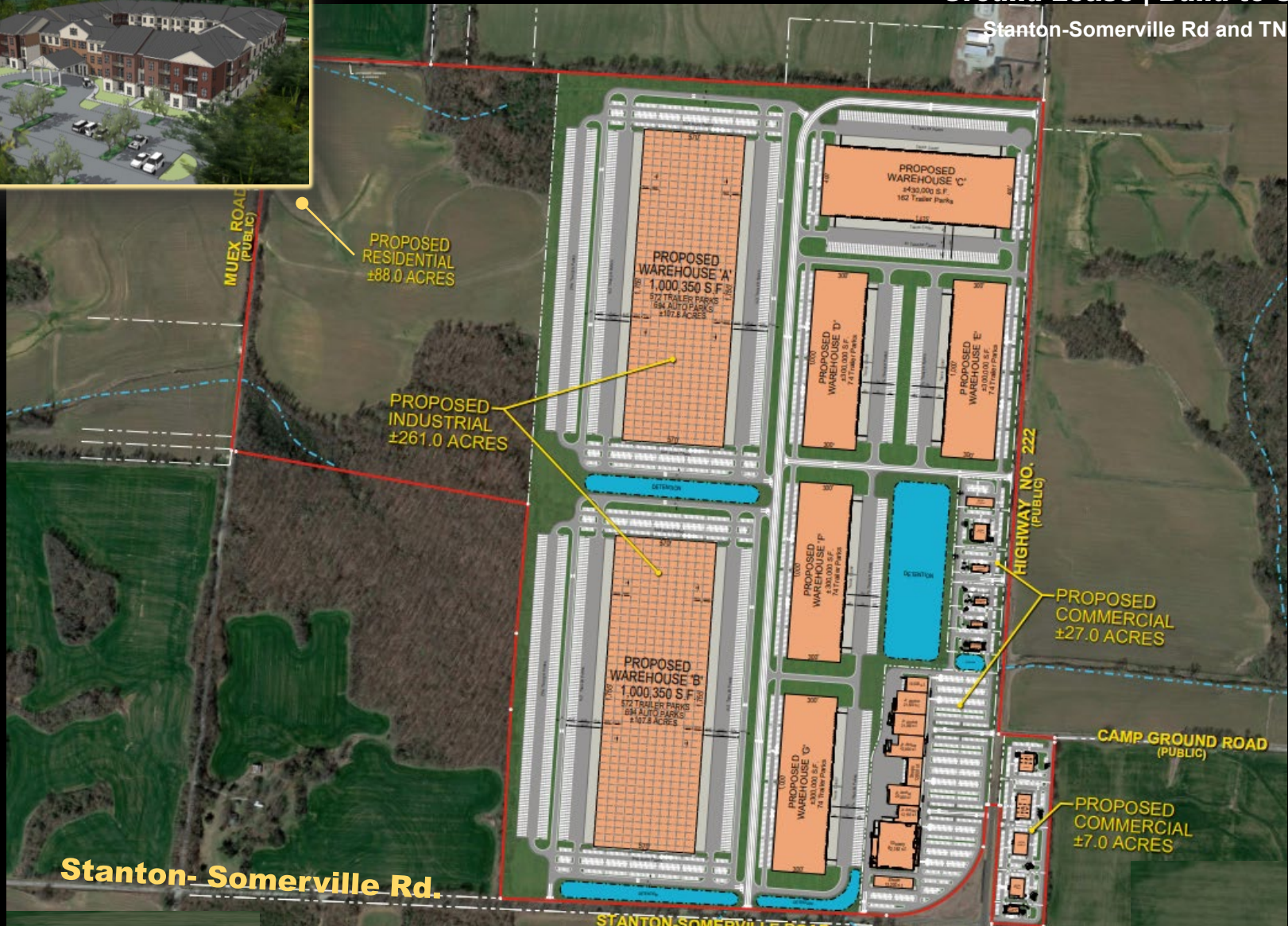
COMMERCIAL DEVELOPMENT OPPORTUNITY

Conceptual Site Plan

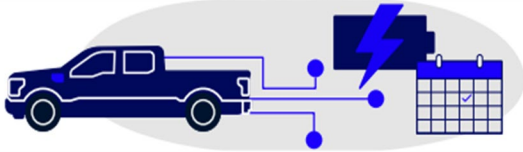
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All-new Ford Blue Oval City in Stanton, TN



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.”





Ford

Stanton, TN



BlueOval SK

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GILL
PROPERTIES



DEMOGRAPHICS

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