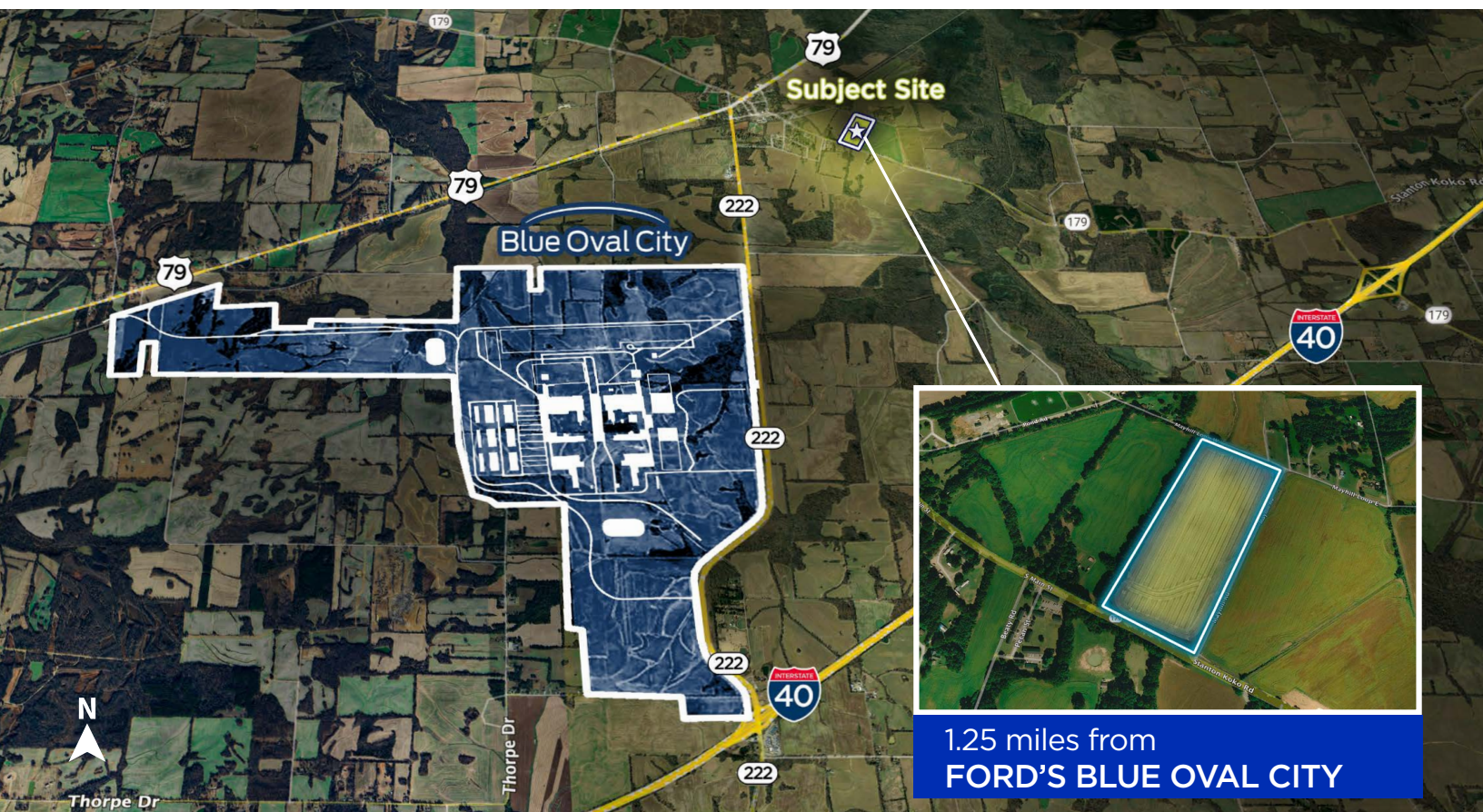


Stanton Blue Oval Multifamily

Stanton, TN 38069



1.25 miles from
FORD'S BLUE OVAL CITY

Development Opportunity 28.859 +/- ACRES

PROPERTY HIGHLIGHTS

- Site is 1.25 miles from Blue Oval City - direct access via local roads
- Tract has been annexed into Town of Stanton: ALTA survey performed
- Zoned R2, which allows for multifamily use
- **Sewer service is contiguous to the tract - 480 taps have been secured with the Town through a Will Serve Letter**
- Water, gas and electric utilities are adjacent to the site
- A full depth reclamation rebuild of SR 179 along the west side of the tract from SH 70 to Exit 47 on I-40 was completed in August 2024
- Site is generally level with slight slope to the east for future detention
- Significant roadway improvements planned for the west side of Blue Oval City, including new Exit 39 interchange on I-40
- Potential new YMCA to be built near Blue Oval offering daycare



~~Price: \$6,480,000~~
~~(\$13,500 per unit)~~

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tranzon
A BETTER WAY TO REAL ESTATE

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

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LOCATION OF PROPERTY

The property is located in Stanton, TN which is a 49-mile drive from downtown Memphis which is the largest nearby city. The site is rectangular in shape and considered flat for development. The sewer and water are located adjacent and near to the site. This is the only vacant, developable multifamily tract that has these services readily available within approximately a 10-mile radius around the town of Stanton.



BLUE OVAL DEVELOPMENT

Ford is constructing a \$6 billion facility as part of a joint venture (JV) with the Korean electric battery manufacturing company, SK. By 2027, the JV aims to directly employ approximately 6,000 individuals, with an additional 1,500 OEM service provider employees on site, coinciding with the rollout of the inaugural electric Ford T-3 Pickup. The campus will encompass a battery manufacturing plant, a supplier park, and a Ford assembly plant dedicated to producing the company's new T-series all-electric trucks. The battery plant will be operated by BlueOvalSK, a collaborative effort between Ford and SK Innovation.

Within the Blue Oval Campus, six additional Original Equipment Manufacturers (OEM) will be situated, contributing additional employees. Adjacent to the southern boundary of Blue Oval is the new Tennessee College of Applied Technology, which opened in July 2024. It will accommodate a significant number of students undergoing training specifically tailored for positions at Blue Oval.

Bob Rolfe, the Commissioner of the Tennessee Department of Economic and Community Development, anticipates the project ultimately generating more than 30,000 construction jobs during its buildout. Upon reaching operational status, the state projects approximately 27,000 direct and indirect jobs, along with an annual earning surpassing \$1 billion. Furthermore, it is estimated to contribute \$3.5 billion annually to Tennessee's gross state product.

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Stanton Blue Oval Multifamily

Stanton, TN 38069

PRIME LOCATION



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CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS

DEVELOPMENT OPPORTUNITY

Stanton Blue Oval

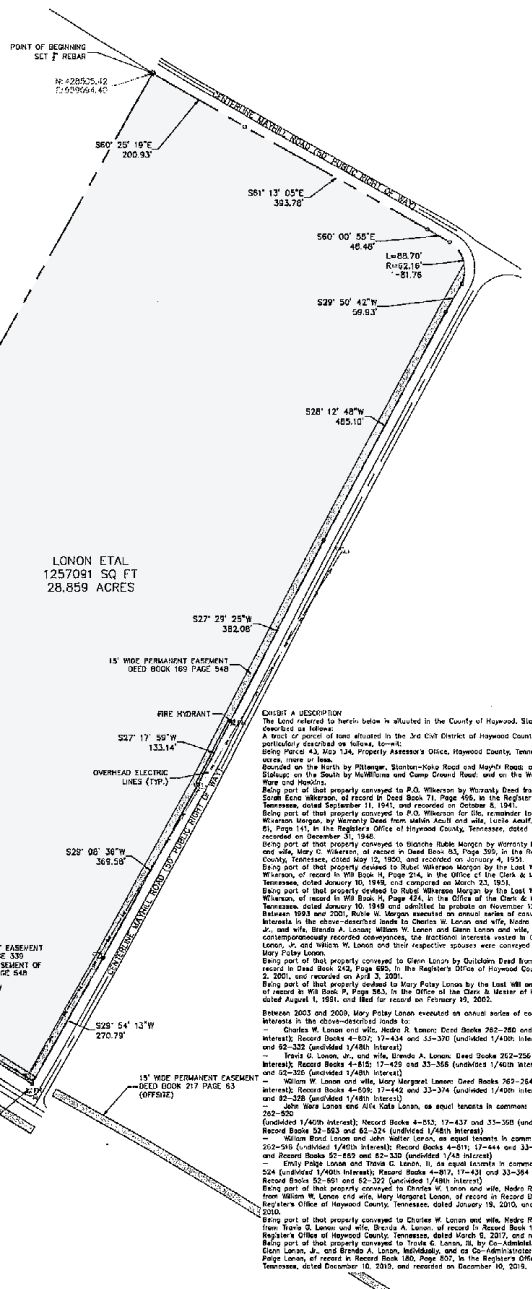
Multifamily

Stanton, TN 38069

ALTA SURVEY

- Any easement, encroachment, violation, violation, or adverse circumstance affecting the title that would be discovered by an accurate and complete land survey of the land and not shown by the Public Records, NO ENCROACHMENTS FOUND.
- Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records, NOT A SURVEY MATTER.
- Any claim to (a) ownership or rights to minerals and similar substances, including but not limited to coal, peat, rock, lignite, oil, gas, uranium, titanium, silica, rock, wind and solar, geothermal, or other energy, or other mineral rights, whether such ownership or rights arise by lease, grant, exception, reservation, reservation, or otherwise; and (b) any rights, privileges, franchises, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights are in (a) or (b) appear in the Public Records or are shown in Schedule B, NOT A SURVEY MATTER.
- Taxes not assessments for the year 2023 and subsequent years, not yet due and payable, NOT A SURVEY MATTER.
- Easements to be shown resulting from subdivisions, unions or correction proceedings pursuant to the provisions of Tennessee Code Annotated, §§ 6-5-101, et seq., NOT A SURVEY MATTER.
- Liability for taxes resulting from partition and/or grandchild loans pursuant to the provisions of Tennessee Code Annotated, §§ 5-1-101, et seq., NOT A SURVEY MATTER.
- County of Haywood taxes for the year 2023 and thereafter, not yet due and payable, NOT A SURVEY MATTER.
- Encumbrance for right of way, recorded in Deed Book 96, Page 339; Deed Book 104, Page 348; Deed Book 217, Page 63 and Deed Book 217, Page 71; Deed Book 139 and Deed Book 140; PLAT 446; PLAT 447; DEED BOOK 217 PAGE 63 AND DEED BOOK 217 PLATTED OFFICE AS SHOWN.
- Consistent with the record in Deed Book 62, Page 63 and Deed Book 93, Page 25, NOT A SURVEY MATTER.
- Encumbrance for the flow of the waters of Big Muddy Creek, and the rights of the public thereon, NOT A PART OF PROPERTY SURVEYED.
- Rights of upper and lower riparian owners by the flow of the waters of the Big Muddy Creek, free from obstruction or pollution, NOT A PART OF PROPERTY SURVEYED.
- Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Big Muddy Creek, not (for or from), NOT A PART OF PROPERTY SURVEYED.
- Rights or claims of tenants under unrecorded leases, NOT A SURVEY MATTER.
- No coverage is provided as to the amount of sewage or septic leakage of the land, ADEQUATE SHOWN ON PLAT OF SURVEY.

RONALD HAWKINS
WILL BOOK P PAGE 655
DEED BOOK 87 PAGE 591



- SURVEY MONUMENT DESCRIPTIONS
- BEARING IS A BEAR W/ REBAR AT THE NORTHEAST CORNER OF THIS DESCRIBED PROPERTY AND THE NORTHEAST CORNER OF HAWKINS RECORDED AT WILL BOOK P PAGE 655, SAID BEARER LOCATED AT LEAST ONE STATE PLUMB COORDINATES OF 4646292.67 EASTING AND 401630.83 NORTHING.
- THENCE WITH THE HAWKINS RECORDED AT WILL BOOK P PAGE 655, SAID BEARER TO THE FOLLOWING CALLS:
1. S 82° 25' 18" E FOR A DISTANCE OF 200.91 FEET TO A POINT ON A LINE.
 2. S 61° 07' 05" E FOR A DISTANCE OF 393.78 FEET TO A POINT ON A LINE.
 3. S 67° 07' 33" E FOR A DISTANCE OF 44.18 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
 4. SAID CURVE TANGENT TO THE HIGH THROUGH AN ANGLE OF 81° 40' 30", HAVING A RADIUS OF 201.6 FEET, AND A WEDGE LENGTH CHORD BEARING N 81° 52' 11" E FOR A DISTANCE OF 81.38 FEET TO A POINT ON A LINE.
 5. S 29° 52' 42" W FOR A DISTANCE OF 56.81 FEET TO A POINT ON A LINE.
 6. S 38° 12' 46" W FOR A DISTANCE OF 488.10 FEET TO A POINT ON A LINE.
 7. S 27° 21' 25" W FOR A DISTANCE OF 382.08 FEET TO A POINT ON A LINE.
 8. S 37° 17' 55" W FOR A DISTANCE OF 331.14 FEET TO A POINT ON A LINE.
 9. S 39° 01' 33" W FOR A DISTANCE OF 308.58 FEET TO A POINT ON A LINE.
 10. S 28° 54' 18" W FOR A DISTANCE OF 392.79 FEET TO THE INTERSECTION OF MARSHIL ROAD (Rt 10) (RIGHT OF WAY) AND HWY 173 (Rt 10) (RIGHT OF WAY).
- THENCE WITH THE NORTH END OF HWY 173 (Rt 10) (RIGHT OF WAY) AND S1/4 CORNER OF PHYSICAL CENTERLINE THE FOLLOWING CALLS:
1. N 81° 00' 40" W FOR A DISTANCE OF 193.64 FEET TO A POINT ON A LINE.
 2. N 58° 48' 27" W FOR A DISTANCE OF 138.25 FEET TO A POINT ON A LINE.
 3. N 59° 31' 38" W FOR A DISTANCE OF 198.69 FEET TO A POINT ON A LINE.
 4. N 60° 48' 24" W FOR A DISTANCE OF 206.33 FEET TO A POINT ON A LINE.
- THENCE WITH HAWKINS RECORDED AT WILL BOOK P PAGE 655, SAID BEARER TO THE POINT OF BEGINNING CONTAINING 1,137,291 SQUARE FEET OR 26,099 ACRES.

- 15' WIDE PERMANENT EASEMENT
DEED BOOK 169 PAGE 548
- FIRE HYDRANT
- S27° 17' 50" W
133.14'
- OVERHEAD ELECTRIC LINES (17P-)
- S22° 54' 13" W
270.79'
- 15' WIDE PERMANENT EASEMENT
DEED BOOK 169 PAGE 548
- 5' WIDE PERMANENT EASEMENT
DEED BOOK 66 PAGE 339
- BACKSLOTTED IN 10' EASEMENT OF
DEED BOOK 164 PAGE 64H
- N58° 42' 23" W
138.29'
- 15' WIDE PERMANENT EASEMENT
DEED BOOK 217 PAGE 71
- (OFFSITE)
- N58° 00' 40" W
193.64'
- FORE HYDRANT
- 15' WIDE PERMANENT EASEMENT
DEED BOOK 217 PAGE 63
- (OFFSITE)

CHRYSTAL DESCRIPTION

The land referred to herein below is situated in the County of Haywood, State of Tennessee, and is described as follows:

A tract of acres of land situated in the 3rd Civil District of Haywood County, Tennessee, and more particularly described as follows, to-wit:

Being Parcel A3, 802 1/4, Property Assessor's Office, Haywood County, Tennessee, and containing 719 acres, more or less.

Bounded on the South by Williams and Camp Ground Road, and on the West by North, South, South West and South East Roads.

Being part of that property conveyed to P.M. Wilson by Mrs. J.S. Wilson, Deed Book 116, 116, Wilson and wife Sarah Anne Wilson, of record in Deed Book 71, Page 466, in the Register's Office of Haywood County, Tennessee, dated February 11, 1941, and recorded on October 8, 1941.

Being part of that property conveyed to P.M. Wilson for life, remainder to his daughter, Ruth Wilson Wilson, by Mrs. J.S. Wilson, Deed Book 116, 116, Wilson and wife Sarah Anne Wilson, of record in Deed Book 71, Page 466, in the Register's Office of Haywood County, Tennessee, dated February 11, 1941, and recorded on October 8, 1941.

Being part of that property conveyed to Ruth Wilson Wilson by the Last Will and Testament of Mary D. Wilson, of record in Will Book 4, Page 424, in the Office of the Clerk & Master of Haywood County, Tennessee, dated January 10, 1948, and admitted to probate on November 12, 1957.

Being part of that property conveyed to Ruth Wilson Wilson by the Last Will and Testament of Mary D. Wilson, of record in Will Book 4, Page 424, in the Office of the Clerk & Master of Haywood County, Tennessee, dated January 10, 1948, and admitted to probate on November 12, 1957.

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CERTIFICATION

TO GREAT COMPANY, CHARLES W. LONON AND WIFE, NEDRA R. LONON, TRAVIS G. LONON, III, JOHN WARE LONON, WILLIAM BONN LONON AND JOHN WALTER LONON; AND JOHN WALTER LONON, FIRST AMERICAN TITLE INSURANCE COMPANY, AND JOHN W. LONON, JR., TEXAS, TEXAS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MICHIGAN STANDARD PRACTICE REQUIREMENTS FOR ALTA SURVEYS AND THE 2021 MICHIGAN STANDARD PRACTICE REQUIREMENTS FOR ALTA SURVEYS, AND INCLUDES THE BEST OF THESE REQUIREMENTS, AND IS BEING COMPLETED ON 1/21/2023.

DATE OF PLAT OR MAP: 1/21/2023

ROBERT LANCE LAUER

MID-SOUTH ENGINEERING SUPPORT LLC

TN 615 3065



ALTA/NPSL LAND TITLE SURVEY
COMMITMENT NUMBER 2040-6238426

CHARLES W. LONON AND WIFE, NEDRA R. LONON; TRAVIS G. LONON, III; JOHN WARE LONON; WILLIAM BONN LONON AND JOHN WALTER LONON
NORTHWEST CORNER OF
MAYHILL ROAD AND HWY 173
PART OF MAP 134 PARCEL 04.00
3RD CIVIL DISTRICT HAYWOOD COUNTY, TENNESSEE

Mid-South
Engineering Support, LLC
CONSULTING ENGINEERS AND SURVEYORS
1400 AIRLINE ROAD, FAIRMONT, TENNESSEE 38242
615-898-1051 FAX: 615-898-1050
SHEET 1 OF 1

PROPOSED SITE PLAN



revised apartment program:

| | | |
|-------------------|----------------------------|----------------------|
| bldg I- | (6) 24 units | total units 480 |
| | 21,876 s.f. (131,256 s.f.) | |
| bldg II- | (8) 24 units | 28,859 total ac. |
| | 20,742 s.f. (165,936 s.f.) | 720 surface required |
| bldg III- | (9) 16 units | 1.5 per unit |
| | 15,632 s.f. (140,688 s.f.) | 8 visitor |
| total residential | 437,880 s.f. | 4 mail kiosk |

mayhill road

verify landscape plate and sidewalk along highway 179

proposed site plan

Stanton Apartments

Stanton, Tennessee

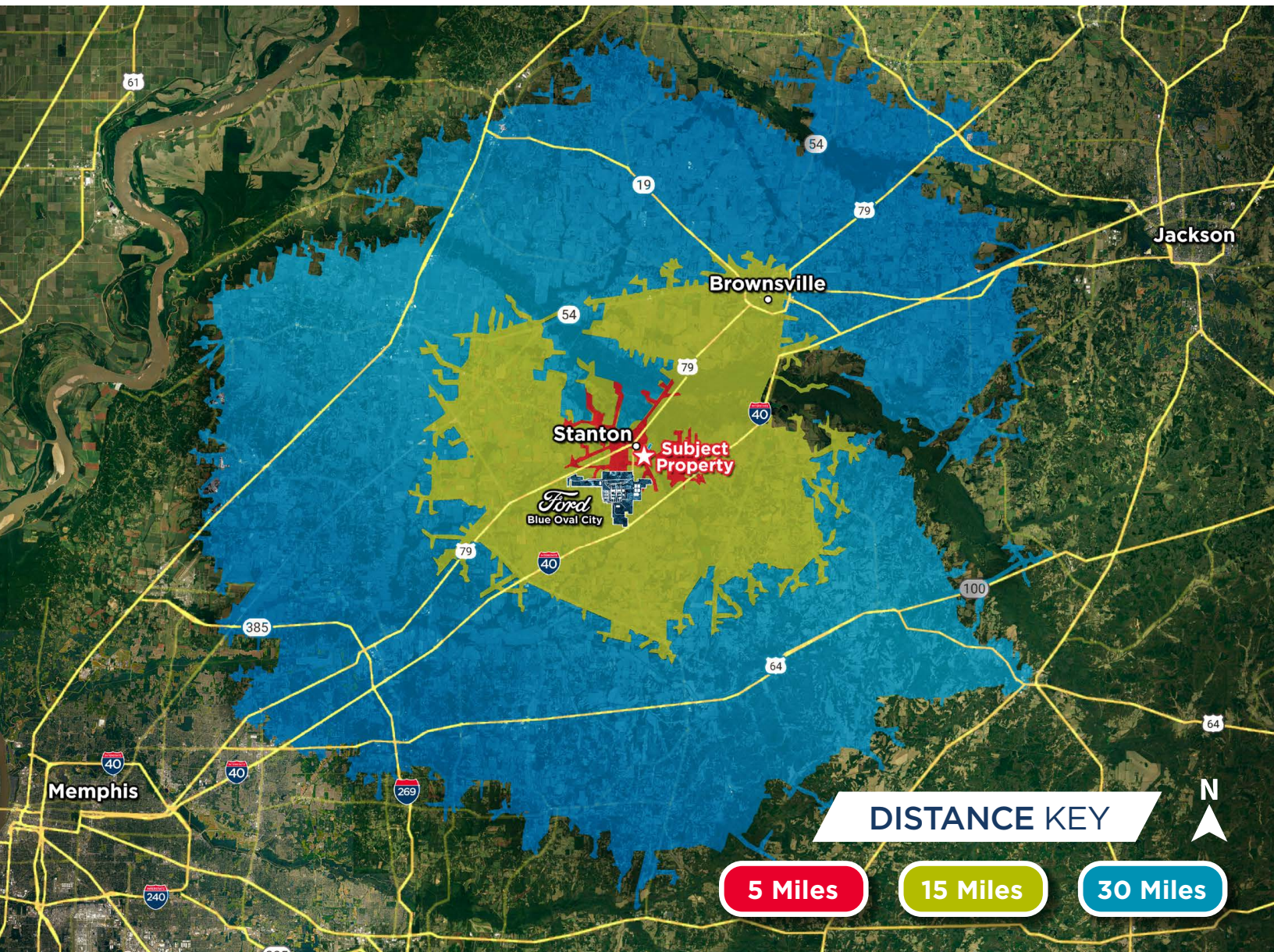


north

Stanton Blue Oval Multifamily

Stanton, TN 38069

DISTANCE MAP



| BLUEOVAL | MASON | STANTON | BRADEN | OAKLAND | GALLAWAY |
|----------|---------|---------|----------|----------|----------|
| 1 MILE | 9 MILES | 1 MILE | 12 MILES | 23 MILES | 17 MILES |

| BROWNSVILLE | COVINGTON | JACKSON | MEMPHIS | WEST MEMPHIS |
|-------------|-----------|----------|----------|--------------|
| 13 MILES | 18 MILES | 40 MILES | 51 MILES | 59 MILES |

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DEVELOPMENT OPPORTUNITY

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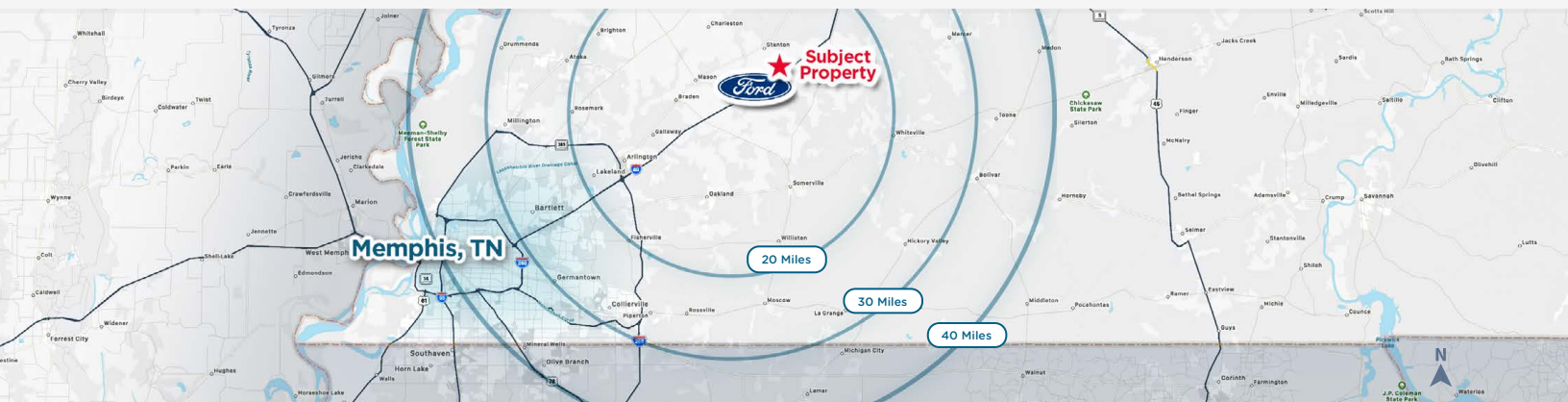
ADJACENT TO BLUE OVAL CITY



BLUE OVAL CITY - FORD'S NEW \$6 BILLION T-3 SERIES TRUCK EV PLANT

- Ford's new \$6 billion plant, now under final stages of construction, will assemble a new addition to the F-Series truck lineup.
- The entire 6 square mile, 4,100-acre Megasite is located due North of I-40 at Exit 42. It sits in Haywood County, just south of Stanton, TN.
- To support the large development, TVA has completed a new substation on the campus. Additionally, TDOT is increasing the size of many existing roads, adding new roadways and building a future new exit off of I-40 west of the existing Exit 42.
- This plant includes the recently opened Tennessee College of Applied Technology to train workers.
- The plant will create an estimated approximately 7,500 new jobs, including OEM suppliers.
- Ford expects vehicle production to begin in 2027. SK will begin manufacturing the new batteries in mid-2025 for various Ford manufacturing facilities.
- Blue Oval City could lead to the construction of new manufacturing plants in the area for Tier 1 & Tier 2 auto parts suppliers that receive contracts from Ford.

This plant is a huge catalyst for economic, job, and demographic growth in West Tennessee.



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