

TOWN OF  
*Stanton*

# For Sale

**COMMERCIAL DEVELOPMENT  
OPPORTUNITY**

Commercial | Industrial | Residential

**Ground Lease | Build to Suit**

Stanton-Somerville Rd and TN-222



**364+/- AC**

**TN-222**

**3+/- AC**

**367+/-  
AC**

Stanton-Somerville Rd



**Blue Oval City**

**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 accomodate the growing workforce

## TOTAL ACRES:

Approximately 367 +/- total acres

## TERMS:

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

## PRICE:

Negotiable - pricing depends on size and location of project

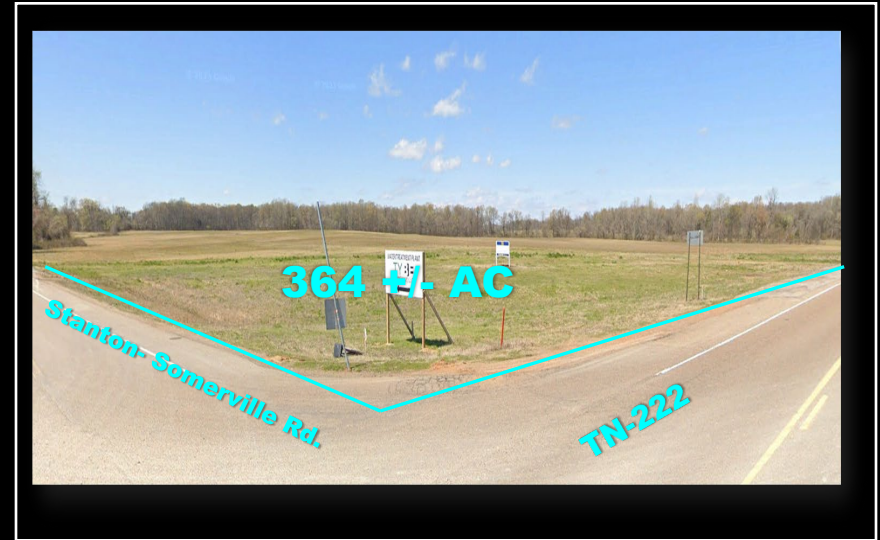
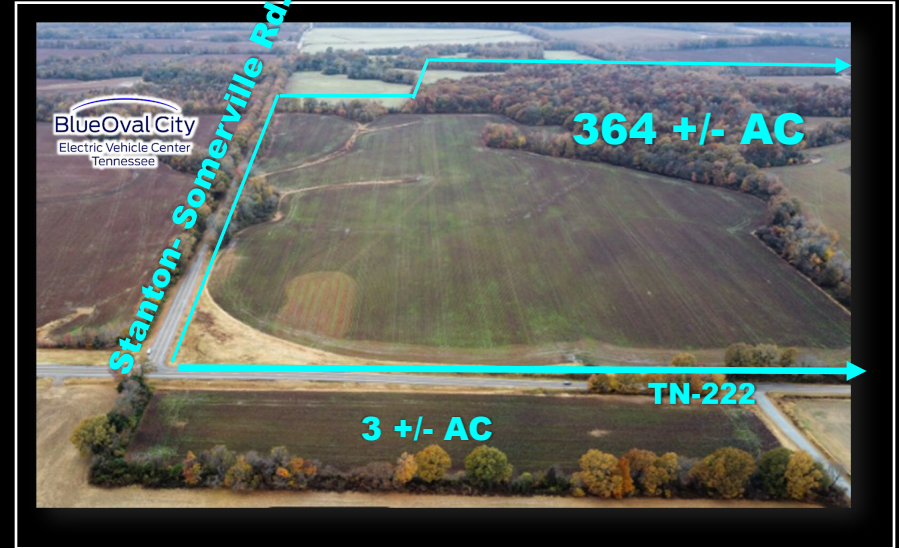
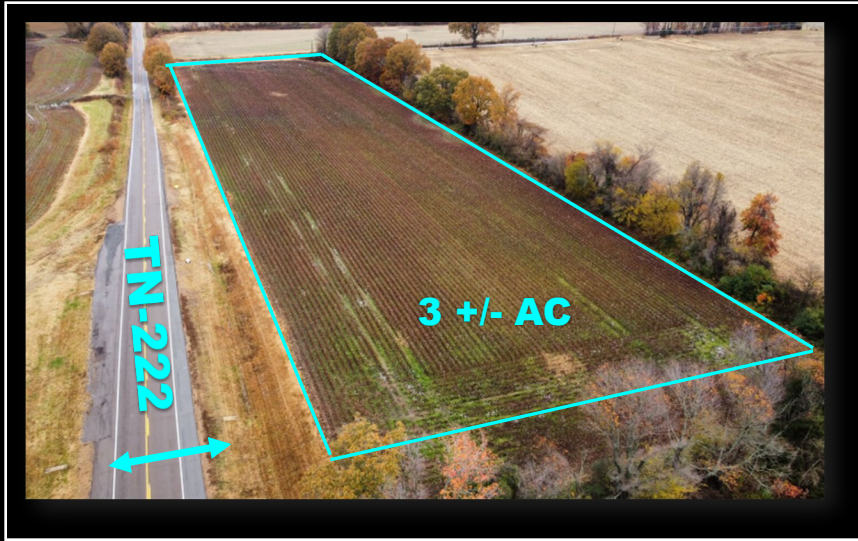
**December 17, 2025**

Ford scraps plans for electric pickup at BlueOval City, turns to gas-powered truck models  
Production at the West Tennessee plant is now expected to start in 2029

**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

# For Sale

Ground Lease | Build to Suit

Stanton-Somerville Rd and TN-222



MUEX ROAD  
(PUBLIC)

PROPOSED  
RESIDENTIAL  
±88.0 ACRES

PROPOSED  
INDUSTRIAL  
±261.0 ACRES



Stanton- Somerville Rd.

STANTON-SOMERVILLE RD

PROPOSED  
WAREHOUSE 'A'  
1,000,350 S.F.  
572 TRAILER PARKS  
884 AUTO PARKS  
±107.8 ACRES

PROPOSED  
WAREHOUSE 'B'  
1,000,350 S.F.  
572 TRAILER PARKS  
884 AUTO PARKS  
±107.8 ACRES

PROPOSED  
WAREHOUSE 'C'  
448,000 S.F.  
162 TRAILER PARKS

PROPOSED  
WAREHOUSE 'D'  
430,000 S.F.  
154 TRAILER PARKS

PROPOSED  
WAREHOUSE 'E'  
430,000 S.F.  
154 TRAILER PARKS

PROPOSED  
WAREHOUSE 'F'  
430,000 S.F.  
154 TRAILER PARKS

PROPOSED  
WAREHOUSE 'G'  
430,000 S.F.  
154 TRAILER PARKS

HIGHWAY NO. 222  
(PUBLIC)

PROPOSED  
COMMERCIAL  
±27.0 ACRES

CAMP GROUND ROAD  
(PUBLIC)

PROPOSED  
COMMERCIAL  
±7.0 ACRES



# HAYWOOD COUNTY, TN



SITE OF  
LAND FOR  
SALE

TOWN OF  
*Stanton*

79

222

Stanton-Somerville Rd.

Ford delays mass production of electric truck at BlueOval City until 2028



Ford Motor Company will delay mass production of its next-generation electric pickup truck at its West Tennessee plant until 2028, the company confirmed Thursday. Ford informed its suppliers of the delay — a result

222

TCAT BLUE  
OVAL CAMPUS

INTERSTATE  
40



TVA HAYWOOD  
SOLAR  
SUBSTATION



HAYWOOD  
FIRE DEPT



222

INTERSTATE  
40





Ford switches  
BlueOval City  
production plan to  
gas-powered trucks



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**FOR MORE INFORMATION:**



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**GILL**  
PROPERTIES



## DEMOGRAPHICS

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