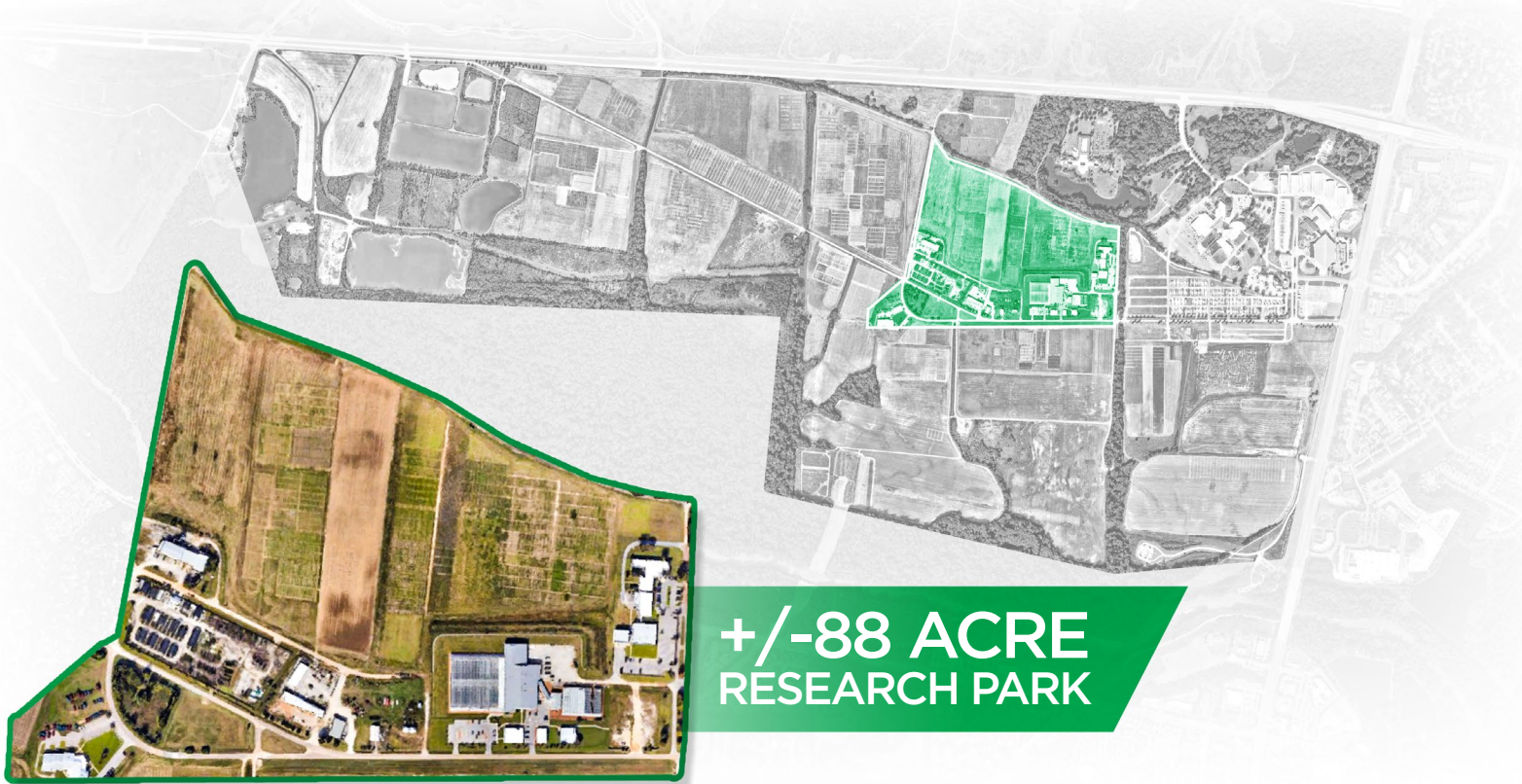


AGRICENTER INTERNATIONAL INNOVATION DISTRICT



AVAILABLE FOR LEASE | +/-88 ACRE RESEARCH PARK

7777 Walnut Grove Road | Memphis, TN 38120



BE A PART OF THE TRANSFORMATION MEMPHIS AGTECH REGION

With a renewed focus on food and health and the convergence with continuous technology and research advancements, the agricultural ecosystem is rapidly evolving. It's happening right here in Memphis. It's happening at the Agricenter Innovation District. Be a part of the transformation.



RESEARCH • EDUCATION • CONSERVATION

Learn more at agricenter.org/researchpark
or commadv.com

AGRICENTER INTERNATIONAL INNOVATION DISTRICT



THE MEMPHIS REGION

Located on the banks of the Mississippi River and surrounded by 15 million acres of some of the most fertile soil in the US



No state income tax



Abundant, high quality water supply



Largest cargo airport in the country



Home to the FedEx World Hub



Busiest trucking corridor in the US



Largest US rail center



Largest inland port



Best cost of living



Largest city in the Southeast



Learn more about what makes Memphis such a great place to live and work at choose901.com

AGRICENTER INTERNATIONAL INNOVATION DISTRICT



WHY CHOOSE AGRICENTER INTERNATIONAL? GREENHOUSE TO SMALL PLOT RESEARCH SETTING

- 501 3(c) organization with a mission to advance knowledge and understanding of agriculture.
- Only facility in the US of its size and scope to see the newest, most effective products in an urban setting with a large population and crop production region.
- Largest research park in Tennessee dedicated to AgTech.
- Since 1984, the Agricenter has helped organizations foster agricultural innovation and accelerate product development.
- Research program helps participants to achieve competitive advantage by offering confidential trials. Over 25,000 replicated trials conducted each year on campus.
- Only Ag Commercial research organization located within a few miles of an international airport.
- Perfect location for demonstration trials, field days, plot tours and more.
- With diverse delta type soils, a wide variety of crops and products can be evaluated at our 1,000-acre research and education farm.
- Relationships with more than 10 universities, including University of Memphis, University of Tennessee, Tennessee State University and Mississippi State University.
- Hosts more than 1.3 million visitors and educates 10,000 students each year.
- 100,000 cars pass the Agricenter each day.
- Surrounded by nearby Shelby Farms Park, largest urban park in the country.
- 1,000-acre urban farm (part of a 4,500-acre greenspace) creates the perfect live/work/play community.



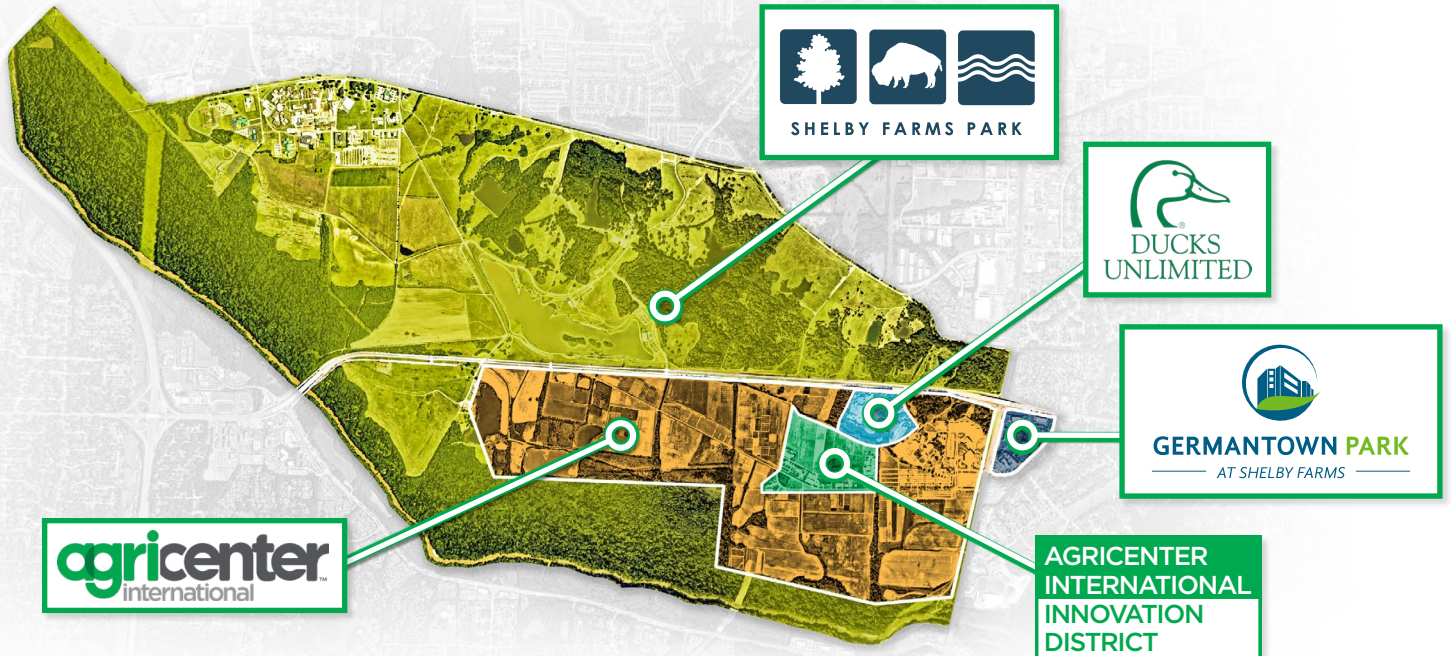
RESEARCH • EDUCATION • CONSERVATION

Learn more at agricenter.org

AGRICENTER INTERNATIONAL INNOVATION DISTRICT



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AGRICENTER INTERNATIONAL INNOVATION DISTRICT



WHAT DO WE OFFER?

- New construction
- Land leases
- Multi-tenant buildings
- Office space ranging from single office to an entire building
- Greenhouses
- Research land

THE INNOVATION DISTRICT IS IDEAL FOR COMPANIES SEEKING:

- Small plot research
- Lab to land
- Accessible educated workforce
- Connection to consumers and producers
- Unrestricted resources (for example, water)
- 4 Rs- river, rail, roads, runways
- Synergies



RESEARCH • EDUCATION • CONSERVATION

Learn more at agricenter.org

AGRICENTER INTERNATIONAL INNOVATION DISTRICT



“Creating an Innovation District will bolster the Memphis community and the State of Tennessee as an international hub for attracting ag/food and health companies. This can create an ag ecosystem that could stimulate additional economic activity for the I-40 corridor.”

- CRE Consulting Corps,
January 2020

JOIN THE AGTECH TRANSFORMATION HERE IN MEMPHIS



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