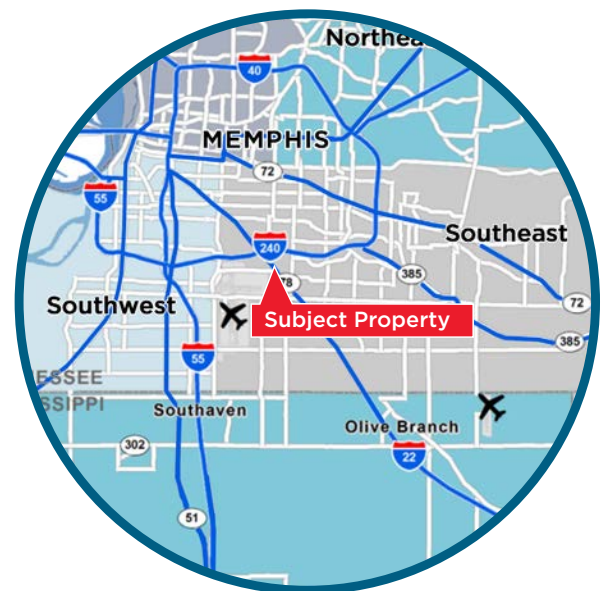


LAND AVAILABLE

100+ ACRES

PROPERTY EVALUATION

Land Condition:	Mild topo with trees
Utilities:	Water, sewer, gas, and power to site
Due Diligence Documentation:	Ph1, Ph2, Geotech, Wetland Delineation
Entitlement Status:	Fully entitled with wetland permitting complete
Site Plan Status:	Approved
Estimated Time to Rough Grade:	60 days to permit and 90 days to rough grade



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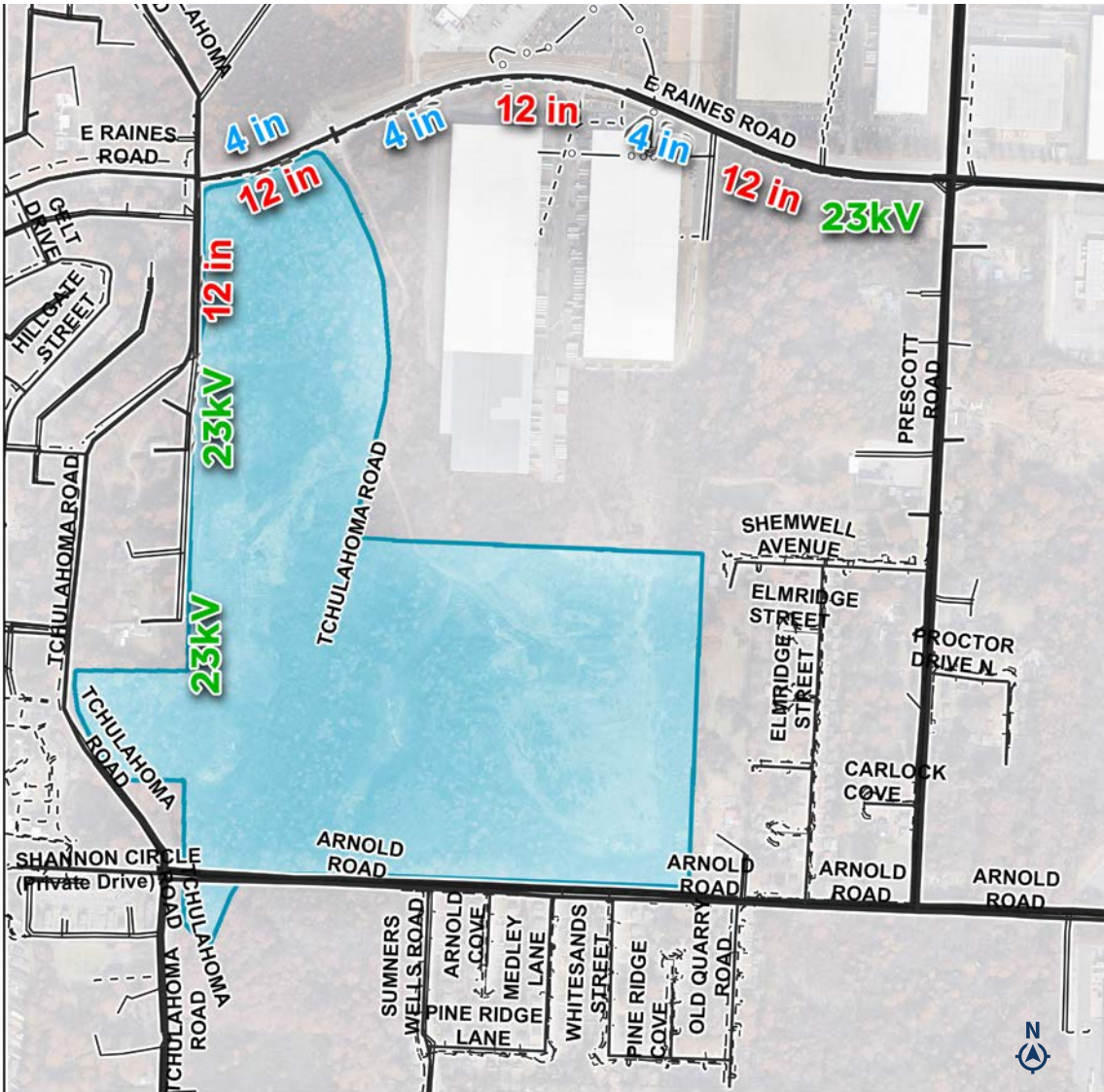
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LAND CONDITION



LAND DETAILS

Topography / Elevation	Moderate
Flood Risk	Minimal
Floodplain Area	None
Wetlands	None

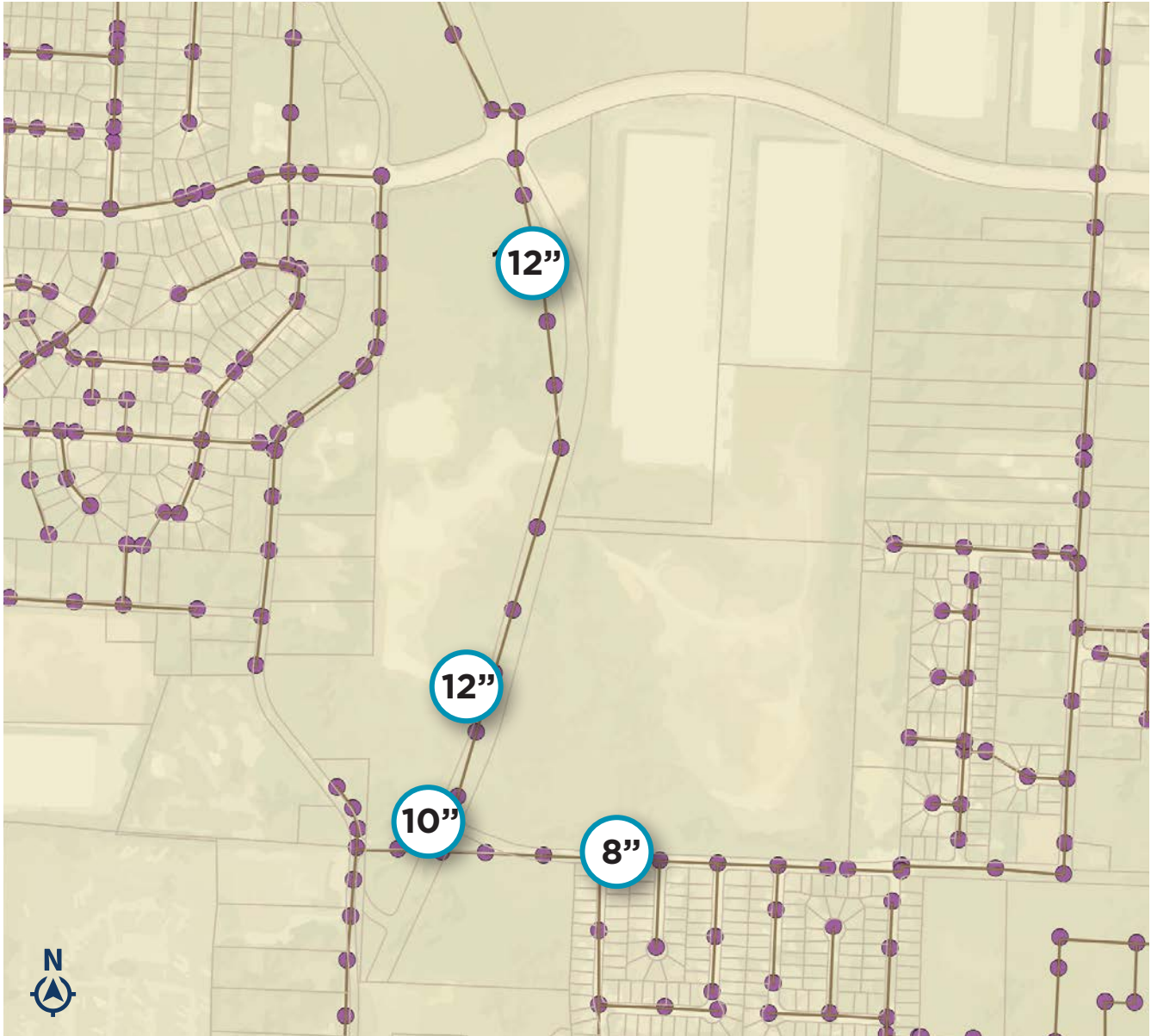
MAP LEGEND

- ELECTRIC
- GAS
- WATER

Map created by Memphis Light, Gas and Water
 - Land & Mapping on 02/13/2020



WASTEWATER MAP



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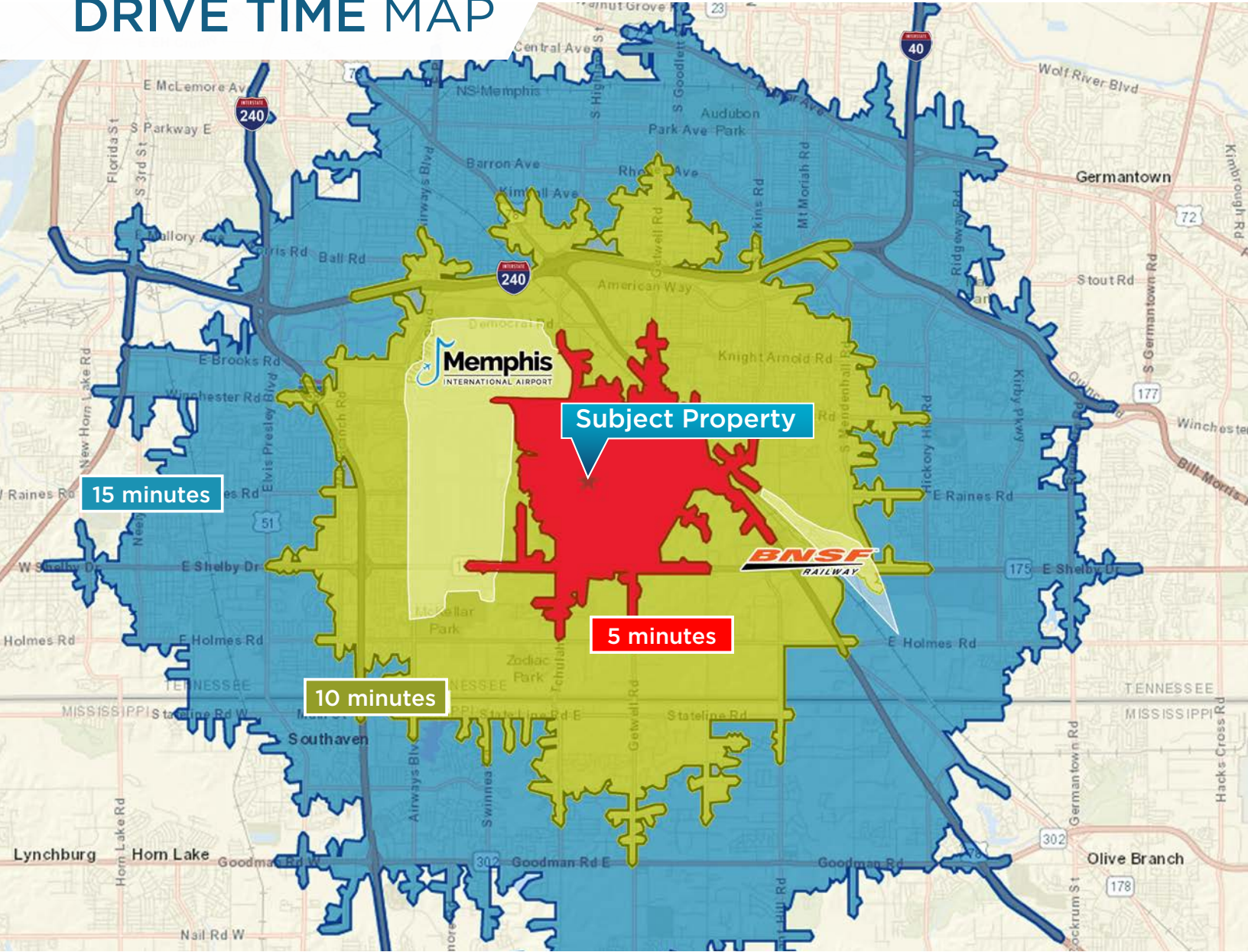
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DRIVE TIME MAP

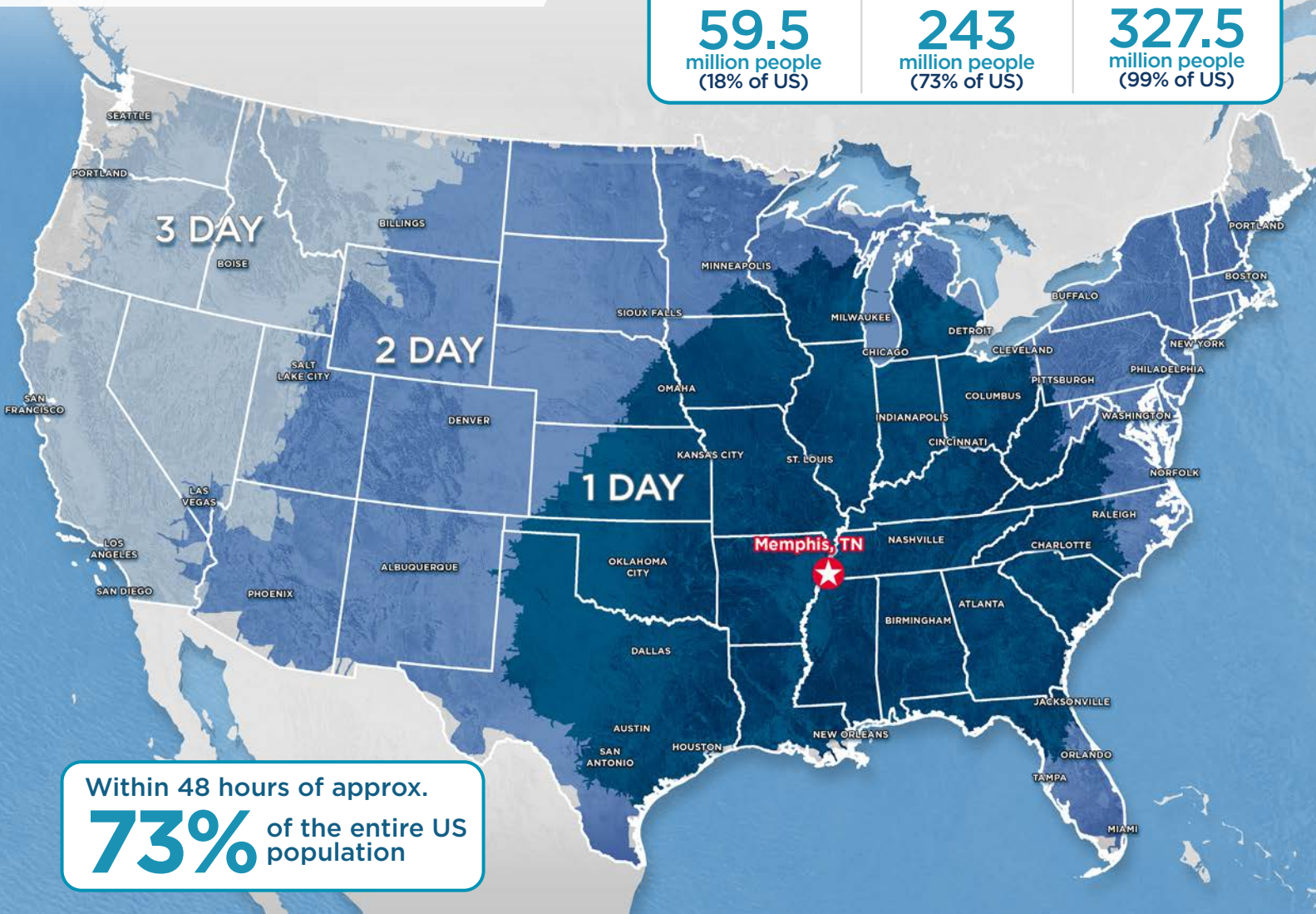


	5 MINS		10 MINS		15 MINS	
7	8	16	8	37	18	45
MINS	MINS	MINS	MINS	MINS	MINS	MINS
3	4	12	4	31	11	44
MILES	MILES	MILES	MILES	MILES	MILES	MILES

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 Raines Road & Tchulahoma Road

PRIME LOCATION

NATIONAL DRIVE TIME		
1-DAY DRIVE	2-DAY DRIVE	3-DAY DRIVE
59.5 million people (18% of US)	243 million people (73% of US)	327.5 million people (99% of US)



Within 48 hours of approx.
73% of the entire US population

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