



WOODYARD
REALTY CORPORATION

— EXCLUSIVE OFFERING —

MEDICAL CENTER APARTMENTS
14 Units located in the Memphis Medical District
1177 Linden Ave | Memphis, TN | 38104

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CONFIDENTIALITY AGREEMENT

Woodyard Realty Corporation's ("WRC") Confidentiality Agreement must be completed and returned by interested principals in order to receive the Confidential .

OFFERING PROCEDURE

Offers may be submitted at any point during the marketing process, although a deadline for offers may be established at a later date. Offers should be in the form of a non-binding Letter of Intent specifying at least the following:

- Proof of Funds
- References
- List of Real Estate Owned
- Sources of Funds (Equity & Debt)

WOODYARD
REALTY CORPORATION

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DISCLAIMER

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Looking west towards downtown and the Mississippi River



Looking east towards University Methodist Teaching Hospital and University of Tennessee Health Science Center

LARGE-SCALE CAPITAL INVESTMENTS

A signpost of ongoing revitalization in the Medical District, the area has attracted notable public and private capital investment projects. Recent developments and the current pipeline exceed **\$14 billion**.



LeBonheur Children's Hospital



St. Jude Children's Hospital



The Walk on Union



St. Jude Domino's Village

\$96M EXPANSION

Le Bonheur Children's Hospital announced the largest building expansion since the hospital opened in 2010. The four-story, \$95.4-million addition includes enlarging the cardiovascular and neonatal floors, in addition to the surgery recovery area and main floor.

The 128,575 square foot construction and renovation will extend the west side of the hospital to the sidewalk of Dunlap Street, between Poplar and Washington avenues.

Le Bonheur's Heart Institute has experienced significant growth, adding 21 new cardiologists since 2015. The Heart Institute is recognized as a top program by *U.S. News & World Report*, as an elite pediatric cardiac surgical program by Society of Thoracic Surgeons and is a leader in transcatheter closure of Patent Ductus Arteriosus in premature infants.

\$11.5 BILLION EXPANSION

St. Jude Children's Research Hospital is launching the largest strategic investment in its nearly 60-year history, committing \$11.5 billion during the next six years to accelerate research and treatment globally for children with catastrophic diseases.

The Six-Year St. Jude Strategic Plan, approved March 25, 2021, by the St. Jude Board of Governors, focuses on the expansion of patient care and clinical and laboratory-based research.

The plan calls for an additional 1,400 jobs; the expenditure of \$1.9 billion in new construction, renovation and capital needs; and the development of new research areas.

The endeavor builds on the research hospital's prior strategic plan, which at the time was the largest expansion in the institution's history and resulted in \$7 billion in investments.

\$750M NEW MIXED-USE PROJECT

Poised to be the largest mixed-use development in the Southeast, The Walk on Union aims to connect Downtown Memphis to the future with top-of-the-line residential, flexible office space and retail offerings just inches from the city's biggest attractions.

Phase One of the project will bring to life:

- ◆ \$376m Phase I
- ◆ 702 Residential Units
- ◆ 142,000SF Class A+ Office
- ◆ 349 Hotel Keys
- ◆ 57,000SF Retail
- ◆ 3.7acres of Green Space

\$110M PATIENT HOUSING

ALSAC/St. Jude Children's Research Hospital is under construction on a \$110 million, six-story, 300,000-square-foot 140-unit apartment building that will be connected to the St. Jude campus via a pedestrian bridge.

Domino's Pizza Inc. has pledged to raise \$100 million over the next 10 years for St. Jude Children's Research Hospital. The commitment is the largest in the history of St. Jude.

Domino's, with the support of its franchisees, named St. Jude its national charity partner in 2004. Since then, the group has raised more than \$68 million for St. Jude, primarily through its annual "Thanks and Giving" campaign.

LARGE-SCALE CAPITAL INVESTMENTS

Memphis' Medical District Collaborative aims to enhance the Medical District as a livable community—home to large medical and education institutions, 40,000+ employees and students and 10,000+ residents. The Anchor Institutions collectively represent over 23,000 employees, 8,000 students, 310 acres of property, and have \$2.7 billion in operating budget.



10 ACRE ORLEANS STATION



TO ADVANCE HIGH IMPACT PROJECTS



REGIONAL ONE HOSPITAL EXPANSION



UTHSC NEW MEDICAL BUILDING

\$70M MIXED-USE PROJECT

372 Apartment Residences
16,000 SF of Retail and a Plaza

ComCap is partnering with Henry Turley Company and the University of Tennessee Health Science Center (UTHSC) to develop 10 acres of vacant buildings and parking lots into a residential community in the heart of the Memphis Medical District.

The \$70 Million project will include improved infrastructure for pedestrian and bike travel. The design of Orleans Station is inspired by the architectural elements from the surrounding historic communities—Victorian Village and the UTHSC campus—to achieve a seamless fit into its neighborhood while providing a modern and updated housing option. The project was completed in 2024 and is fully stabilized.

\$30M CAPITAL INVESTMENT FUND

In 2021, the Memphis Medical District Collaborative (MMDC), Pathway Lending, banks and private foundations partnered to launch the MMDC capital fund to finance transformative residential and mixed-use real estate development. The \$30 million capital fund is dedicated to support new development and redevelopment of residential and mixed-use projects to advance Kimbrough Mixed-Use Center's growth and long-term sustainability.

Though the area has seen marked investment in recent years, market studies indicate Kimbrough Mixed-Use Center can absorb 1,000 more residential units and nearly 170,000 square feet of commercial and retail space.

SITE CHOSEN FOR \$1.2B FACILITY

The Shelby County commission voted on January 27, 2025 to approve the purchase of 2 parcels on Union Avenue, formerly the home of the Commercial Appeal newspaper.

The new site enables an accelerated construction schedule of 5-7 years.

The hospital will also move a major jobs anchor closer to downtown. The only level 1 trauma center in a 150-mile radius will have a brand new facility.

The new hospital is set to have a similar jobs and beds footprint to the current campus, which employs more than 3,000 locally with \$2B in gross charges.

\$350M EXPANSION

The University of Tennessee Health Science Center has unveiled plans for a new interdisciplinary building for its College of Medicine.

The expansion is expected to be 275k—300k square feet, and is expected to house learning spaces for multiple UTHSC colleges.

Construction could start as early as January 2028, if approval is issued by the university's next budget cycle. Occupancy would be expected by 2031.

The largest share of the tower would be for academic space, with other uses including individual and shared office space, as well as public and amenity space.

LARGE-SCALE CAPITAL INVESTMENTS



NEW TCAT CAMPUS BUILDING

\$72M RENOVATION

The Tennessee College of Applied Technology (TCAT) has campus renovations set to begin in fall 2024.

The renovation designed by DLR Group and 4F Design is funded by the Tennessee State Building Commission and includes replacing the current 115k sf building with an 85k sf facility.

Other aspects of the project include renovating two other buildings and adding a new 35k high-bay lab and classroom facility.

The renovation provides for current workforce development initiatives, while accommodating future growth.

Expected completion date is November 2026.



THE COOPER

\$125M MIXED-USE DEV.

Carlisle Development Co. has unveiled plans for the site of the former Central Yards development in Midtown.

Now named The Cooper, it is set to revitalize the current Albert Cook Plumbing site for a mixed-use development.

The developer noted that there will now be 250 apartment units and a retail portion of 4,150 sf.

Plans also include adding a 120-room hotel to the site and features townhomes as well.

The Cooper is the first development receiving capital from the River City Momentum Fund to unveil its plans since July 2024's announcement.



CROSTOWN MOUND SUBDIVISION

\$350M CLUSTER HOMES

The developers, Crosstown Partners, of the 8-acre bank of land in Midtown known as the Crosstown Mound are moving forward with plans.

The 3 phase development will include affordable housing units and a park, is scheduled to take 3 years to complete, and will include 120-130 single family residences, including condos, duplexes, and cluster homes. The second phase will include a park open to the neighborhood and surrounding community.

The units will be available to rent or own, and the cost of the houses would be around \$250,000. About 40-60 units per phase will be available.



ST JUDE—NEW TOWER

TALLEST TOWER IN HISTORY

St Jude Children's Research Hospital filed plans to build a 16-story tower on its campus in Memphis in November 2024.

The proposed 865,000sf, 280 ft tall building will house a state-of-the-art advanced research facility with modern utility infrastructure and improved site access with new landscaping.

The building is part of the hospital's \$12.9B strategic plan, which has already created and filled more than 2,000 jobs and contracted for hundreds more.

The project is currently under review by the Memphis and Shelby County Office of Planning and Development.

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Woodyard Realty Corporation is pleased to present the exclusive listing of the Medical Center Apartments located in the heart of the Memphis Medical District. Medical Center Apartments is 14 one-bedroom floorplans next door to University Methodist Hospital, the 583-bed teaching and flagship hospital of the Methodist Le Bonheur Healthcare system.

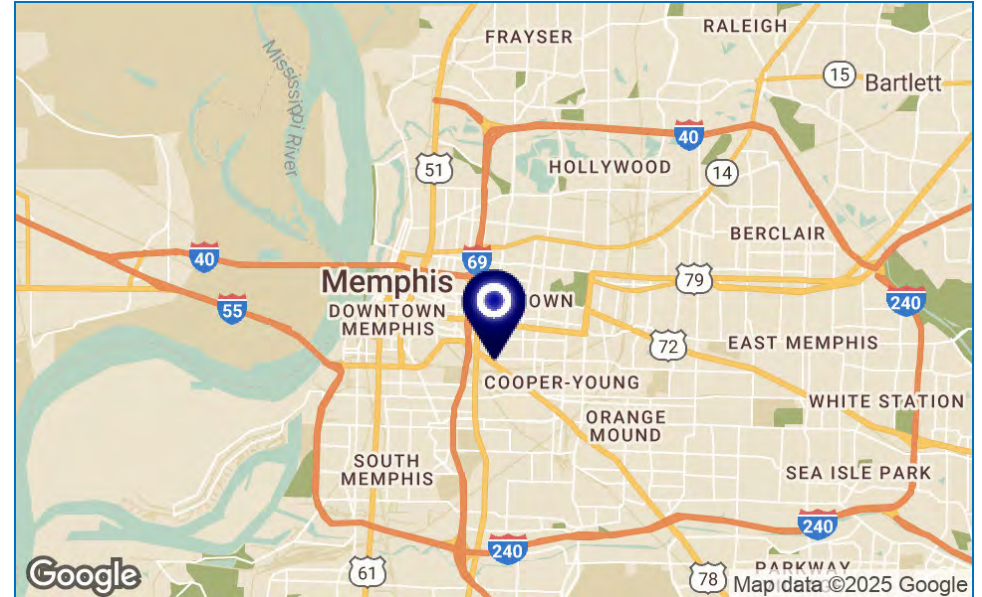
Current ownership renovated the exteriors with new paint and repairs and installed new roofs in 2024.

Unit interiors boast beautiful hardwood floors, renovated kitchens and bathrooms, central heat and walk-in closets.

Medical Center Apartments is an exceptional opportunity to acquire a cash-flowing asset with substantial operational upside in the supply-constrained and sought-after Memphis Medical District.

PROPERTY HIGHLIGHTS

- Ideally located
- Strong historical occupancy
- Operational value add with below market rents



LOCATION DESCRIPTION

Medical Center Apartments is ideally located in the heart of the Memphis Medical District. The district has 23,000 employees and 8,000 students working and studying at globally recognized institutions like St. Jude Children's Research Hospital, Methodist University Hospital and Le Bonheur Healthcare, the University of Tennessee Health Science Center, and more.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	14
Price per Unit	\$85,700
Year Built/Renovated	1968/2024
Avg Unit SF	560
Current Avg Rent	\$697
Market Rent	\$800

EXTERIOR PHOTOS



New roofs installed in 2024



583-bed University Methodist Teaching Hospital in the background



Exteriors repaired and painted in 2024



Rear Exterior

INTERIOR PHOTOS





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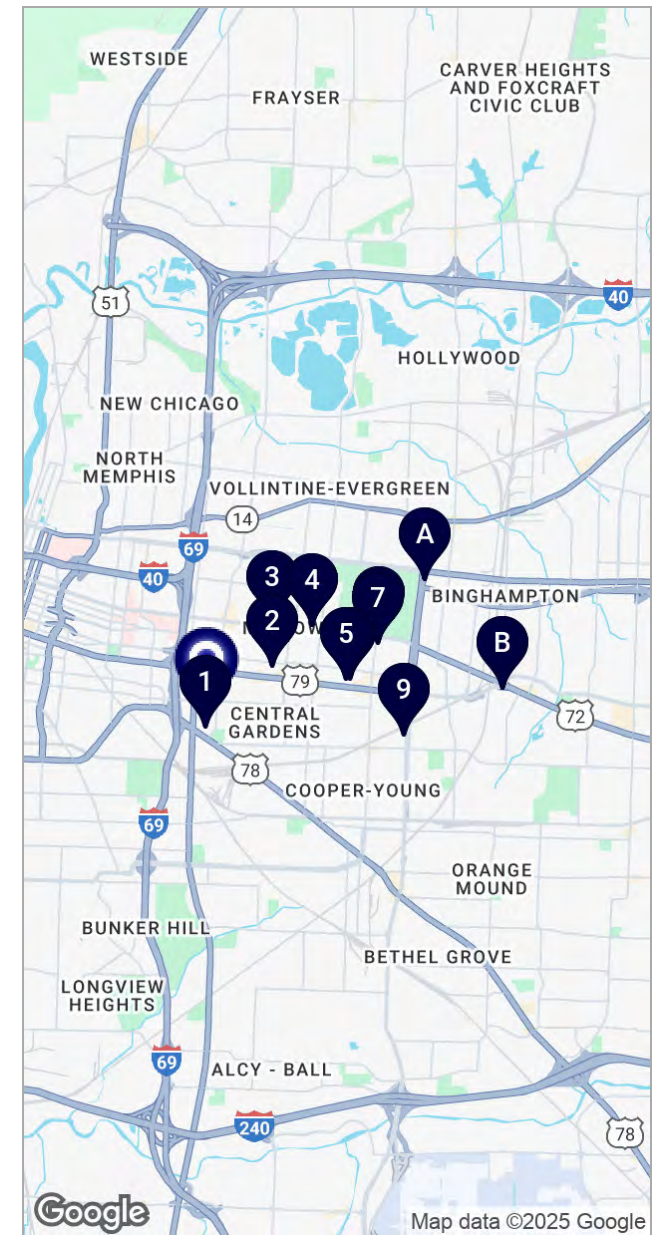
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RENT ROLL SUMMARY & OPERATING STATEMENT

UNIT TYPE	# OF UNITS	AVG SQ FEET	SCHEDULED			MARKET		
			AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bd/1 Ba	14	560	\$697	\$1.24	\$9,758	\$800	\$1.43	\$11,200
TOTALS/WEIGHTED AVERAGES	14	560	\$697	\$1.24	\$9,758	\$800	\$1.43	\$11,200
GROSS ANNUALIZED RENTS			\$117,096			\$134,400		
INCOME	T12	T6	T1	Year 1	PER UNIT	PER SF		
Rental Income								
Gross Scheduled Rent	\$86,845	87,692	88,680	134,400	9,600	17.14		
Physical Vacancy				(8,064)	6.0%	(576)	(1.03)	
Economic Vacancy								
Bad Debt				(2,688)	2.0%	(192)	(0.34)	
TOTAL VACANCY				(\$10,752)	8.0%	(\$768)	(\$1)	
Economic Occupancy				92.00%				
Effective Rental Income	86,845	87,692	88,680	123,648	8,832	15.77		
Other Income								
All Other Income				3,500	250	0.45		
TOTAL OTHER INCOME				\$3,500	\$250	\$0.45		
EFFECTIVE GROSS INCOME	\$86,845	\$87,692	\$88,680	\$127,148	\$9,082	\$16.22		
EXPENSES	T12	T12	T12	Year 1	PER UNIT	PER SF		
Real Estate Taxes	11,140	11,140	11,140	14,000	1,000	1.79		
Insurance	7,351	7,351	7,351	9,800	700	1.25		
Utilities - Common	3,348	3,348	3,348	3,348	239	0.43		
Repairs & Maintenance	9,900	9,900	9,900	9,900	707	1.26		
Marketing & Advertising	0	0	0	2,100	150	0.27		
General & Administrative	900	900	900	900	64	0.11		
Management	6,934	6,934	6,934	10,172	8.0%	727	1.30	
TOTAL EXPENSES	\$39,573	\$39,573	\$39,573	\$50,220	\$3,587	\$6.41		
EXPENSES AS % OF EGI	45.6%	45.1%	44.6%	39.5%				
NET OPERATING INCOME	\$47,272	\$48,119	\$49,107	\$76,928	\$5,495	\$9.81		

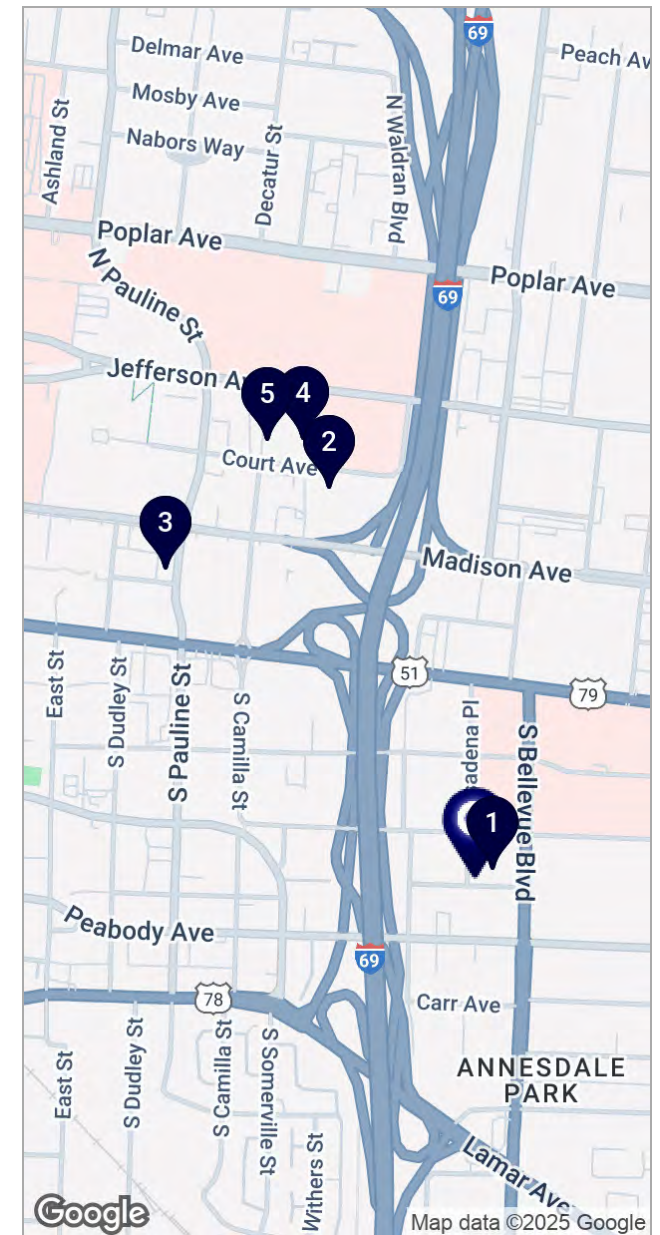
SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	NO. UNITS	YEAR BUILT	PRICE/UNIT	DEAL STATUS
★	Medical Center Apartments 1177 Linden Avenue Memphis, TN	\$1,200,000	14	1968	\$85,714	Subject Property
1	Woodland Apartments 1300 Goodbar Ave Memphis, TN	\$2,630,000	34	1950	\$77,353	Sold 5/9/2024
2	1616 Monroe 1616 Monroe Memphis, TN	\$720,000	8	1960	\$90,000	Sold 12/12/2024
3	191 N Avalon Memphis, TN	\$615,000	8	-	\$76,875	Sold 10/31/2025
4	Evergreen Terrace 1796-1800 Poplar Ave Memphis, TN	\$3,400,000	28	1924	\$121,429	On Market
5	Morrison St Apartments 49 S Morrison St Memphis, TN	\$1,300,000	12	1963	\$108,333	Sold 1/18/2024
6	The Crossroads 40 S Morrison St Memphis, TN	\$1,430,000	16	1966	\$89,375	Sold 7/24/2025
7	Tudor Mansion 2150 Washington Ave Memphis, TN	\$2,930,000	32	1938	\$91,563	Sold 8/19/2025
8	Britton Manor 2151 Poplar Ave Memphis, TN	\$1,070,000	12	1925	\$89,167	Sold 8/19/2025
9	Parkway Arms 665 E Parkway S Memphis, TN	\$1,680,000	19	1929	\$88,421	Sold 7/18/2024
A	Parkway Place 2342-2352 Parkway Place Memphis, TN	\$3,995,000	32	1925	\$124,844	On Market
B	Madison East 2780 Madison Ave Memphis, TN	\$5,150,000	64	1967	\$80,469	On Market
	AVERAGES	\$2,176,667	23	1946	\$93,629	



LEASE COMPS MAP & SUMMARY OF ONE BEDROOM UNITS IN THE SUBMARKET

	NAME/ADDRESS	NO. UNITS	AVG RENT/SF	AVG RENT
★	Medical Center Apartments 1177 Linden Avenue Memphis, TN	14	\$1.24	\$697
1	Azur Tower 305 S Bellevue Blvd Memphis, TN	118	\$1.35	\$884
2	Memphis Towers 1081 Court Ave Memphis, TN	296	\$1.64	\$777
3	Kimbrough Towers 23 S Pauline St Memphis, TN	87	\$1.52	\$708
4	The Pulse 57 N Somerville St Memphis, TN	128	\$1.54	\$783
5	Faulkner Court 1034 Court Ave Memphis, TN	36	\$1.50	\$900
	AVERAGES	113	\$1.46	\$792

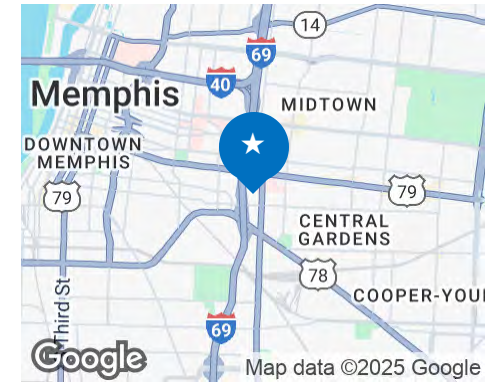




MEDICAL CENTER APARTMENTS

1177 Linden Avenue, Memphis, TN 38104

UNIT TYPE:	COUNT:	RENT:	SIZE SF:	RENT/SF:
One Bedroom	14	\$697	560 SF	\$1.24
TOTALS	14	\$9,758	7,840 SF	\$1.24



AZUR TOWER

305 S Bellevue Blvd, Memphis, TN 38104

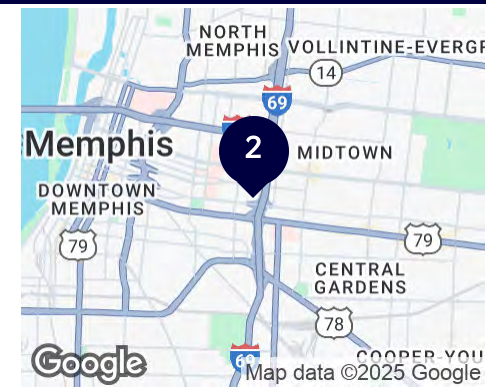
UNIT TYPE:	COUNT:	RENT:	SIZE SF:	RENT/SF:
One Bedroom	84	\$884	656 SF	\$1.35
TOTALS	84	\$74,256	55,104 SF	\$1.35



MEMPHIS TOWERS

1081 Court Ave, Memphis, TN 38104

UNIT TYPE:	COUNT:	RENT:	SIZE SF:	RENT/SF:
One Bedroom	296	\$777	475 SF	\$1.64
TOTALS	296	\$229,992	140,600 SF	\$1.64



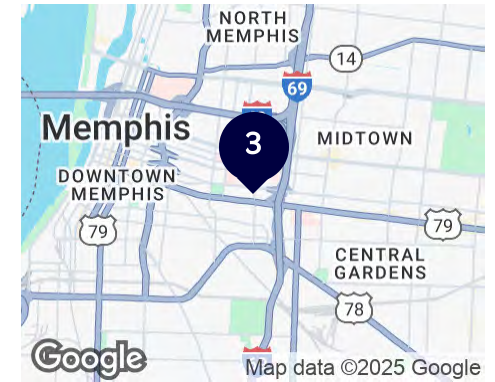
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KIMBROUGH TOWERS

23 S Pauline St, Memphis, TN 38104

UNIT TYPE:	COUNT:	RENT:	SIZE SF:	RENT/SF:
One Bedroom	74	\$708	467 SF	\$1.52
TOTALS	74	\$52,392	34,558 SF	\$1.52



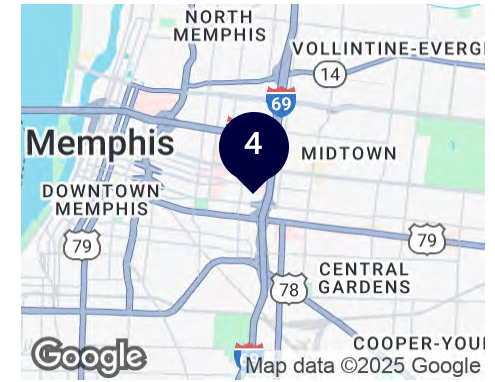
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THE PULSE

57 N Somerville St, Memphis, TN 38104

UNIT TYPE:	COUNT:	RENT:	SIZE SF:	RENT/SF:
One Bedroom	80	\$783	510 SF	\$1.54
TOTALS	80	\$62,640	40,800 SF	\$1.54



5



FAULKNER COURT

1034 Court Ave, Memphis, TN 38104

UNIT TYPE:	COUNT:	RENT:	SIZE SF:	RENT/SF:
One Bedroom	36	\$900	600 SF	\$1.50
TOTALS	36	\$32,400	21,600 SF	\$1.50





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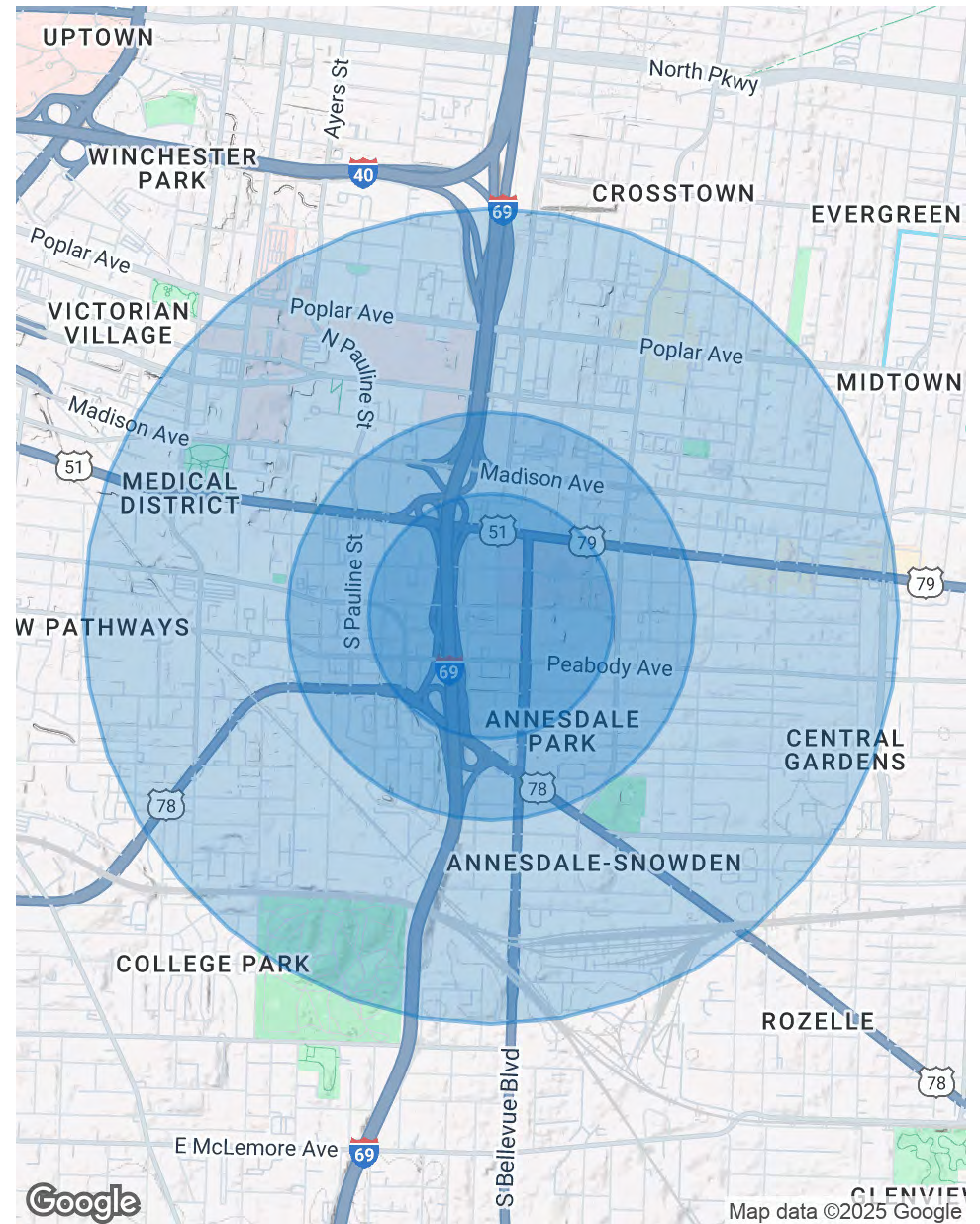
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,072	4,137	11,879
Average Age	46	44	42
Average Age (Male)	45	43	42
Average Age (Female)	47	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	753	2,517	6,601
# of Persons per HH	1.4	1.6	1.8
Average HH Income	\$55,097	\$58,414	\$68,375
Average House Value	\$395,949	\$311,470	\$361,452

Demographics data derived from AlphaMap



The subject properties are located on the Eastern periphery of the Central Business District which is home to 89,000+ employees and has attracted many large-scale capital investment projects across 4 districts:

NORTH DISTRICT:

- ◆ **Gateway Project:** Aimed by officials to develop a “sense of arrival” as vehicles enter the city across the Hernando-DeSoto bridge; tie together several large developments, incl. St. Jude’s \$11.7B expansion, convention center revamp, Riverfront redevelopment, Pinch and Uptown district improvements, and Mud Island upgrades
- ◆ **\$200m Snuff District:** Adaptive reuse involving 600 , 80,000SF office, 12,000 retail, and 50 SF homes

THE CORE:

- ◆ **\$11.7 Billion St Jude Expansion:** Phased over 6 years creating 1,800 campus positions and 3,000 ancillary jobs
- ◆ **\$195m Cooks Convention Center facelift**—completed to maximize the \$3.5B economic impact of the local tourism industry
- ◆ **\$200m Brooks Museum & riverfront redevelopment:** \$200m activation of riverfront anchored by the cultural center of the relocated Brooks Museum
- ◆ **\$225m One Beale:** Mixed-use development connecting iconic Beale Street to the river
- ◆ **\$750m The Walk:** Proposed 40-acre 3-phased mixed-use development aiming to connect Downtown to surging the Edge & Medical Districts: Phase 1: 673 units, 200 keys, 85,000SF commercial, 344,000 SF office & 1,327 parking spaces. All 3 phases would total 2,103 units, 380 keys, 388,000 SF office, 126,000 SF retail, and 2,590 structured parking spaces.

SOUTH DISTRICT:

- ◆ **\$55m Central Station** mixed-use redevelopment into 95 , Hilton Curio hotel, and MALCO movie theater
- ◆ **\$88m The Oliver**—The most recent multifamily delivery in Downtown, totaling 273 units across 2 phases.

MEDICAL DISTRICT:

- ◆ **The Edge District redevelopment,** including **The Rise:** \$73m mixed-use aiming to improve the district’s gateway to Downtown and create density in Medical District to help more restaurants, shopping and services to move back in the area
- ◆ **UT Health Sciences mixed-use campus housing development:** 10-acre site slated for new, modern on-campus ; aiming to fill housing shortage in Medical District and improve immediate surrounding to aid with student recruitment and retention of young professionals and long-term careerists
- ◆ **An ALDI** grocery store is slated for the Medical District, prospectively in 2025, aiming to serve the residents concentrated in the area.



REGIONAL OVERVIEW

Southeast Region — Electric Vehicle Manufacturing

THE BATTERY BELT

The Southeast has been a major automotive manufacturing hub for decades, emerging as a key location for auto assembly plants and production facilities in the 1980s and growing substantially through the 2000s. Since the Inflation Reduction Act (IRA) was signed in August 2022, 77 electric vehicle (EV) projects were announced in the U.S., totaling more than \$80 billion in investments and nearly 49,000 in projected new jobs.*

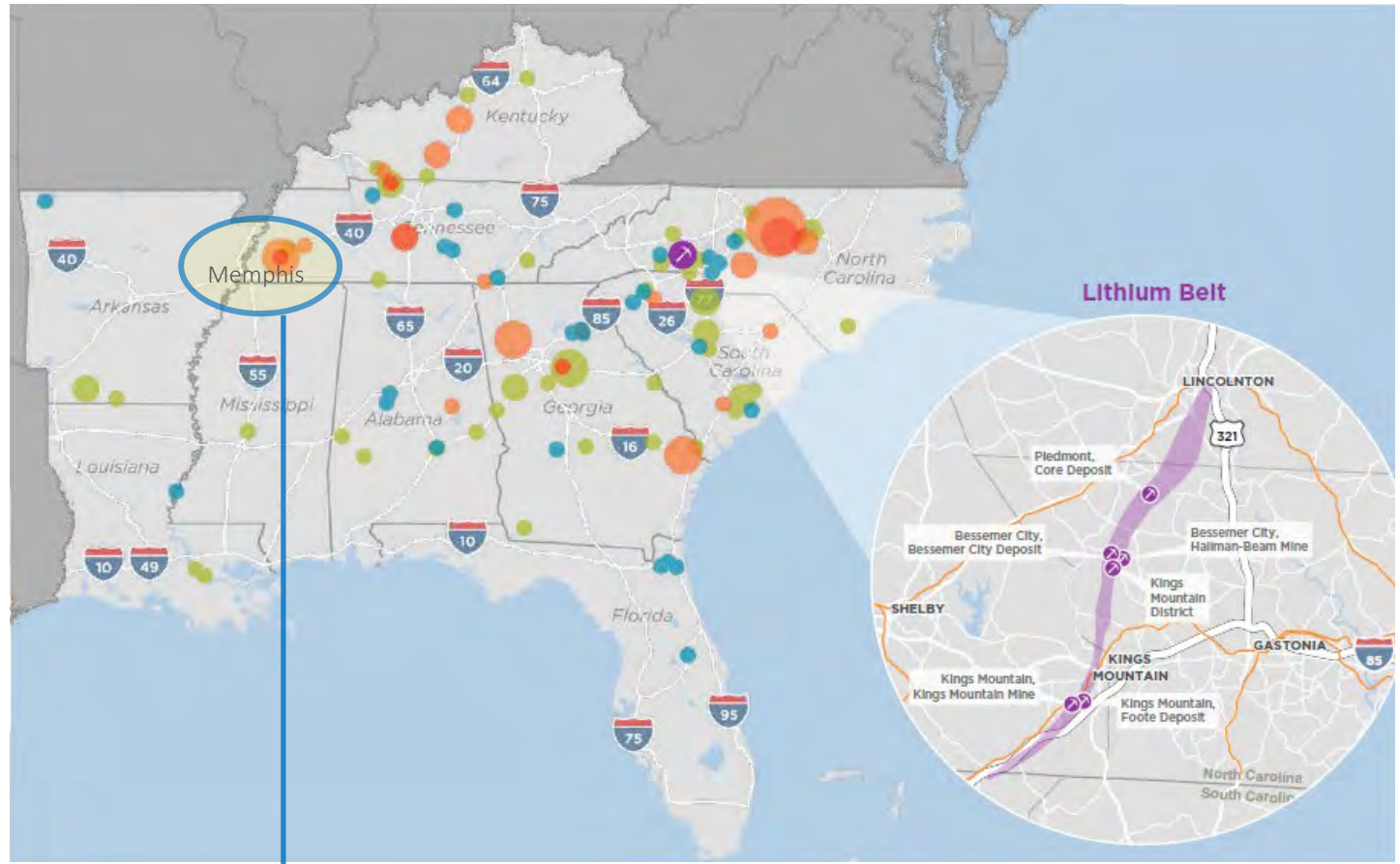
Nearly half (49.4%) of these projects are concentrated in the Southeast, earning the region a new moniker: The Battery Belt.

Gigafactories and electric battery production facilities are becoming a major driver of domestic and foreign direct investment amidst global efforts to transition the energy sector away from reliance on fossil fuels. [...]

Consequently, the Southeast's well-established automotive manufacturing industry and the business-friendly state governments help position the region as a crucial player [...] providing an environment for technological advancements, production efficiencies, and sustainability initiatives as corporations explore onshoring opportunities and look to expand battery production and manufacturing capacity [...].

Suppliers and secondary vendors, recognizing the strategic advantage of proximity, are purposefully situating themselves in the same geographic area as plants and auto makers. This spatial proximity not only reduces shipping costs but also increases overall production efficiency in the electric vehicle ecosystem.

Source: CUSHMAN & WAKEFIELD | RESEARCH



IMPACT ON MEMPHIS MSA

Advanced manufacturing projects within 45 minutes of Memphis announced since 2021 have eclipsed \$10 billion in investment, and are projected to add 8,000 jobs with compensation well above the area's median wage. These figures don't account for construction jobs, supplier facilities, and new investment spurred by the high-wage jobs being brought to the region encompassing West Tennessee, North Mississippi, and NE Arkansas.



West Tennessee

Ford Motors
\$5.6B EV & battery manufacturing plant

6,000 jobs by 2025



North Mississippi

Daimler Truck, Cummins & Paccar
\$1.9 Billion battery cell manufacturing plant

2,000 jobs by 2027



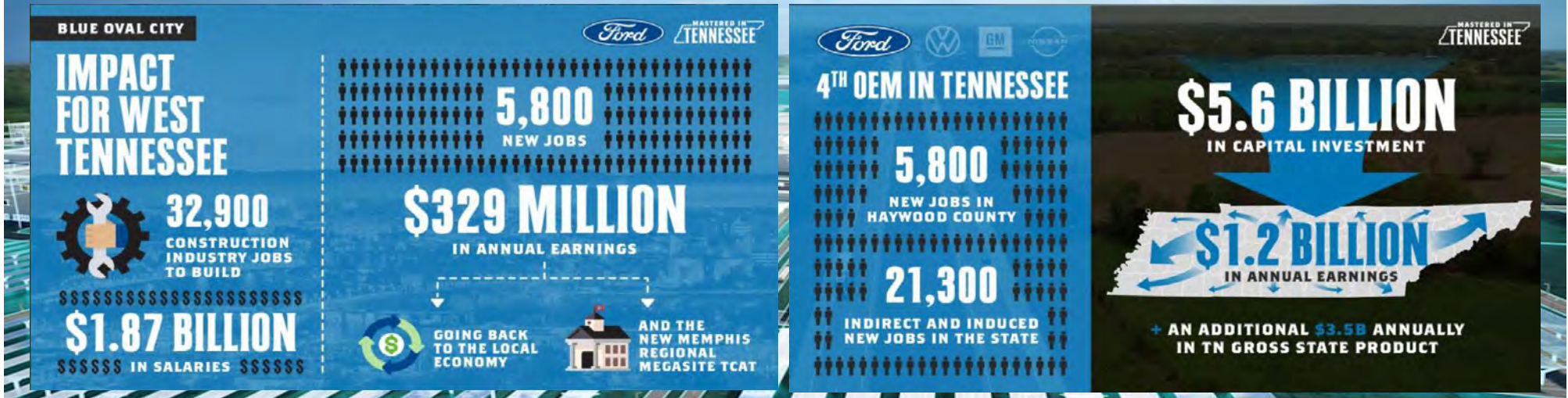
NE Arkansas

Big River Steel
\$2Billion EV steelmaking facility

900 jobs by 2024

Market Overview

Blue Oval City



TRANSFORMATIONAL IMPACT ON THE REGION

Ford’s EV manufacturing plant will create a seismic shift in the local and regional economy of the Memphis MSA, spurring economic growth through directly created jobs and the ancillary services including multiple tiers of suppliers that support them. For Blue Oval City, it is estimated that the total economic impact will be the addition of \$3.5 billion per year to Tennessee’s gross state product, which will generate more than 27,000 new jobs.

Tennessee Department of Economic Development estimates that there will be around \$5.6 billion in capital investments and more than 33,000 direct or indirect jobs during construction.

COMPETITIVE ADVANTAGES

Tennessee is emerging as a leader in a national scramble to develop electric-vehicle and battery production, as states compete to woo multibillion-dollar investments from auto companies pivoting away from the combustion engine.



Daimler Truck | Cummins | Paccar

Newly announced in September 2023, Daimler Truck, Cummins and Paccar have formed a joint venture and selected Marshall County as the future site of a \$1.9 Billion advanced battery cell manufacturing plant for commercial battery-electric medium and heavy-duty trucks.

The plant is expected to create more than 2,000 U.S. manufacturing jobs with the option for further expansion as demand grows. Construction start is targeted for 2024 with start of battery cell production slated for 2027.

John O’Leary, president and CEO, Daimler Truck North America, says: “Localized battery cell production is an important component of delivering our customers – the fleets that keep America and the world moving – cost effective options for decarbonizing their operations. We’re grateful to the State of Mississippi and the Marshall County community for joining us in achieving this goal and helping to realize our shared climate goals.”





Recently announced, **Musk Companies** has selected Memphis for their **xAI start-up**—a transformational multi-billion dollar investment into building the “**Gigafactory of Compute**”. The gigacomputer is expected to be run by 100,000 AI chips. xAI successfully secured \$6 billion in funding, including a significant personal investment from Musk himself, The Wall Street Journal reported.

Still in its early stages, this massive project would boost the city’s economy and technological prowess and **establish Memphis as a one-of-a-kind Tech Hub**. xAI is among several companies worldwide racing to build the best artificial intelligence. The Wall Street Journal recently reported it was worth \$24 billion.

The former Electrolux site will house the world’s largest super computer, serving as the center for xAI. Aside from establishing Memphis as a leader in technology and AI—beating out eight competing peer cities— **the gravitational force of this investment** is expected to attract talent as well as partners that go well beyond the initial job creation estimated at 200 jobs.

Fortune 500 tech giants Nvidia, Dell, and Supermicro Computer (SMC) will be establishing operations in Memphis, further solidifying the city’s position as the “Digital Delta”.

The announcement has already spurred a new initiative at the University of Memphis. It committed a **one million-dollar investment** into academic and research capabilities in artificial intelligence in alignment with community efforts to bring xAI to Memphis.



GLOBAL LOGISTICS HUB

The Memphis MSA is the 5th largest metropolitan area in the Southeast. Its strategic geographic location has consistently sustained it as a national leader in logistics, home to the world’s largest cargo airport with an economic impact of \$26.3 billion and a supply chain connectivity that reaches markets around the world. With a population of over 1.3 million residents, the “Bluff City” has a broad economic base with diverse employment opportunities, nineteen colleges and universities, and three Fortune 500 companies’ headquarters: FedEx, International Paper, and AutoZone. Greater Memphis is a cultural hotspot brimming with revitalization and growth. In 2019 the city celebrated its 200th anniversary.

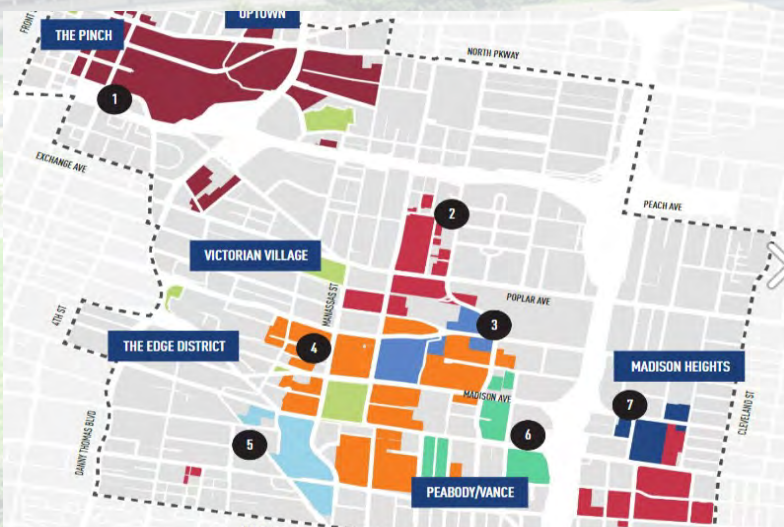
CENTRAL BUSINESS IMPROVEMENT DISTRICT

Downtown Memphis serves over 80,000 employees in the Central Business Improvement District (CBID) with a high concentration in the government, financial and medical sectors. Notable corporate headquarters include First Horizon, Raymond James, AutoZone, Service Master, Memphis Light, Gas and Water, and St. Jude Children’s Hospital. Other Downtown employers include the offices of federal, state, county, and city governments, criminal and civil courts, and many law offices.

MEDICAL DISTRICT

Within the boundaries of the CBID is the Memphis Medical District, which serves over 30,000 people. Its anchor institutions collectively represent over 20,000 employees and 10,000 students and have \$2.7 billion in operating budgets with \$3 billion in planned expansions.

The Memphis Medical District Collaborative has spearheaded initiatives for growth in the areas of real estate development, community and economic development, small businesses, place-making and quality public spaces.



Baptist College of Health Sciences is a private Christian college that focuses on undergraduate health care education. Building on an educational legacy begun in 1912, Baptist College offers baccalaureate degrees in nine health care majors: biomedical sciences, diagnostic medical sonography, health care management, medical laboratory science, medical radiography, nuclear medicine technology, nursing, radiation therapy, and respiratory care.



Methodist Le Bonheur Healthcare is a seven-hospital system with home health agencies and outpatient clinics that serve the entire Mid-South including **Le Bonheur Children's Hospital**. Le Bonheur is the first and only comprehensive pediatric medical center in Memphis and its surrounding region. Each year more than 250,000 children visit our campus to receive outstanding health care from more than 700 pediatric specialists.



Regional One Health, chartered in 1829, is the oldest hospital in Tennessee to provide compassionate care and exceptional services. Primarily servicing west Tennessee, east Arkansas and north Mississippi, the Regional Medical Center, is home to highly respected Centers of Excellence including trauma, burn, neonatal intensive care and high-risk obstetrics.



Southern College of Optometry, founded in Memphis, Tennessee in 1932, is one of the nation's leading institutions of optometric education. SCO and its clinical presence serves the greater Memphis community with more than 60,000 patient encounters each year at The Eye Center.



St. Jude Children's Research Hospital, founded by the late entertainer Danny Thomas, is one of the world's premier centers for the research and treatment of pediatric cancer and other catastrophic childhood diseases.



Southwest Tennessee Community College provides the citizens of Shelby County, Fayette County and the surrounding Mid-South region with a high quality and affordable post-secondary education that prepares them for associate degrees, future educational opportunities, and successful employment.



UT Health Science Center (headquartered in Memphis) contains all six of UT's doctoral-degree-granting health science colleges – Medicine, Dentistry, Pharmacy, Nursing, Graduate Health Science, and Allied Health Sciences. Established in 1911, aims to improve human health through education, research, clinical care and public service.

TRANSPORTATION / LOGISTICS



Busiest Cargo Airport in the U.S. [\$26B economic impact/yr]
 3rd Largest Rail Center in the Nation
 Fifth Largest Inland Port in the U.S.
 \$1.7m Grant to Increase Rail Capacity by 15%
 150 Markets can be reached over night
 49,920 Distribution Employees

MANUFACTURING



1045 Manufacturing Firms
 36,831 Local Employees
 \$72.5 Billion GMP
 2nd Busiest Medical Device Manufacturing Center

HEALTHCARE



64,620 Employees
 \$36.7 Million UTHSC Educational Facility
 \$2.7 Billion Economic Impact
 #1 Hospital for Pediatric Cancer

MAJOR EMPLOYERS

Employer	Industry	Employees
FedEx Corp.	Distribution	30,000
Shelby County School District	Education	16,000
United States Government	Government	13,700
Tennessee State Government	Government	12,400
Methodist Le Bonheur Health Care	Healthcare	10,900
Baptist Memorial Health Care	Healthcare	8,700
Naval Support Activity Mid-South	Military	7,500
City of Memphis	Government	6,700
Shelby County Government	Government	5,800

AUTOMOTIVE - NEWLY ANNOUNCED



Ford’s massive \$5.6B electric vehicle & battery production plant 50 mi NE of Downtown Memphis
 Largest electric vehicle & battery plant in US
 5,800 new regional & 21,300 indirect new jobs in the state
 \$1.2B in annual earnings



JV between Daimler Truck, Cummins & Paccar
 \$1.9B EV battery production plant for medium and heavy-duty trucks
 Located @ I-269 & Hwy 72 along TN-MS Stateline
 2,000 new manufacturing jobs at \$66,000 starting salary
 Construction underway with start of production in 2027

ARTIFICIAL INTELLIGENCE



Musk Companies XAI-startup, a data center aimed at reaching 1 million in GPUs set the stage for Memphis to become the global epicenter of AI. Tech giants Nvidia, Dell, and Supermicro Computer (SMC) will be establishing operations in Memphis, further solidifying the city’s position as the “Digital Delta”.

Walmart Stores, Inc.	Retail	5,300
UT Health Sciences Center	Healthcare	4,200
The Kroger Company	Retail	4,100
St. Jude Children’s Hospital	Healthcare	3,700
DeSoto County School District	Education	3,700
Memphis Light, Gas & Water	Utility	2,700
ServiceMaster Global Holdings	Service	2,500
The University of Memphis	Education	2,400
International Paper	Manufacturing	2,200
First Horizon National Corporation	Financial	2,200

DOWNTOWN MEMPHIS



Downtown is more than the Central Business Improvement District (CBID). It is the Memphis brand. It is Beale Street, the Mighty Mississippi, the Orpheum and the National Civil Rights Museum. Home to established publicly-traded companies and aspiring startups, Downtown has a concentration of over 80,000 white collar jobs.

BEALE STREET



Beale Street, the Official Home of the Blues, is considered America's Most Iconic Street. Declared a National Historic Landmark, the street is now home to three blocks of nightclubs, restaurants and shops in the heart of Downtown Memphis. With its rich history and lively atmosphere, Beale Street is must a see.

FEDEX FORUM



FedEx Forum, home to the Memphis Grizzlies and the University of Memphis Men's Basketball Team, has become a premier venue in Downtown Memphis. The FedEx Forum has also hosted many concerts of chart topping stars, including Justin Timberlake, Taylor Swift, Bruno Mars, and more.

BROOKS MUSEUM



Memphis Brooks Museum of Art, founded in 1916, is the oldest and largest art museum in the state of Tennessee. It aims to move Downtown into a new \$105m facility overlooking the Mississippi River by 2024. The new Brooks will be the jewel in the crown of a newly animated and accessible Memphis riverfront.

MEMPHIS IN MAY



Memphis in May, an \$8 million non-profit organization, is recognized around the world as one of North America's leading festivals, hosting the city's largest events such as the Beale Street Music Festival and the World Championship Barbecue Cooking Contest. In 2019 it had a record setting economic impact of \$149.9 million.

RIVERFRONT



The \$60m Tom Lee Park Transformation to bring 5 new buildings, an open-air canopy, 250,000 SF of open lawn space, coupled with immersive landscape environments aimed to accommodate a diversity of activities, corporate events and major public festivals. The design improves park access from Downtown.

GRACELAND



Home of the King, Graceland is a National Historic Landmark with over 500,000 visitors each year. The 2nd most famous home in America after the White House, its recent \$137m expansion, including the “Guest House at Graceland” hotel and 200,00 SF of new exhibits, museums, and performance space, has an estimated economic impact of \$1.1 billion.

CIVIL RIGHTS MUSEUM



The National Civil Rights Museum, is Memphis’ second most visited tourist attraction. A complex of museums and historic buildings, its exhibits trace the history of the Civil Rights Movement in the United States from the 17th century to the present.

MEMPHIS ZOO



The Memphis Zoo spans 70 acres and is home to more than 4,500 animals. Ranked as America’s No. 1 zoo by TripAdvisor, it is one of only four zoos to exhibit giant pandas. The Memphis Zoo is dedicated to preserving wildlife through education, conservation and research.

SHELBY FARMS



At 4,500 acres, Shelby Farms is one of the twenty largest urban parks in the U.S., covering five times the area of Central Park in NYC. A highly popular recreational amenity, it was recently expanded with a promenade, paved bike and pedestrian trails, pavilions for BBQs, a boat-house, an amphitheater, visitor’s and event center, gift shops and a lakeside restaurant.

OVERTON SQUARE



The Overton Square Theater District, recently revitalized, is today home to thriving businesses anchored by five live-performance theaters and a movie theater. A local landmark, this arts and entertainment district is a destination for locals and visitors alike. It is slated to add the 16 million 106-key hotel *The Memphian* early 2021.

BASS PRO SHOPS



The Memphis Pyramid, formerly used as sports arena, re-opened in 2015 as the Bass Pro Shops megastore, which includes shopping, a hotel, restaurants, a bowling alley, and an archery range, with an outdoor observation deck adjacent to its apex.

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