

An aerial photograph showing a large-scale construction project in a rural area. The landscape is a mix of green agricultural fields, brown cleared land, and dense green forests. A large, irregularly shaped area in the center and foreground is being developed, with visible dirt roads, construction equipment, and some early-stage building foundations. The text 'MEMPHIS REGIONAL MEGASITE' is overlaid in white, bold, serif capital letters across the middle of the image.

# MEMPHIS REGIONAL MEGASITE





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2015 NBA PLAYOFFS / TOYOTA / VISA





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# MEMPHIS REGIONAL MEGASITE

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**4,100** ACRES

The Memphis Regional Megasite is the most eligible manufacturing site in the U.S.



A bronze statue of Elvis Presley, shown from the waist up, playing a guitar. The statue is set against a background of green foliage. The text "THIS IS THE LAND WHERE LEGENDS ARE MADE." is overlaid in white, bold, serif capital letters across the center of the image. The guitar has "ELVIS" inscribed on its body.

THIS IS THE LAND  
WHERE LEGENDS  
ARE MADE.



In Tennessee our commitment to your success goes beyond just investing in land or infrastructure. What we offer is partnership—a partnership that has helped countless global brands thrive in Tennessee.

A critical piece of that relationship is preparing for the future, and we're making sure you have the workforce you need to grow. Two years ago we started our Drive to 55—our effort to increase the number of Tennesseans with a post-secondary credential to 55 percent by 2025—to make sure we have the most qualified, well-trained workforce in America.

This effort includes the Tennessee Promise and Tennessee Reconnect scholarship programs that provide high school graduates and adults the opportunity to attend one of our community or technical colleges free of tuition and fees. We are changing the landscape for Tennessee's graduates and providing companies a pipeline of workers with the skills and credentials employers need for years to come.

As a Tennessee native who led a business here, I understand the unique challenges of successfully growing a company, and from this personal experience, I also understand that Tennessee is the best place to make that happen.

The Memphis Regional Megasite offers 4,100 acres of possibility backed by a team of partners committed to your success. We've invested \$106 million in the land and infrastructure, and we're making game-changing investments in education so students gain the necessary skills to succeed.

This is where legacies begin, and we look forward to finding out how we can best partner with you and support your company's growth here in Tennessee.



A stylized, handwritten signature of Bill Haslam in white ink.

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Bill Haslam, Governor

# MASTERED IN TENNESSEE.

We believe in the satisfaction of making things the right way. In fact, we always have, which is why our pioneering spirit lives in the products that we proudly make here every day.

We know that behind each legendary product is a legendary environment. An unmatched setting that delivers innovation and skilled hands—a setting that can only be found in Tennessee.



Every day, more and more of the world's most respected brands choose to operate in Tennessee. We believe it is the result of our leaders' business experience and private sector knowledge.

That's why the state of Tennessee has invested more than \$106 million to date in the Memphis Regional Megasite. We know that when it comes to delivering the best products, you need the best partner, the best location and the strongest workforce. The Memphis Regional Megasite offers the easiest solution:

The best of everything you need.



Corvette Baffle  
Plate Welder

# TENNESSEE AS A PARTNER.

To accomplish your absolute best, you must align with a business partner who is equally invested in your success. That's why Tennessee is not for every business. We seek out like-minded brands, companies willing to forge relationships built on an admiration for hard work, craftsmanship and innovation. Like all of the brands that we partner with, we know that when you invest in your people and your places, you invest in your reputation.



We never want to be known as the state that outspends every other. Instead, we want our dedicated workforce, game-changing education reform and innovative workforce partnerships to define Tennessee.

Every state makes promises, but Tennessee's balance sheet enables us to keep them. We have one of the strongest balance sheets, with the lowest per capita debt of any state in the U.S. while at the same time there is no personal income tax.

When you come to Tennessee, we are all in as your partner and investor. That's why we've already invested \$106 million in infrastructure for the Memphis Regional Megasite. This 4,100-acre, premier industrial site is fully backed by the administration of a business-friendly governor and primed for your success.

TNECD COMMISSIONER RANDY BOYD



## OUR BUSINESS-FRIENDLY ENVIRONMENT

- LOWEST STATE DEBT PER CAPITA
- LOW BUSINESS TAXES WITH NO INCOME TAX ON WAGES
- RIGHT-TO-WORK STATE WITH ONLY 2.7% UNION PARTICIPATION IN THE PRIVATE SECTOR
- INNOVATIVE EDUCATION REFORM & WORKFORCE ALIGNMENT
- CENTRAL GEOGRAPHIC LOCATION & SOLID INFRASTRUCTURE
- #1 STATE FOR JOBS CREATED THROUGH FOREIGN DIRECT INVESTMENT
- TENNESSEE HAS THE 2ND LOWEST COST OF LIVING IN THE U.S.
- LARGE, ADVANCED MANUFACTURING & R&D COMMUNITY





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# LOCATION & INFRASTRUCTURE

EASY ACCESS TO GLOBAL MARKETS.

Success is more than making great products. With a central location, quick access to all modes of transportation and nearby Foreign Trade Zones, the Memphis Megasite makes it easy to get your products to market.



# AIR

Memphis International Airport is the busiest cargo airport in the Western Hemisphere, with 300 national and international destinations.

# RAIL

One of only 4 U.S. cities with 5 Class I railroads, Memphis has 24-hour rail access from 9 fully operational rail yards with container capacity of more than 2 million annual lifts.

# PORTS

The Memphis Regional Megasite allows easy access to two major ports: Port of Memphis and Port of Cates Landing. The Port of Memphis is the 2nd busiest port on the Mississippi River, handling more than 13.5 million tons of goods each year.

# ROADS

Seven major highways go through Memphis, including I-40, the 3rd busiest trucking corridor in the U.S. Memphis is the halfway point between Canada and Mexico on I-69. With more than 400 motor freight companies, more major population centers can be reached overnight from Memphis than any other U.S. city.





# UTILITIES

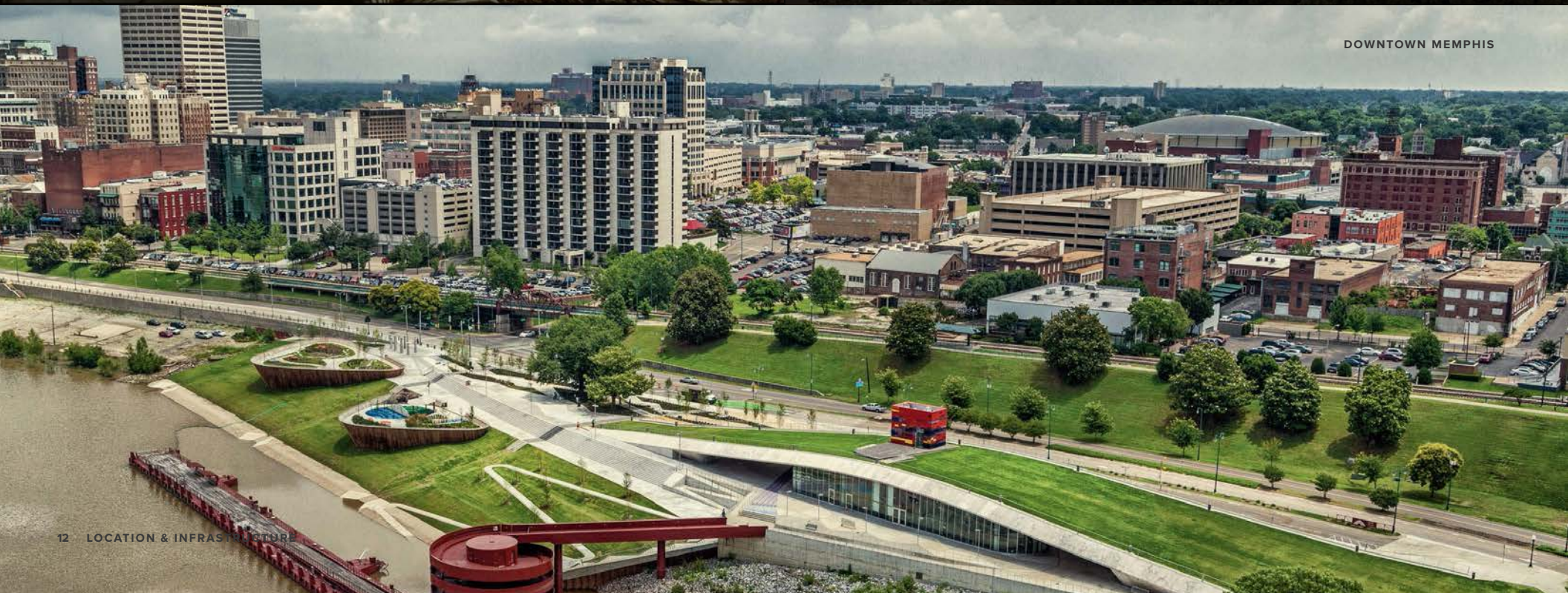
The 2,000-year-old Memphis Sands Aquifer provides plentiful pure water, filtered through clay and sand, which offers industrial utility customers access to some of the least expensive water in the nation.



PORT OF CATES LANDING

# FOREIGN TRADE ZONE

Located on the Mississippi River north of the Memphis Regional Megaspice, the Port of Cates Landing allows ease of access to major markets with no customs duties on merchandise. This designated foreign trade zone is accessible to barge traffic and is ice-free year round.



DOWNTOWN MEMPHIS






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# WORKFORCE & EDUCATION

CAPTAINS OF INDUSTRY, CARETAKERS OF CRAFT.

To make great products, you need great people. Tennessee is the place to find them: skilled, dedicated, passionate about quality. That is why we are working to become the most aligned state in the nation for workforce and education. We're making it clear to both Tennessee families and prospective employers: a strong, educated workforce is our priority.





With 2.1 Million people within a 90-minute drive, the Memphis Regional Megasite is ideally situated to provide the workforce you need. Our game-changing education and workforce alignment reforms guarantee you a steady pipeline of qualified employees.

Tennessee's Drive to 55 initiative works to increase the number of residents with postsecondary degrees or certifications to 55 percent by 2025. To reach that milestone, we've created several groundbreaking programs.

## TENNESSEE PROMISE

Provides two years of community or technical college absolutely free for high school graduates. We're the only state making that promise.

## TENNESSEE RECONNECT

Allows adults to complete their postsecondary credentials at one of our 27 Colleges of Applied Technology completely free of tuition and fees.

## TENNESSEE LEAP

Connects industries and postsecondary institutions to identify and fill skills gaps by graduating workers with skills and credentials employers actually need.



STATISTICS ARE WITHIN A 90-MINUTE DRIVE OF MEMPHIS REGIONAL MEGASITE

# 2.1 MILLION

PEOPLE



mitsubishi electric power products, inc.



mitsubishi electric power products, inc.

# 54,000+

ADVANCED INDUSTRY JOBS

# 3.6%

OVERALL JOB GROWTH



TBDN TENNESSEE COMPANY

WORKFORCE & EDUCATION 15



STATISTICS ARE WITHIN A 90-MINUTE DRIVE OF MEMPHIS REGIONAL MEGASITE

# 861,000+

PEOPLE EMPLOYED



MITSUBISHI ELECTRIC POWER PRODUCTS, INC.



TBDN TENNESSEE COMPANY

# 1.2 MILLION

PEOPLE HAVE A HIGH SCHOOL DIPLOMA OR HIGHER

# 15.5%

GROWTH OF THE ADVANCED INDUSTRIES WORKFORCE



JACKSON STATE COMMUNITY COLLEGE



# 71,000+

STUDENTS CURRENTLY ENROLLED AT  
POSTSECONDARY INSTITUTIONS



GOVERNOR HASLAM



TENNESSEE COLLEGE OF APPLIED TECHNOLOGY - JACKSON

# 84.6%

JOB PLACEMENT RATE FOR TENNESSEE COLLEGES OF APPLIED  
TECHNOLOGY GRADUATES IN WEST TENNESSEE

# 24

POSTSECONDARY INSTITUTIONS WITHIN A 90-MINUTE DRIVE  
OF MRM: 12 FOUR-YEAR COLLEGES, 3 TWO-YEAR COLLEGES,  
9 TENNESSEE COLLEGES OF APPLIED TECHNOLOGY

## MAJOR REGIONAL EMPLOYERS

- FEDEX
- INTERNATIONAL PAPER COMPANY
- ST. JUDE CHILDREN'S RESEARCH HOSPITAL
- AUTOZONE
- NIKE
- DELTA FAUCET
- SMITH & NEPHEW INC.
- MEDTRONIC
- ELECTROLUX
- MICROPORT ORTHOPEDICS INC.
- TOYOTA BODINE ALUMINUM
- TBDN TENNESSEE COMPANY





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# QUALITY OF LIFE

DREAM BIG AND LIVE LARGE.

Here, you can choose the life you want to live. West Tennessee's rich and varied culture and unique mix of urban and rural settings give you endless options—all of them affordable. After all, Memphis is the #1 affordable big city in the U.S., and housing prices are 30 percent below the national average.



The artistic and cultural resources, storied history of music and famous food combine to make Memphis a city on the move. Nearby Jackson offers the same big city amenities, while farms and rural communities dot the wide-open spaces in between.

Abundant outdoor recreation and famous historic sites give you plenty of reasons to get outside and enjoy the mild climate. And our love of sports puts you in the middle of the excitement year round.

Whether you choose city living, a countryside estate or a laid-back small town, you're in the perfect spot to visit one of the nation's top-ranked zoos, join millions of visitors on world-famous Beale Street, become a diehard sports fan or trace the footsteps of Elvis Presley, B.B. King and other greats as they helped forge the beginnings of blues, soul and rock music.







• MASTERED IN TENNESSEE •

# NISSAN CASE STUDY

They said it couldn't be done. No manufacturer could succeed outside of Detroit—especially in the south. We disagreed. The rest is history.





1983 NISSAN ANNOUNCEMENT WITH GOVERNOR ALEXANDER



2015 NISSAN ANNOUNCEMENT WITH GOVERNOR HASLAM

Nissan began production in rural Smyrna in June 1983. With the town's population at only 9,000, the massive facility became more than a place where the Japanese automaker could build its first American assembly plant. It became a catalyst for foreign direct investment in Tennessee and proof that even the most rigorous manufacturing standards could be accomplished by our workforce.

Over three decades, Smyrna's population has grown by 387 percent, to more than 43,000 people, with Nissan employing 8,400. Those people manufactured more than 648,000 vehicles in 2014, making it the highest-producing automotive assembly plant in North America.

Since our workforce has never met a challenge it couldn't conquer, Nissan continues to invest in Tennessee. They recently announced plans for a \$160 million supplier park on the Smyrna campus to support further growth. With it, comes over 1,000 new jobs. To fill these new positions, Nissan is currently adding an education and training center for advanced manufacturing jobs on the Smyrna campus as well.

Not bad for a town where naysayers said it could never be done.





• MASTERED IN TENNESSEE •

# VOLKSWAGEN CASE STUDY

We're not intimidated by massive projects. We know exactly what it takes to transform an undeveloped megasite into a world-class location for advanced manufacturing and research and development. It goes far beyond moving dirt. Success relies on recruiting and training a qualified workforce.





In 2008, Volkswagen announced historic plans to build a 1.9 million-square-foot plant in Chattanooga. Backed by a highly skilled, passionate workforce, the first Passat rolled off the assembly line in April 2011, less than three years later.

It didn't happen by accident. With several partners, the Tennessee Department of Labor and Workforce Development helped recruit and screen more than 80,000 applications for 2,000 open positions.

The partnership didn't stop there. To drive VW forward, Chattanooga State Community College customized training for all VW production and maintenance employees. Together, Chattanooga State and VW developed two three-year mechatronics degree programs.

We found and trained the workforce that created the 2012 MotorTrend car of the year. Now, they're making history again with VW's new mid-sized SUV.





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# SITE DETAILS

THIS IS 4,100 ACRES OF HISTORY IN THE MAKING.

The Memphis Regional Megasite is 4,100 acres of prime manufacturing real estate. It represents a promise from Tennessee—a promise of dedication, innovation, quality and accomplishment. Easily customizable for large-scale manufacturing and certified by world-class site selection professionals, this land is an invitation for Tennessee to invest in your success.





# 4,100 ACRES

1,659 HECTARES



# CSX RAIL

CONNECTS THE MRM TO FIVE CLASS I RAIL  
SYSTEMS IN THE AREA.

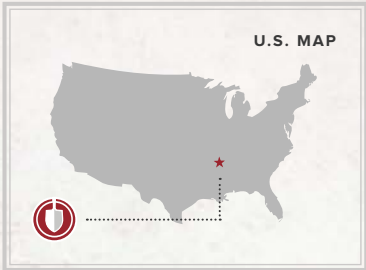
## SITE OVERVIEW

- 4,100 ACRES/1,659 HECTARES
- STATE-OWNED PROPERTY
- ADJACENT TO INTERSTATE 40
- 45 MINUTES EAST OF MEMPHIS INTERNATIONAL AIRPORT AND FEDEX WORLD HUB
- CSX CLASS I RAIL, ADJACENT TO SITE, CONNECTS THE MRM TO FIVE CLASS I RAIL SYSTEMS IN THE AREA
- DIRECT ACCESS TO PORT OF MEMPHIS AND PORT OF CATES LANDING, ACCESS TO THE IMPROVED PANAMA CANAL
- EXCELLENT TOPOGRAPHY WITH AVERAGE SLOPE OF 0.7%
- ALL DRAINAGE BEGINS ON SITE
- NO FLOOD ZONES
- MINIMAL WETLANDS
- OVER 80% OF THE CORE SITE IS UNFORESTED AND CLEARED
- IDEAL SOILS
- LOW WATER TABLES
- NO ENDANGERED SPECIES
- NO ARCHAEOLOGICAL IMPEDIMENTS
- NO STRUCTURES ON SITE
- FAST REZONING PROCESS



# REGIONAL PROFILE MAP

-  MEMPHIS MEGASITE
-  4-YEAR COLLEGES
-  COMMUNITY & TECHNICAL
-  COMMERCIAL AIRPORT
-  GENERAL AIRPORT
-  MAJOR PORTS
-  INTERSTATES
-  MAJOR ROADS
-  WATERWAYS
-  RAILROADS



To see interactive maps, please visit [memphismegasite.com](http://memphismegasite.com)



# SITE CONCEPT MAP

THIS SITE IS CONFIGURABLE TO MEET YOUR NEEDS.







MEMPHISMEGASITE.COM



Tennessee Department of Economic and Community Development  
312 Rosa L. Parks Ave., Nashville, TN 37243



Tennessee Department of Economic  
and Community Development,  
Authorization #330132