



MEMPHIS REGIONAL MEGASITE UTILITIES

HAYWOOD COUNTY AND FAYETTE COUNTY, TENNESSEE



MAY 2019

Just Up The Road...

Tennessee's Memphis Regional Megasite

Located "just up the road" from Arlington on Interstate 40 at Exit 42, Tennessee's 4,100-acre Memphis Regional Megasite is the state's commitment to bringing world-class jobs to our area. With an investment to-date of \$174 million in infrastructure, this state-owned, premier industrial site is the best available certified site in North America. The site's location just 45 minutes from Memphis International Airport, with ready access to seven major highways, two major ports, and five Class 1 railroads, makes it ideally situated – and importantly, ideally situated for Arlington.

Clearing all obstacles included acquiring the land with frontage on I-40 and access to rail, improving I-40's Exit 42 interchange, rerouting State Route 222, constructing a water tower on site, and conducting all required environmental studies. The state of Tennessee is now involved in an aggressive marketing campaign to offer the site as build-ready to the world's largest industries, with the goal of attracting manufacturers that will bring dozens of complimentary suppliers to support the site.

With Arlington's designations as Best City in Tennessee to Raise a Family, Best City for Young Families in Tennessee, and Best City for Homeownership in Tennessee – and our location just 20 miles from the Megasite - Arlington will

be an attractive community for families to locate. Arlington's business community also stands to expand and grow from the opportunities to support a major high-tech industrial site.

"Arlington is positioned for growth because of years of planning and expanding our infrastructure and the important work that has been done to maintain our own municipal school district," says Arlington Mayor Mike Wissman. "The Town's location at I-40 and SR 385 / I-269 makes it a very desirable place to live and own a business – the advantages are numerous."

When asked why the Megasite is named the "Memphis Regional Megasite," instead of maybe, the "West Tennessee Megasite," Jimmy West, capital projects director for the site, explained, "When you're talking to global industrial prospects, and you say, 'Tennessee,' people look curious and ask for more details. When you say, 'Memphis, Tennessee,' well, then they smile and say, 'Elvis!' and they immediately narrow in on the location."

Which means, Elvis is "taking care of business" – still.

For more information on the Memphis Regional Megasite, see www.tnecd.com/sites/memphis-megasite/.

QUICK FACTS

2.1M	People within a 90-minute drive
24	Postsecondary institutions within a 90-minute drive
54K	Advanced industry jobs within a 90-minute drive
4.1K	Acre site backed by a \$174 million state infrastructure investment
2ND	Lowest cost of living in the U.S.
71K+	Students enrolled at area postsecondary institutions
#1	Business Climate in the U.S. – Business Facilities, 2019
#2	Lowest state and local taxes paid per capita (fiscal year 2012)
AAA	Bond rating by Moody's, S&P and Fitch
NO	Personal income tax on wages and salaries
RIGHT-TO-WORK	State with low union participation
1000+	Foreign-based establishments in Tennessee
151K+	Tennesseans employed by foreign-based establishments
\$37+	Billion in capital invested in Tennessee by foreign-based establishments
#1	Tennessee rank in the U.S. for FDI job creation (2013 and 2015)

