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Shelby County's Portfolio of Industrial Sites and Job Locations Is Expanding

Shelby County Is Accepted Into Select Tennessee Property Evaluation Program

A new industrial real estate strategy for the future of Shelby County is here. Randy Boyd, Tennessee Department of Economic and Community Development Commissioner, notified the Economic Development Growth Engine (EDGE) that Shelby County is one of six counties that have been accepted into the Select Tennessee, Property Evaluation Program (PEP).

This was a county-wide effort with EDGE coordinating the submission of the application on behalf of the Joint Economic Community Development Board (JECDB) and five municipalities throughout suburban Shelby County. Marketable sites within the City of Memphis are in the existing inventory of potential locations for industry, and were not the focus of this application.

The goal of PEP is to expand the state's inventory of both industrial sites and available buildings by:

- Evaluating the county's existing development site

inventory

- Prioritizing where investment may be most beneficial
- Defining steps needed to address issues and shortcomings of available sites

Commissioner Boyd stated, "PEP will benefit communities through emphasizing the importance of, and assisting with, planning for the future. This includes both readying industrial properties for near-term development as well as creating a pipeline of properties for future development."

He added, " We think of available and developable sites as product on a shelf, and through PEP, we are doubling down our efforts to keep these shelves well-stocked. If there is no product available to sell, businesses aren't going to grow and locate here. PEP will help us make sure our communities have product and are better prepared for economic growth."

The state reviewed applications based on clearly demonstrated demand for industrial sites and buildings in addition to:

- Size and availability of potential industrial locations
- Access to highways and railroads
- Connectivity to electricity, gas, water and sewer infrastructure

Shelby County Mayor Mark H. Luttrell, Jr. stated," All of the representatives of the Joint Economic Community Development Board are committed to helping the state of Tennessee become the number one location in the Southeast for high quality jobs."

PEP assists communities with evaluating properties being

considered for development. Evaluations will be conducted by Allen Consulting, an international site selection consulting firm.

Collierville Director of Economic Development, John Duncan, said, "Over the years, the TNECD has been very instrumental in positioning our Town for economic development growth and success. PEP is one further step and tool that will enhance and escalate our community as a smart choice for corporate and industrial expansion and relocation."

The available sites are located county-wide including:

- Two sites are located in Collierville and total 211 acres
- Two sites are located in Millington and total 151 acres
- Two sites are located in Bartlett and total 309 acres
- One site is located in Arlington and is 42 acres
- One site is located in Germantown and is 162 acres

According to Reid Dulberger, Chief Economic Development Officer for Memphis & Shelby County and EDGE President & CEO, "Demonstrating demand was not difficult. We need more industrial sites in Shelby County."

The application team was made up of:

- John Lawrence-EDGE Manager, Strategic Economic Development Planning
- John Duncan-Director of Economic Development, Town of Collierville
- Charles Gulotta-Executive Director, Millington Industrial Development Board
- John Threadgill-Bartlett Area Chamber of Commerce

- Heather Sparkes-Town Planner, Town of Arlington
- Marie Lisco-Economic Development Manager, City of Germantown

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