



OFFERING MEMORANDUM
AEROTROPOLIS CENTER

2990 AIRWAYS BOULEVARD | MEMPHIS, TN 38116

Exclusively Marketed By:

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Listed in conjunction with licensed TN Broker DZ Net Lease Realty, LLC

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT SUMMARY

Property Name	Aerotropolis Center
Property Address	2990 Airways Blvd, Memphis, TN 38116
Property Type	4 Story Office Building
Price	\$1,300,000
Price/SF/Bldg	\$24.09
Building Size	53,973 SF
Land Size	139,828 SF
Year Built / Renovated	1975
APN	060-220-00076
Zoning	EMP

TRAFFIC COUNTS

CARS PER DAY

Airways Boulevard	24,489
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INVESTMENT HIGHLIGHTS

- Former FedEx Headquarters
- Extremely low Price per SF on Building, well below replacement cost
- Direct access to I-240
- Close proximity to Memphis International Airport, FedEx Hub & UPS Hub
- Both single & multi-tenant floor plates
- Ground floor space available with private entrance
- Exterior signage opportunity
- Ample, secured parking
- Multiple RFP's sent out to government entities for potential Tenant prospects. Contact Broker for more details
- Recent Upgrades include elevator, roof, and parking lot

PHOTOS



PHOTOS



Memphis, TN

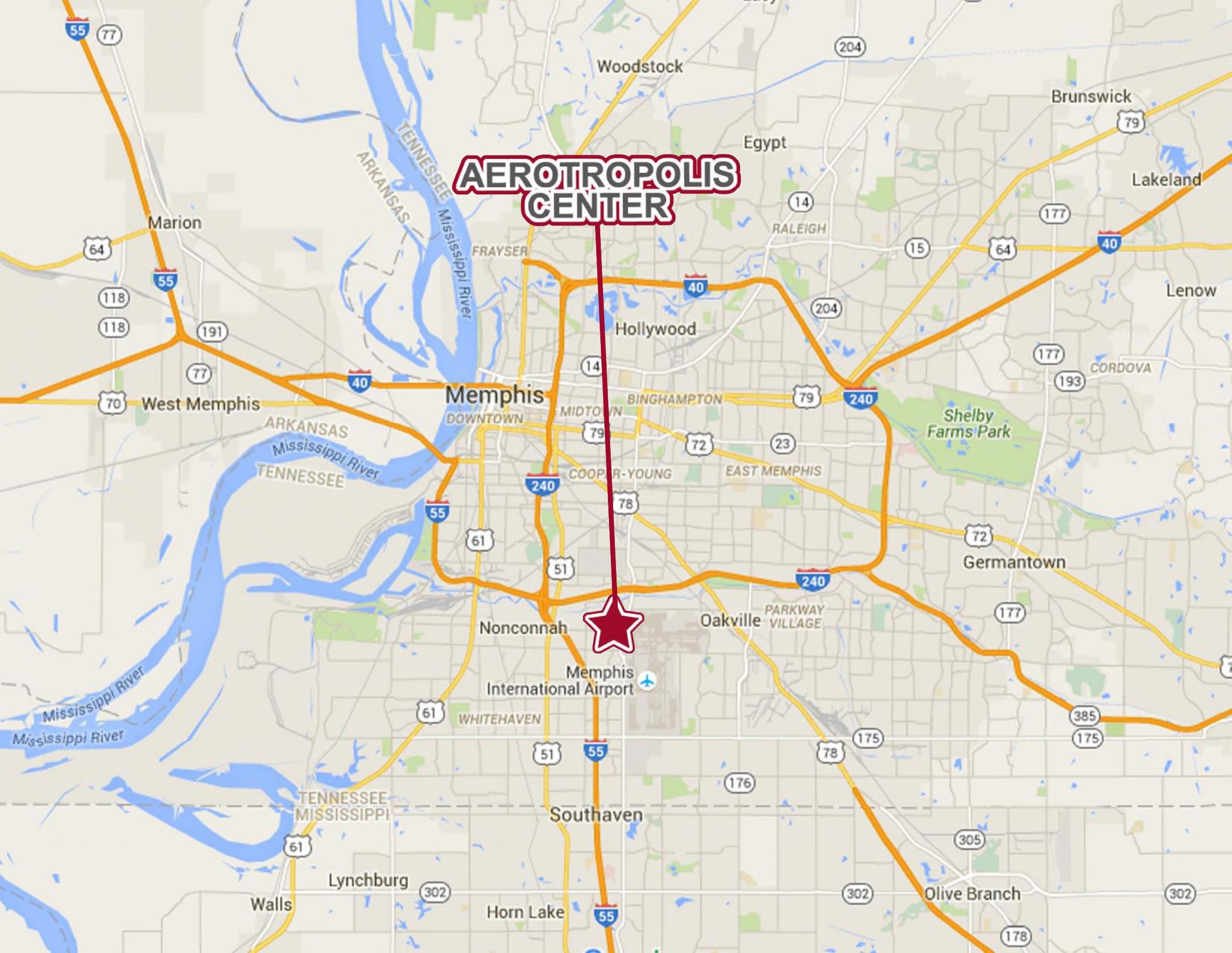
Memphis is a city in the southwestern corner of the U.S. state of Tennessee and the county seat of Shelby County. The city is located on the fourth Chickasaw Bluff, south of the confluence of the Wolf and Mississippi rivers.

Memphis had a population of 653,450 in 2013, making it the largest city in the state of Tennessee, the largest city on the Mississippi River, the third largest in the greater Southeastern United States, and the 23rd largest in the United States.

The Census reported that there were 652,078 people and 245,836 households in the city. The population density was 2,327.4 people per sq mi. There were 271,552 housing units at an average density of 972.2 per sq mi. The racial makeup of the city was 63.33% African American, 29.39% White, down from 62.8% in 1950;[31] 1.46% Asian American, 1.57% Native American, 0.04% Pacific Islander, 1.45% from other races, and 1.04% from two or more races. Hispanic or Latino of any race were 6.49% of the population.

The city's central geographic location has been strategic to its business development. Located on the Mississippi River and intersected by five major freight railroads and two Interstate Highways, I-40 and I-55, Memphis is ideally located for commerce in the transportation and shipping industry. Its access by water was key to its initial development, with steamboats plying the Mississippi river. Railroad construction strengthened its connection to other markets to the east and west.

AEROTROPOLIS CENTER



**AEROTROPOLIS
CENTER**



**Memphis
International
Airport**

E Brooks Road

Always Boulevard

Plough Boulevard



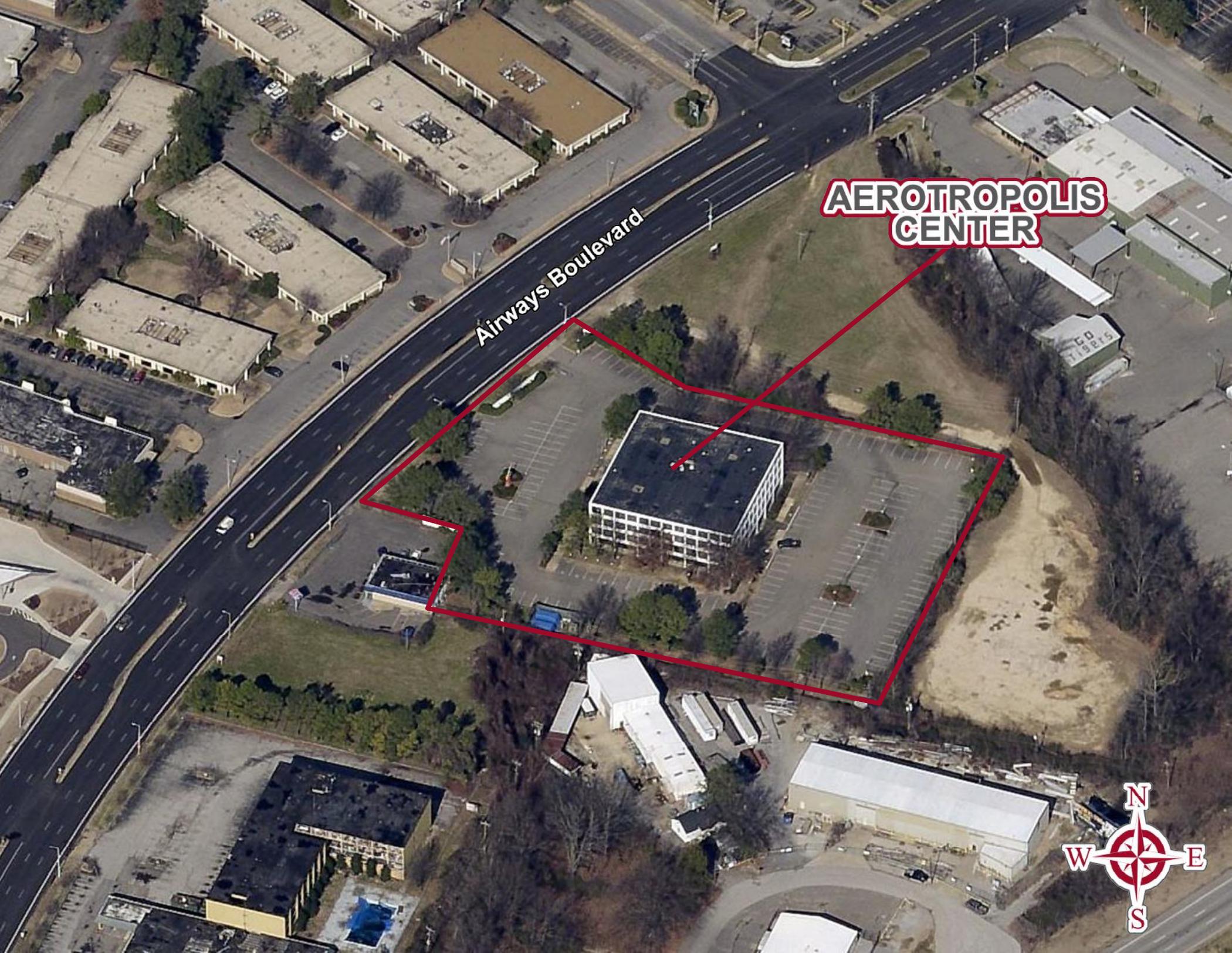
**AEROTROPOLIS
CENTER**

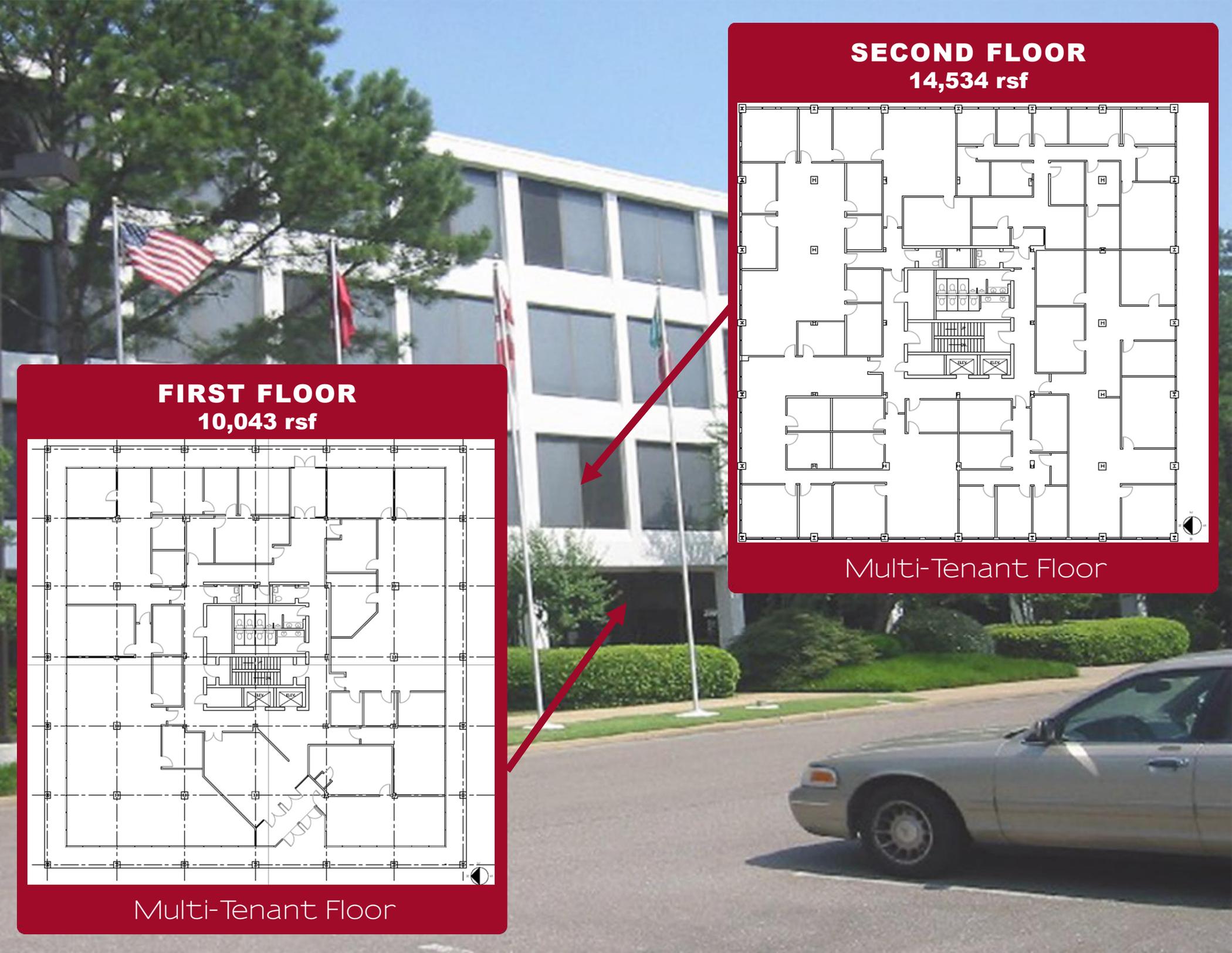
Airways Boulevard



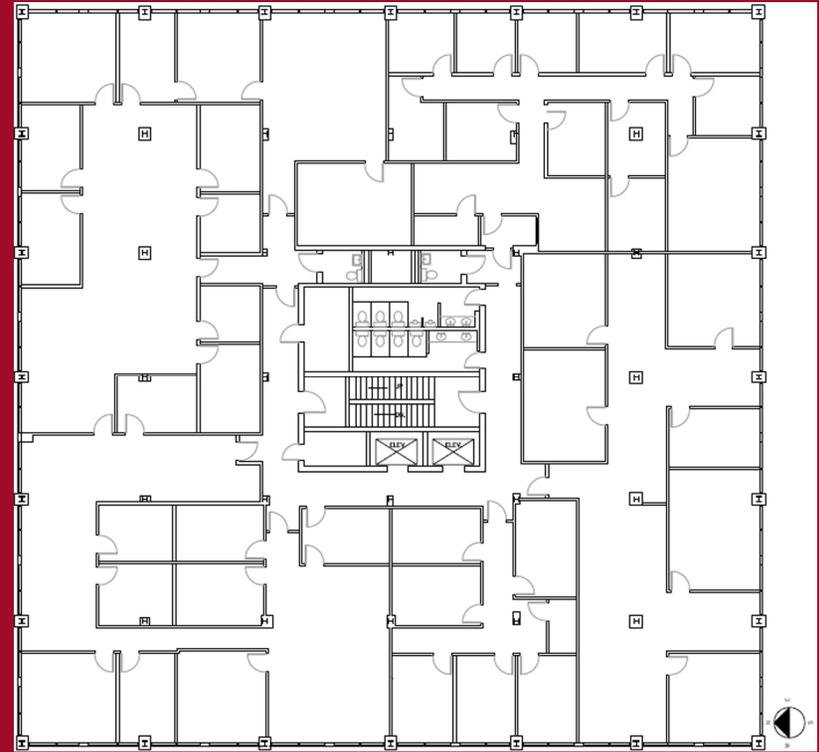
Airways Boulevard

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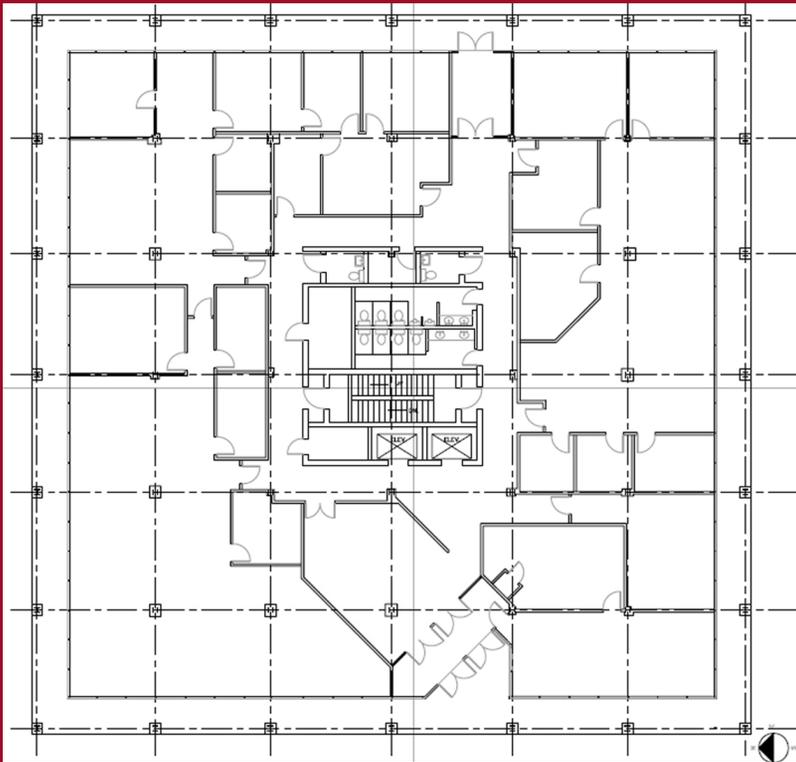


SECOND FLOOR
14,534 rsf



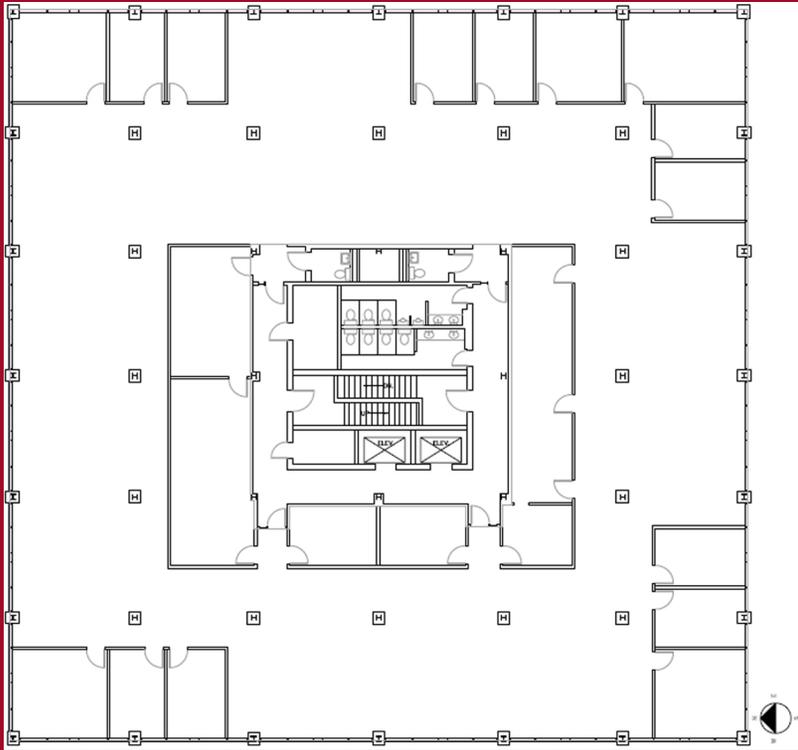
Multi-Tenant Floor

FIRST FLOOR
10,043 rsf

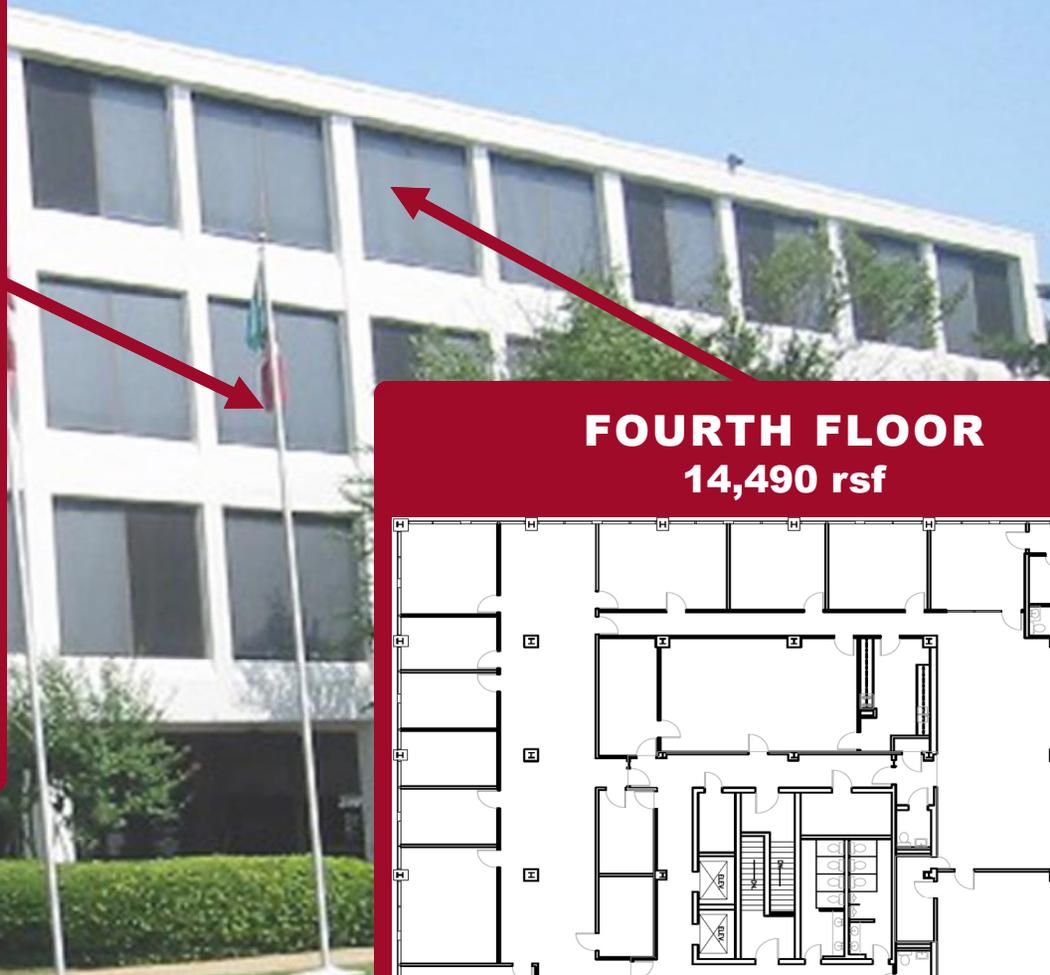


Multi-Tenant Floor

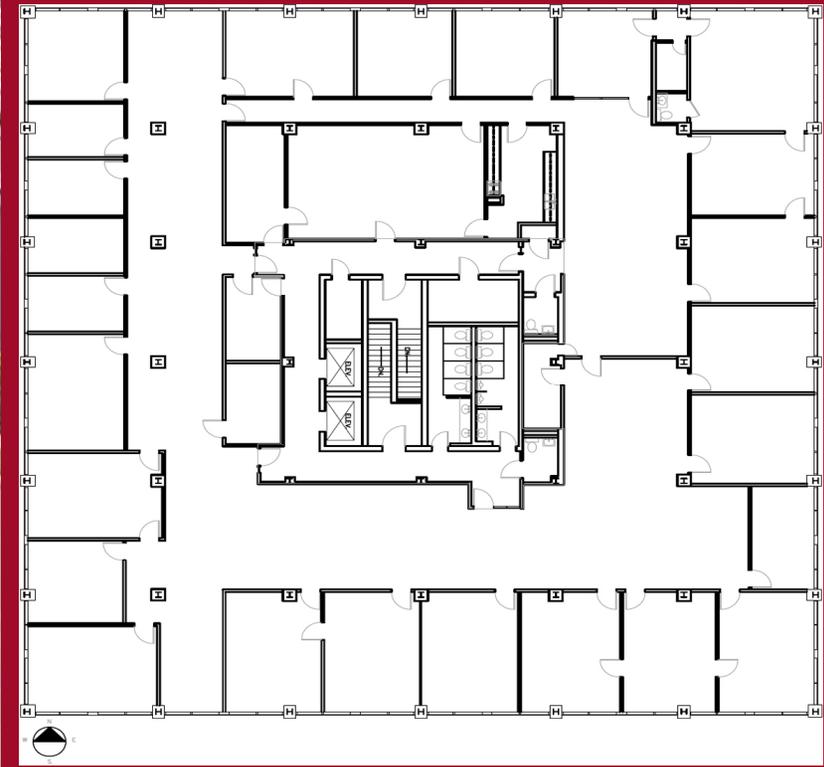
THIRD FLOOR
14,906 rsf



Single Tenant Floor

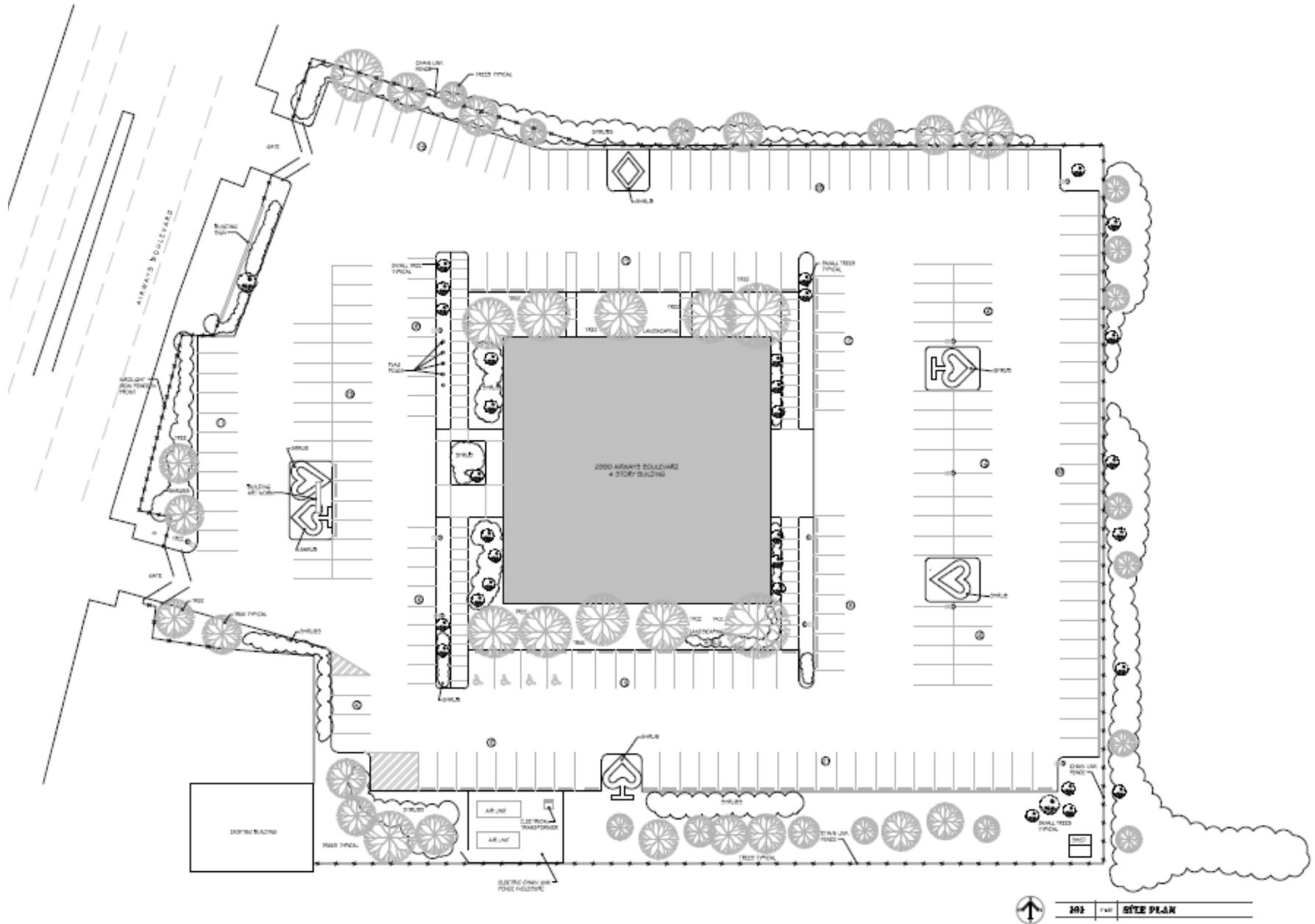


FOURTH FLOOR
14,490 rsf



Single Tenant Floor

SITE PLAN



	1 mile	3 miles	5 miles
Population			
2000 Population	2,713	70,509	232,558
2010 Population	1,657	53,437	198,468
2015 Population	1,689	53,777	199,250
2020 Population	1,737	54,728	202,442
2000-2010 Annual Rate	-4.81%	-2.73%	-1.57%
2010-2015 Annual Rate	0.37%	0.12%	0.07%
2015-2020 Annual Rate	0.56%	0.35%	0.32%
2015 Male Population	46.6%	46.2%	47.1%
2015 Female Population	53.5%	53.8%	52.9%
2015 Median Age	25.0	34.0	34.1

In the identified area, the current year population is 199,250. In 2010, the Census count in the area was 198,468. The rate of change since 2010 was 0.07% annually. The five-year projection for the population in the area is 202,442 representing a change of 0.32% annually from 2015 to 2020. Currently, the population is 47.1% male and 52.9% female.

Median Age

The median age in this area is 25.0, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	5.0%	4.0%	15.0%
2015 Black Alone	93.0%	91.4%	79.3%
2015 American Indian/Alaska Native Alone	0.0%	0.2%	0.2%
2015 Asian Alone	0.4%	0.2%	0.6%
2015 Pacific Islander Alone	0.0%	0.1%	0.1%
2015 Other Race	0.6%	3.2%	3.6%
2015 Two or More Races	0.9%	1.0%	1.2%
2015 Hispanic Origin (Any Race)	2.4%	4.8%	5.4%

Median Household Income

2015 Median Household Income	\$13,687	\$25,636	\$29,192
2020 Median Household Income	\$13,612	\$29,142	\$33,998
2015-2020 Annual Rate	-0.11%	2.60%	3.10%

Average Household Income

2015 Average Household Income	\$22,285	\$36,681	\$43,231
2020 Average Household Income	\$24,075	\$41,611	\$49,124
2015-2020 Annual Rate	1.56%	2.55%	2.59%

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This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material,

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The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

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