



# I-269 Industrial Park

Hwy 61 & Star Landing  
Walls, MS

**325 Acres**

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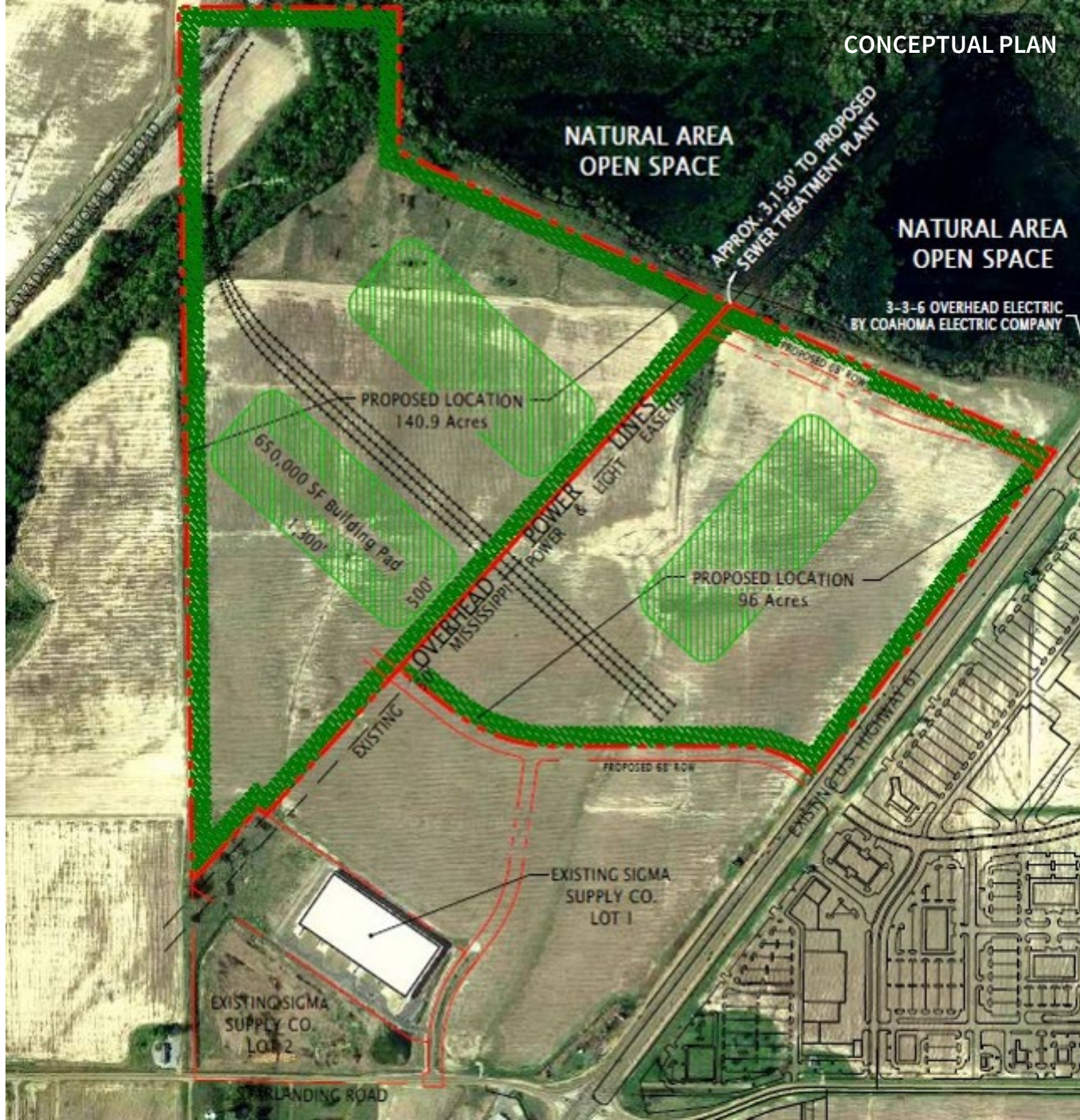
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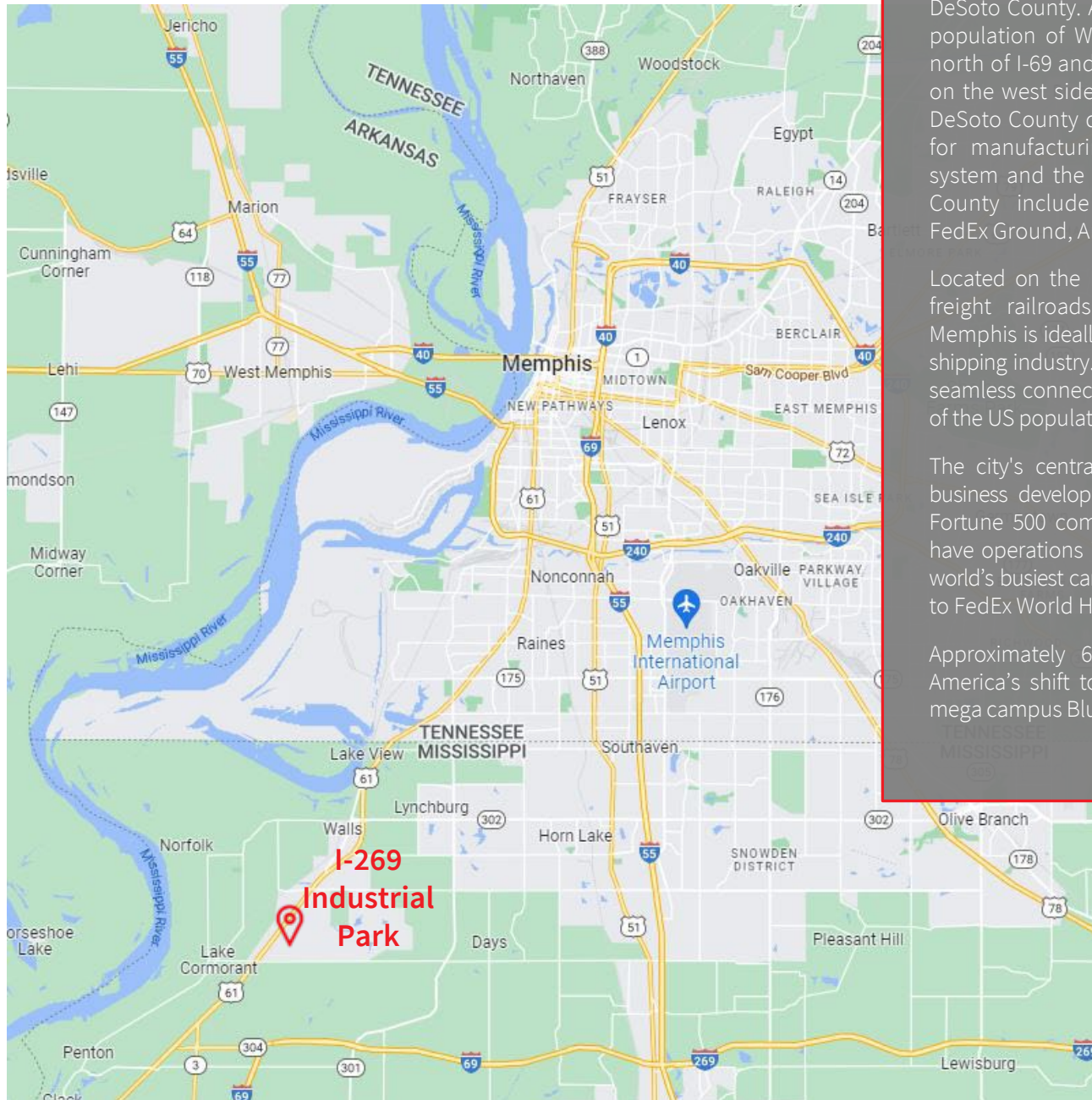
# Area Highlights

- Sigma Supply built a Class A 254,000 SF distribution center at I-269 Industrial Park a few years ago that they still occupy.
- Wilhelm Schulz GMBH is completed a \$300M steel pipe manufacturing facility in Tunica.
- I-269 corridor connects I-55/I-69 Interchange to the Tennessee state line and links major freight routes in the region. The entire corridor is part of the 1,600-mile long I-69 corridor that will eventually connect Canada to Mexico through the United States.
- Memphis boasts 5 Class 1 railroads.

I-69	5 miles
I-55	10.5 miles
Memphis Int'l Airport	18.7 miles
Port of Memphis	20.2 miles
UPS Memphis Hub	20.2 miles
FedEx World Hub	22.3 miles



# The Location



## WALLS, MS | DESOTO COUNTY | MEMPHIS MSA | TN

Walls, Mississippi is located 15 miles southwest of Memphis in DeSoto County. According to the US Census Bureau, the current population of Walls is 1,351. I-269 Industrial Park is 2.4 miles north of I-69 and is bordered by the Canadian National Railroad on the west side. Companies are locating industrial facilities in DeSoto County due to low property taxes, economic incentives for manufacturing and distribution, excellent public school system and the standard of living. Major employers in DeSoto County include Williams-Sonoma, Milwaukee Electric Tool, FedEx Ground, Amazon, McKesson, Google and Helen of Troy.

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. The intermodal infrastructure in Memphis offers seamless connections to national and international markets. 75% of the US population can be accessed within a two-day drive.

The city's central geographic location has been strategic to its business development. It is home to the headquarters of three Fortune 500 companies. More than 100 Fortune 500 companies have operations in Memphis. Memphis International Airport is the world's busiest cargo airport in the Western hemisphere and is home to FedEx World Hub.

Approximately 60 miles northeast of Walls, Ford is leading America's shift to electric vehicles with the all-new \$5.6 billion mega campus Blue Oval City located in Stanton, TN.



MEMPHIS, TN



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