

NEWS IN MEMPHIS

Tennessee Governor Bill Lee announced plans to replace the Memphis & Arkansas Bridge following a nearly \$400 million federal grant awarded to Tennessee and Arkansas' transportation departments. This investment is the largest in Tennessee's history and will fund the new America's River Crossing bridge on I-55, expected to handle 64,000 vehicles daily by 2050. The project, costing about \$800 million, will be supported by \$250 million each from Tennessee and Arkansas. Construction must begin by 2026. The new bridge, designed to meet modern seismic codes, will enhance safety, efficiency, and multimodal connectivity, promoting economic growth and improved freight movement. The current bridge, opened in 1949, will be replaced to ensure better operational conditions and safety standards.



Source: Memphis Business Journal



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Elon Musk plans to build a state-of-the-art supercomputer at the former Electrolux facility in Memphis through his AI startup, X.AI Corp. Confirmed by the Greater Memphis Chamber, this project represents the largest investment in Memphis history, expected to bring a few hundred jobs. The 785,000-square-foot facility, purchased by Phoenix Investors, will be renovated to house the supercomputer, which will use 100,000 Nvidia H100 GPUs. Musk aims to have it operational by fall 2025 to train the next iteration of xAI's Grok chatbot. The project, supported by \$6 billion in Series B funding, underscores Memphis' potential as a tech hub. Mayor Paul Young believes this will bolster the city's reputation for innovation, with significant infrastructure discussions already underway.

INDUSTRIAL TRENDS, OFFICE TRENDS, RETAIL, & MULTIFAMILY TRENDS

INDUSTRIAL		OFFICE		RETAIL		MULTIFAMILY	
Inventory SF	330M	Inventory SF	59.4M	Inventory SF	93.6M	Inventory Units	99,959
Market Rent/SF	\$5.26	Market Rent/SF	\$21.85	Market Rent/SF	\$16.33	Market Rent/SF	\$1,137
Under Constr SF	24K	Under Constr SF	296K	Under Constr SF	84.3K	Under Constr Units	2,932
Annual Rent Growth	4.0%	Annual Rent Growth	3.3%	Annual Rent Growth	1.5%	Annual Rent Growth	0.7%
12 Mo Net Absorp SF	(2.2M)	12 Mo Net Absorp SF	(25.2K)	12 Mo Net Absorp SF	246K	12 Mo Absorp Units	54
Market Sale Price/SF	\$52	Market Sale Price/SF	\$119	Market Sale Price/SF	\$141	Market Sale Price/SF	\$89.2K
Vacancy Rate	7.6%	Vacancy Rate	10.4%	Vacancy Rate	3.4%	Vacancy Rate	13.6%
12 Mo Sales Vol	\$444M	12 Mo Sales Vol	\$178M	12 Mo Sales Vol	\$227M	12 Mo Sales Vol	\$132M

Source: Costar News

NAI Saig Company is a market leading, full-service commercial real estate brokerage firm. Our operation in Memphis and the Mid-South began in 1963. We provide a full range of services including industrial, office, retail, land representation, tenant representation, and investment brokerage. Our wide array of services coupled with our depth of experience provide uniquely tailored results for our clients.

NOTABLE TRANSACTIONS



SOLD

Brian Califf represented the buyer Gregory Realty GP on the sale of 6263 Poplar Avenue.



LEASED

Hank Martin represented the landlord on the lease of 280 Moore Lane.



LEASED

Henry Webb represented the tenant TLR Enterprises on the lease at 1886-1896 E Brooks.



SOLD

Brian Califf represented the seller Two by Two Property on the sale of 8760 Baylor Road.



LEASED

Reynolds Willis and Brian Califf represented the landlord Olymbec in the lease of 66,180 SF at 4080 Willow Lake Blvd.



LEASED

Daniel McPhail represented the landlord Sam Obad on the lease of 1,200 SF on at 5025 Church Road.

OUR TEAM



Edward Saig, SIOR, CRE



Hank Martin, CCIM, SIOR



Laura Saig Martin



Brian Califf, CCIM



Daniel McPhail, SIOR



Henry Webb



Reynolds Willis



Van Spear, SIOR



Shirley Rudd