

M1

Long Island, NY

Everything for
NORTH AMERICA'S
Best Karting Facility



**MOTO1 LONG ISLAND
MOTORSPORTS PARK**

INVESTOR'S GUIDE

WWW.M1LONGISLANDAVAILABLE.COM

We seek visionaries....

- Who know that a sport's future resides in its youth participants
- Who remember the thrill of Friday night racing on a summer night
- Who know that crowds will flock to kart racing at a top-notch facility
- Who see the foundation that kart racing builds for motor sports success
- Who have the passion to invest in the future of motor sports
- Who see the opportunity of a facility close to over 40 million people



...to help us turn our dreams of a world-class karting facility
at the M1 Long Island Motorsports Park

into reality

A brief history of Moto 1 Long Island...

Nestled in the fishtail of Long Island, the Moto 1 Long Island Club's twelve acres of trees, ponds and manicured grounds provide a spectacular backdrop for over one mile of adrenaline-spiking chicanes, blistering straightaways and high speed sweepers. Members race dirt bikes and quads, challenged by elevation changes of 50 feet and tight turns. Membership in the club has allowed up to 260 days of annual road course access, all supported by an inspired team of technical, safety and coaching professionals.

Everyone involved in Moto 1 Long Island is ready for it to become the karting and motorsports complex it was always intended to be.



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Plans for the facility include:

- Three paved tracks: the M1 track, an oval track, and a drag strip. All three tracks can host races simultaneously.
- Grandstands
- Permanent garage stalls that karters can rent to keep their karts at the facility.
- Maintenance/workshop area
- An on-site restaurant
- A corporate meeting room
- Media/TV broadcast room

There is the possibility for investors to purchase an additional 12 acres of land adjacent to the current property.

The M1 Long Island Motorsports Park will be a comprehensive, state-of-the-art facility among the finest in the nation and the world.

TOTAL SIDE YARD
REAR YARD

TOTAL LG
& SLOP

TOTAL LOT AREA
AREA OF WETLANDS
AREA OF SLOPES GRE
TOTAL LOT AREA LESS

CER

LOT COVERAGE
IMPERVIOUS SURFACE
FLOOR AREA RATIO

PAR

TOTAL FLOOR AREA
* RIVERHEAD CODE: A
USE NOT OTHERWISE ED
1 PER 300 SF OF FLOK

PARKING REQUIRED * :
PARKING PROVIDED
HANDICAPPED PARKIN
HANDICAPPED PARKIN

Everything for **NORTH AMERICA'S** Best Karting Facility



A Caged (Junior) Kart in action



Jr. Dragsters and their drivers

Close to the world's largest economic and media marketplace

Perfect Location...

Ideal Demographics...

M1 Long Island is on a major secondary road through a target-rich environment. In a beautifully wooded environment, the location is close to the largest water park in the Northeast, multiple restaurants, shopping and World Trade Center Memorial.

Calverton is in Suffolk County, NY, the easternmost county in the USA, with a 2015 population of approximately 1.5 million. It boasts high median household and family incomes. Together with its easy access to New York City and beyond, the location is unparalleled for a motorsports facility of this type.

Our research shows that more than **40 million people** live within 150 miles of the property. Kart and quad racers frequently travel hundreds of miles to important tracks and races. Moto 1 LI's location will make it easy for them to get to this world-class facility.

The ownership is clear. The necessary permits are approved. The site plans are developed. The building elevations are ready for refinement.



Make a smart investment in the future of motorsports!