

**FOR
SALE**

LAND / REDEVELOPMENT OPPORTUNITY

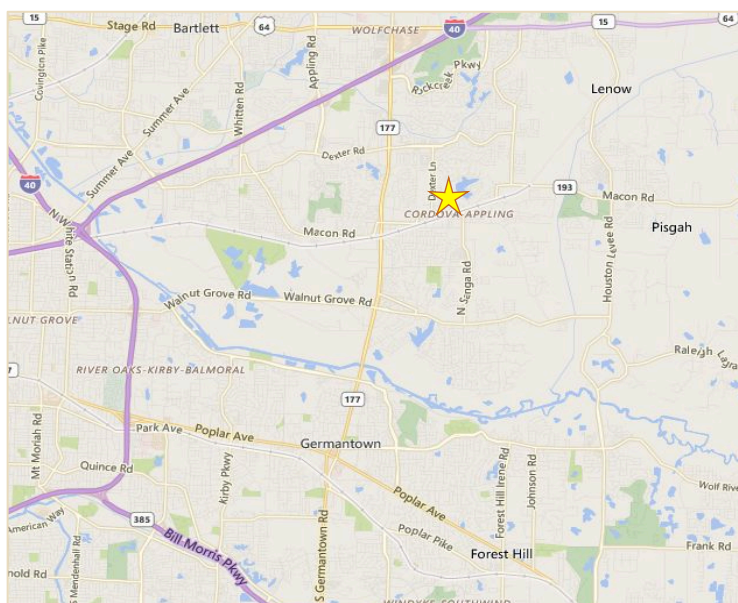
4.72 Acres located on Macon Road East of Dexter Lane

Located at the entrance of Cordova the Town | Cordova, TN 38018



PROPERTY HIGHLIGHTS:

- PRICE NEGOTIABLE
- 3.49 AC Zoned Commercial - Uses include Office, Retail, Multi-family, Townhouses, & Residential above retail or office
- 1.23 AC Zoned Single Family Residential
- Outline Plan allows 200 Multi-family units and 120,000 SF of retail & office
- Currently has two buildings on site:
 - 8534 Macon Rd. - 2,805 sf.
 - 8556 Macon Rd. - 3,624 sf. w/ restaurant built out
- Within walking distance from the Shelby Farms Greenline



DEMOGRAPHICS

2024	1-MILE	3-MILES	5-MILES
Population	9,297	63,956	150,140
Households	3,733	25,686	54,388
Avg. HH Income	\$94,146	\$95,660	\$103,715

TRAFFIC COUNTS:

Macon Rd.

13,656 VPD

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PROPERTIES
(901) 758-1100
www.gillprop.com

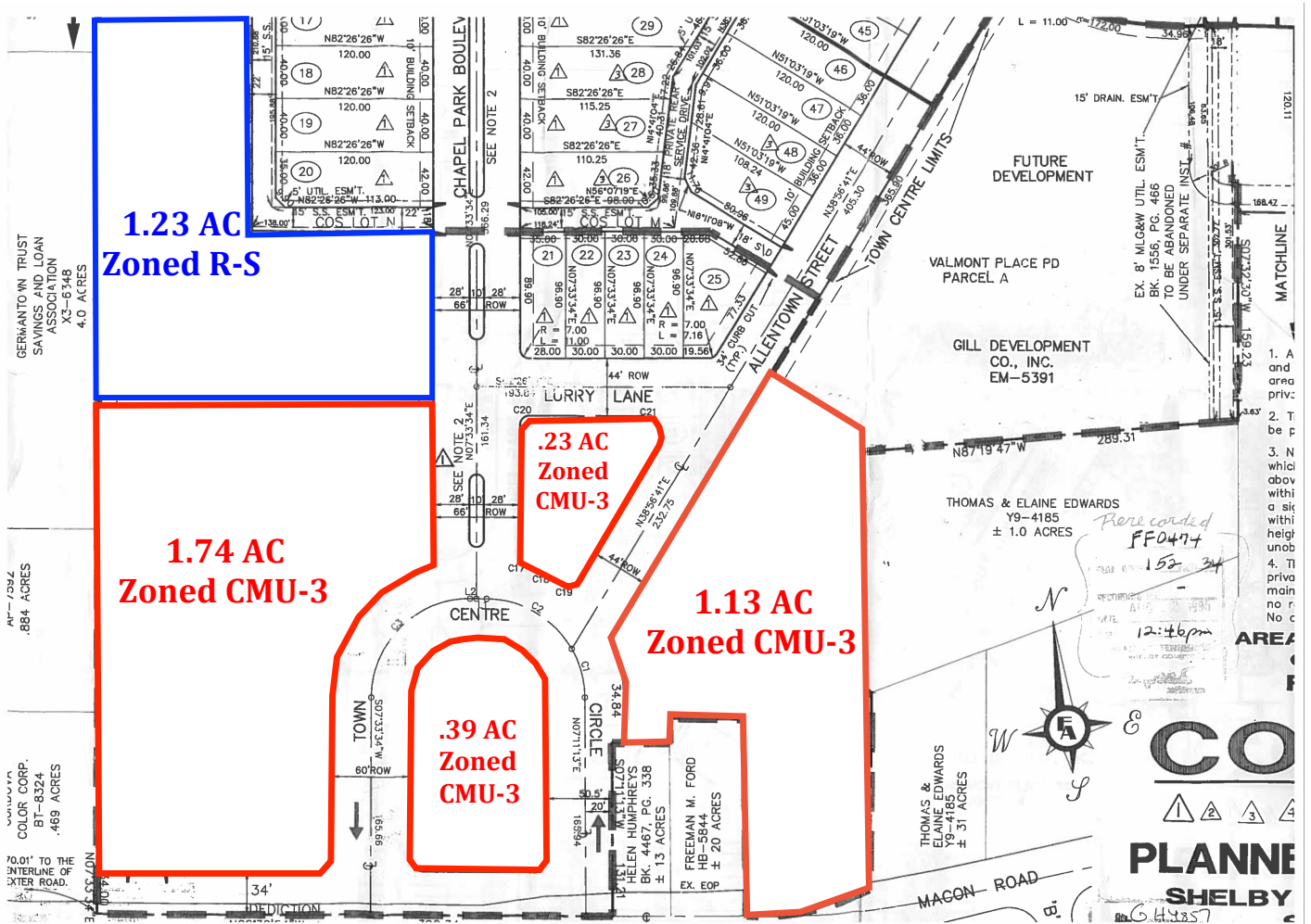
FOR MORE INFORMATION:

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Land Parcels on Macon Road

Cordova, TN 38018



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