

0 Stage Rd.

087053 A00061

087053 A00060

087053 A00059

087053 A00001

087053 00036

087053 00038

087053 00035

087053 00039

087053 00035

Covington Pike

OFFERING MEMORANDUM

4950 Stage Rd
Memphis, TN 38128

CMU-2



BRADEN, BRADEN & BRADEN
COMMERCIAL REAL ESTATE

0 Stage Rd.

CONTENTS

- 01 **Executive Summary**
 - Investment Summary

- 02 **Location**
 - Location Summary
 - Local Business Map
 - Major Employers Map
 - Aerial View Map

- 03 **Property Description**
 - Property Features
 - Additional Map
 - Property Images

- 04 **Demographics**
 - General Demographics
 - Race Demographics

- 05 **Company Profile**
 - Company Bio
 - Advisor Profile

*Exclusively Marketed By:
Braden Braden and
Braden LLC Real Estate
Brokers; Curtis L Braden
Principle Broker*

John C. Cornes, CCIM
Braden, Braden & Braden
CCIM / Affiliate Broker / CFO
(901) 881-2070
jcornes@bbbcre.com
303183



www.bbbcre.com

O STAGE RD.

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	4950 Stage Rd Memphis TN 38128
COUNTY	Shelby
MARKET	Memphis
SUBMARKET	Raleigh
PRICE	\$1,250,000
PRICE PSF	\$2.48
LAND SF	503,031 SF
LAND ACRES	11.55
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	CMU-2
# OF PARCELS	1
APN	087053 00055

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	10,734	70,806	174,067
2026 Median HH Income	\$60,080	\$60,898	\$61,822
2026 Average HH Income	\$76,107	\$78,623	\$80,647

INVESTMENT SUMMARY

- The asking price for this CMU-2 zoned property is \$1,250,000, which equates to approximately \$108,000 per acre.

Permitted uses include mixed-use developments, conditional-use apartments, self-storage facilities, hotels (conditional use), religious institutions, and other approved uses.

O STAGE RD.

02 Location

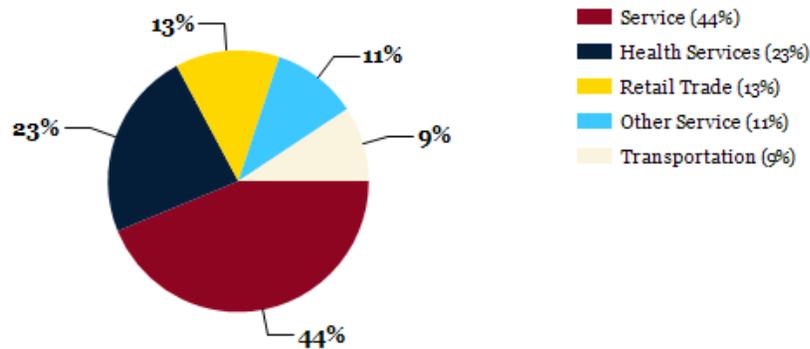
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map

LOCATION SUMMARY

- Situated in a Class B area, this property offers an excellent opportunity for development. It is adjacent to Home Depot and several newly established restaurants, including Taco Bell and Starbucks, both constructed within the past few years.
- Nearby, you'll find schools such as Craigmont High, known for its strong academics, high enrollment, and nationally recognized band, as well as several charter schools and local businesses.

Methodist Hospital North, part of Tennessee's second-ranked hospital system, is located less than two miles away.

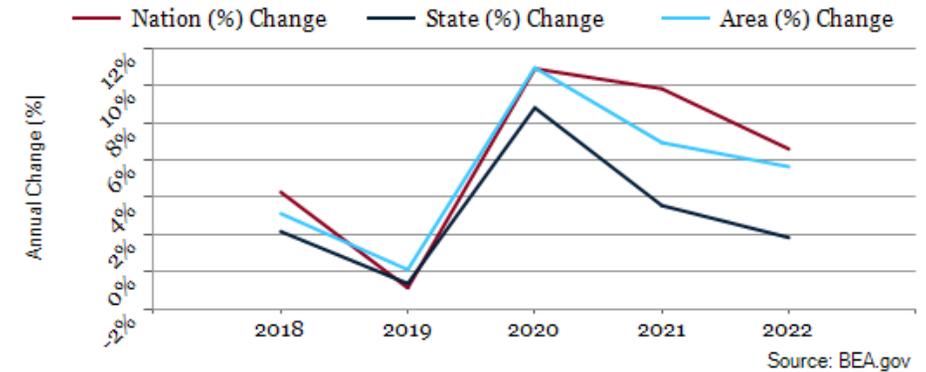
Major Industries by Employee Count

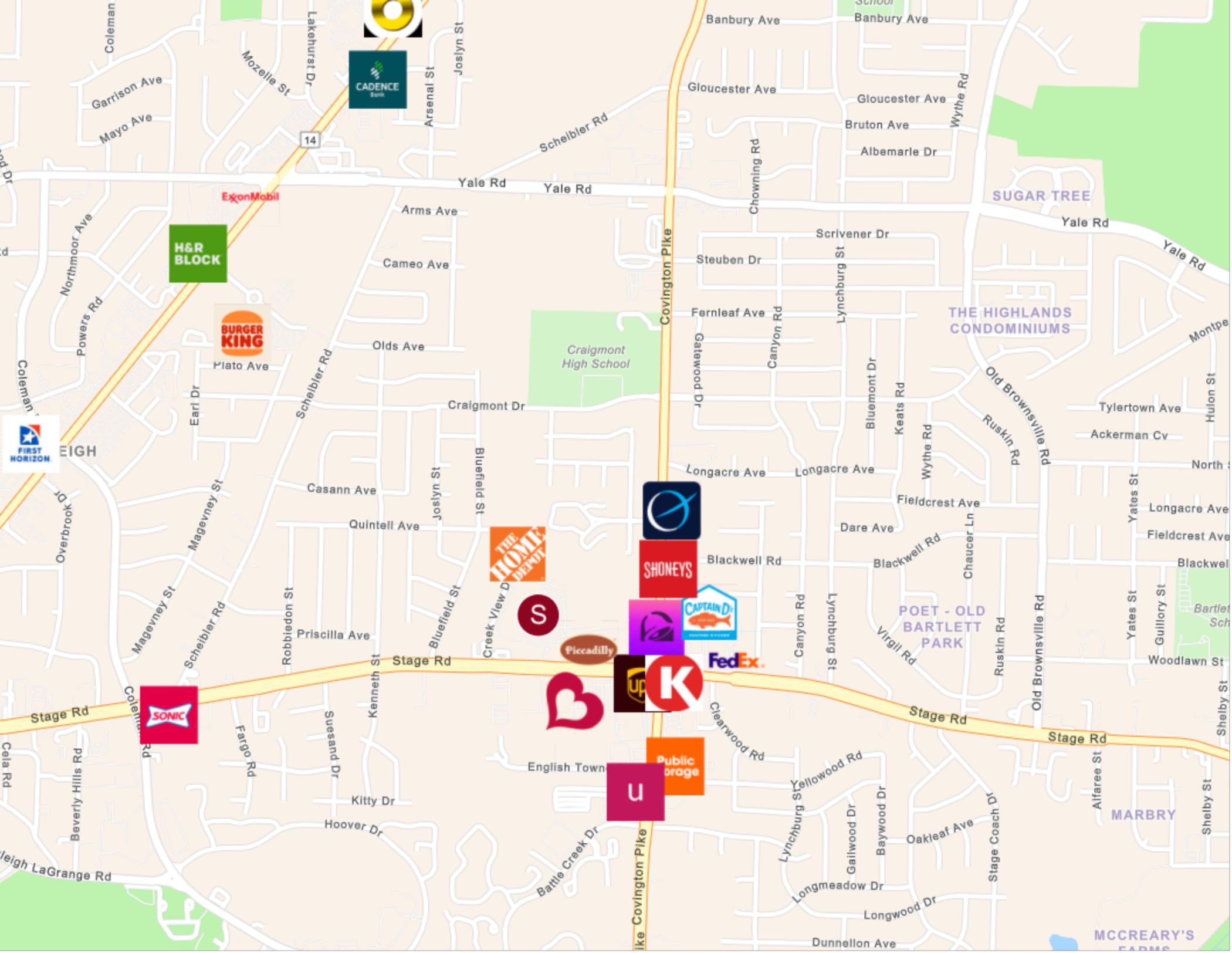


Largest Employers

Federal Express Corporation	30,000
Shelby County Schools	15,500
Tennessee State Government	15,400
United States Government	13,400
Methodist Le Bonheur Healthcare	13,183
City of Memphis	8,200
Baptist Memorial Health Care	7,313
Naval Support Activity Mid South	6,500

Shelby County GDP Trend





ExxonMobil

Craigmont High School

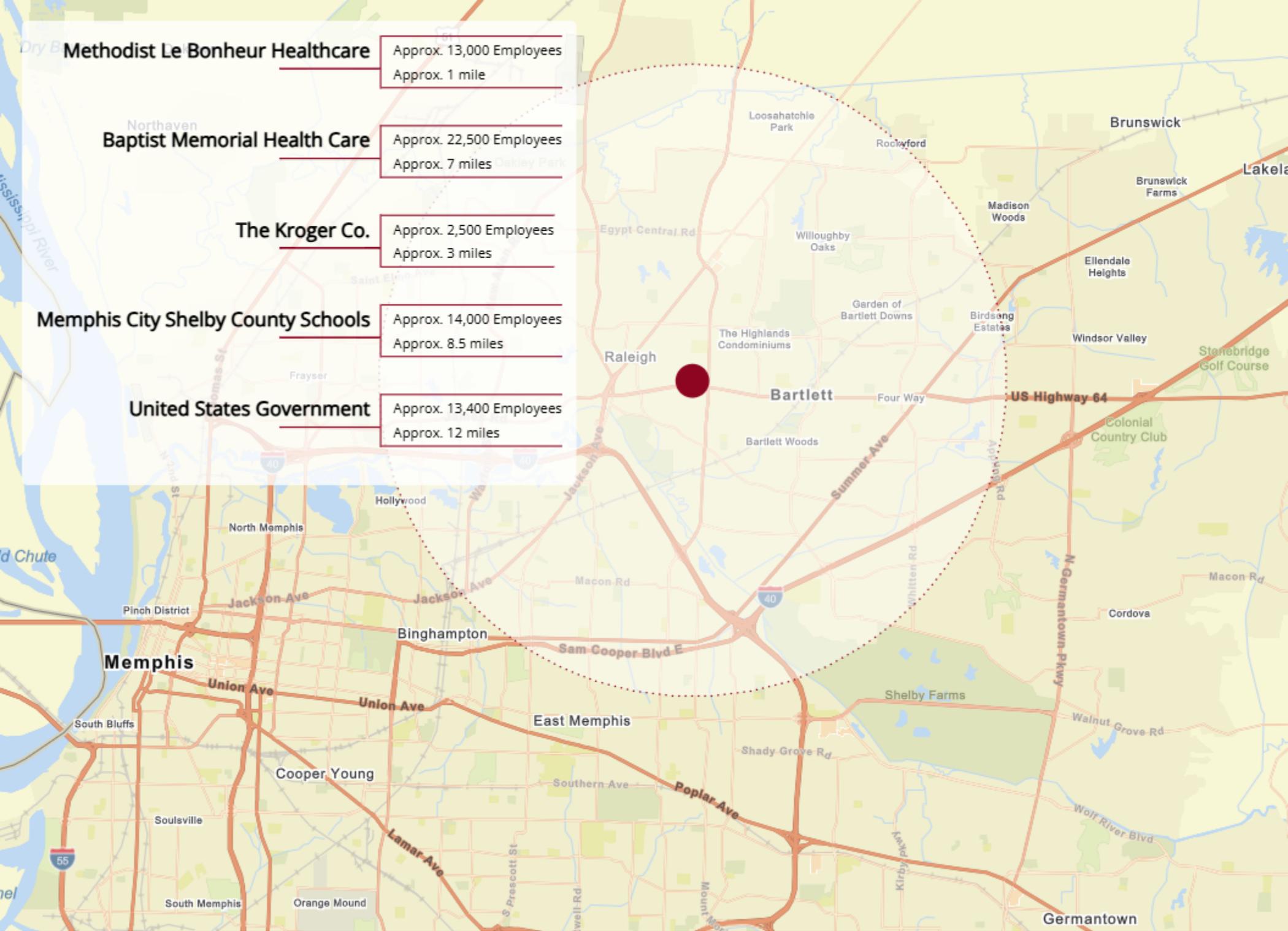
THE HIGHLANDS CONDOMINIUMS

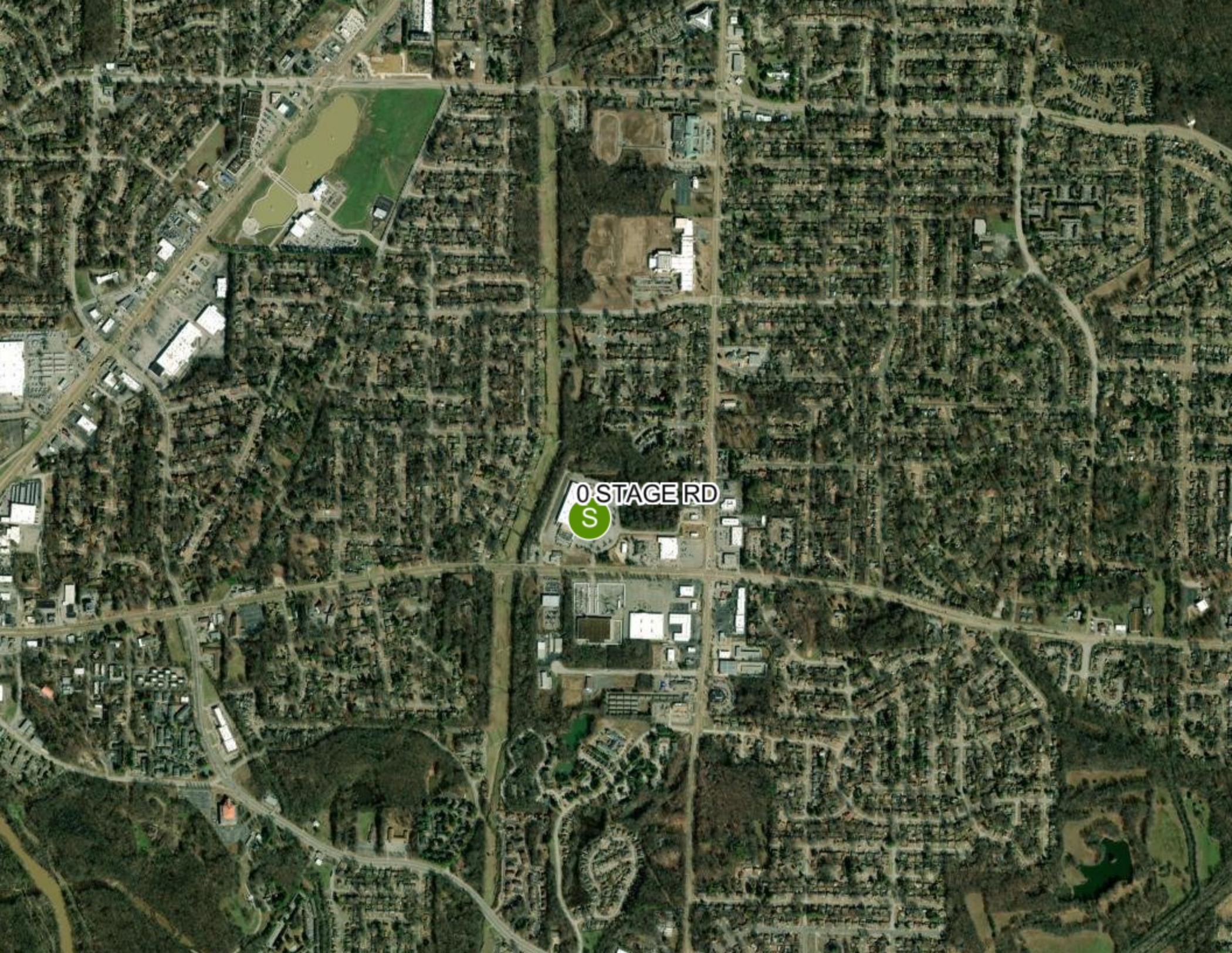
SUGAR TREE

POET - OLD BARTLETT PARK

MARBRY

MCCREARY'S FARMS





0 STAGE RD

S

O STAGE RD.

03 Property Description

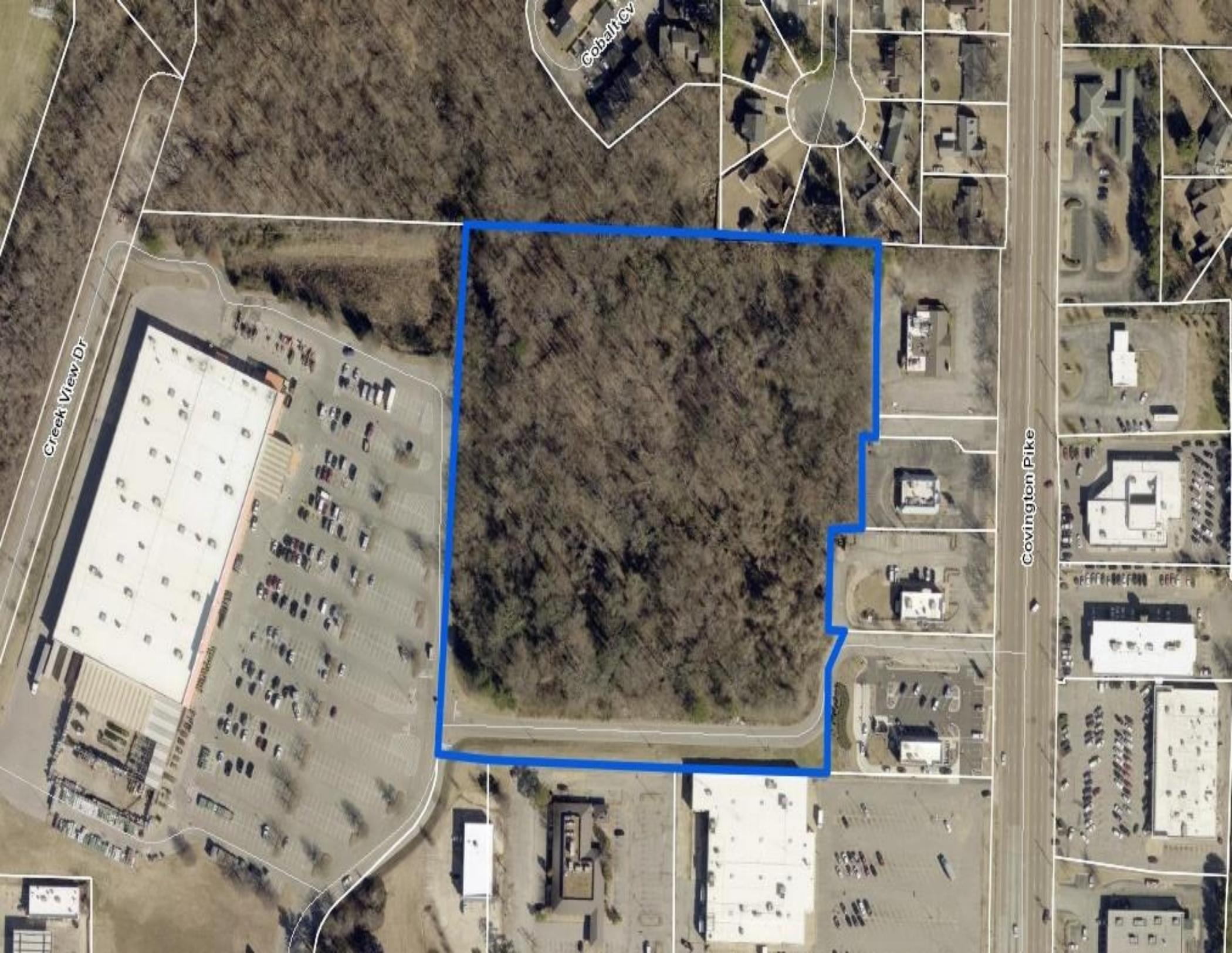
- Property Features
- Additional Map
- Property Images

PROPERTY FEATURES

LAND SF	503,031
LAND ACRES	11.55
# OF PARCELS	1
ZONING TYPE	CMU-2
TOPOGRAPHY	Level
LOCATION CLASS	B
LOT DIMENSION	715.19 X 736.67
TRAFFIC COUNTS	18000

NEIGHBORING PROPERTIES

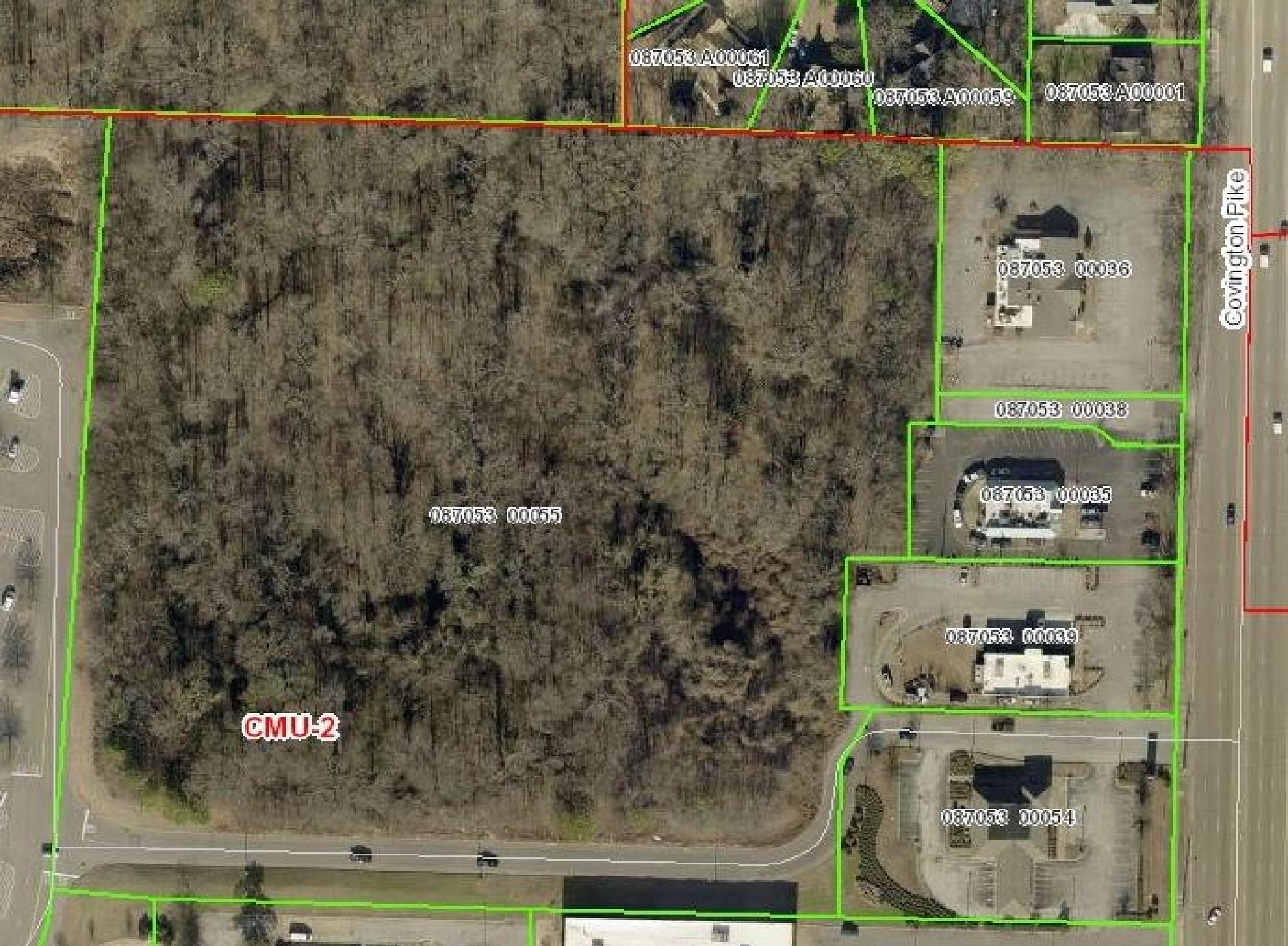
NORTH	Retail
SOUTH	Taco Bell
EAST	Home Depot
WEST	Starbucks



Creek View Dr

Gobalt Ev

Covington Pike



CMU-2

087053 A00061

087053 A00060

087053 A00059

087053 A00001

087053 00036

087053 00038

087053 00035

087053 00039

087053 00054

087053 00035

Covington Pike



O STAGE RD.

04

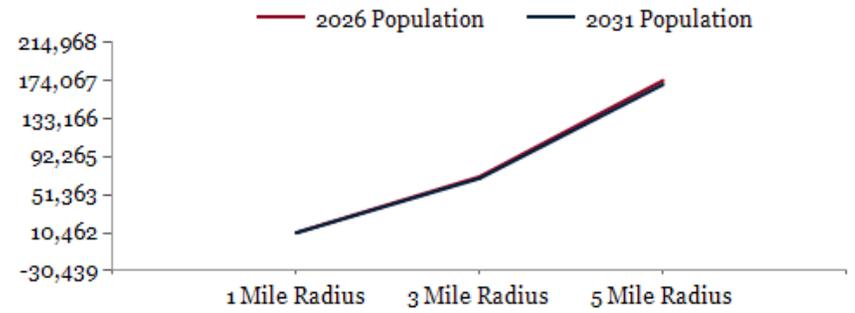
Demographics

General Demographics

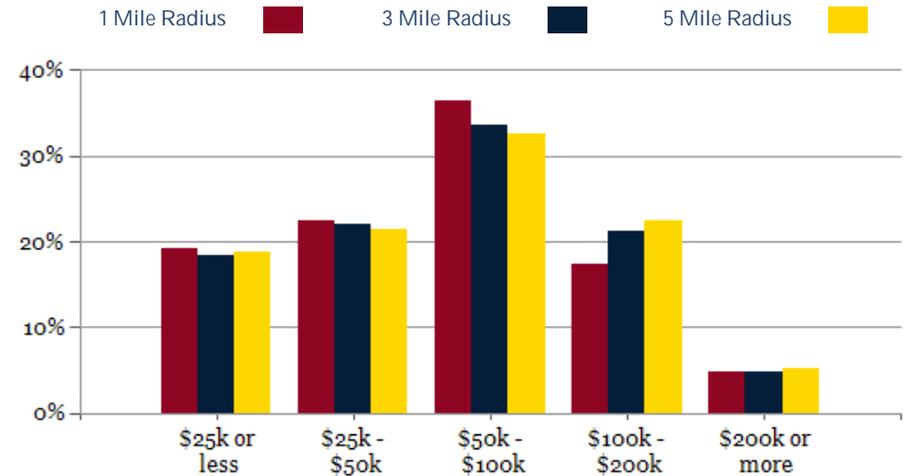
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,664	72,576	177,136
2010 Population	10,599	72,946	182,201
2026 Population	10,734	70,806	174,067
2031 Population	10,462	69,057	169,856
2026 African American	7,672	38,660	81,520
2026 American Indian	37	284	941
2026 Asian	123	872	3,396
2026 Hispanic	842	9,095	28,357
2026 Other Race	579	6,112	18,224
2026 White	1,830	20,634	57,740
2026 Multiracial	491	4,228	12,184
2026-2031: Population: Growth Rate	-2.55%	-2.50%	-2.45%

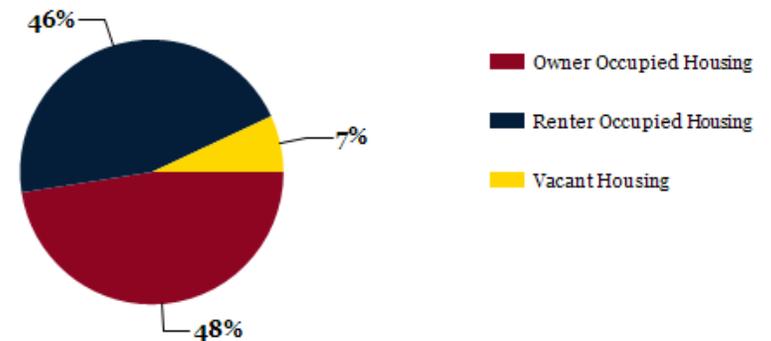
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	456	2,821	6,794
\$15,000-\$24,999	338	2,225	5,632
\$25,000-\$34,999	452	2,542	5,749
\$35,000-\$49,999	478	3,523	8,420
\$50,000-\$74,999	794	5,290	12,273
\$75,000-\$99,999	714	3,926	9,274
\$100,000-\$149,999	486	4,220	10,848
\$150,000-\$199,999	234	1,607	4,015
\$200,000 or greater	196	1,294	3,424
Median HH Income	\$60,080	\$60,898	\$61,822
Average HH Income	\$76,107	\$78,623	\$80,647



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

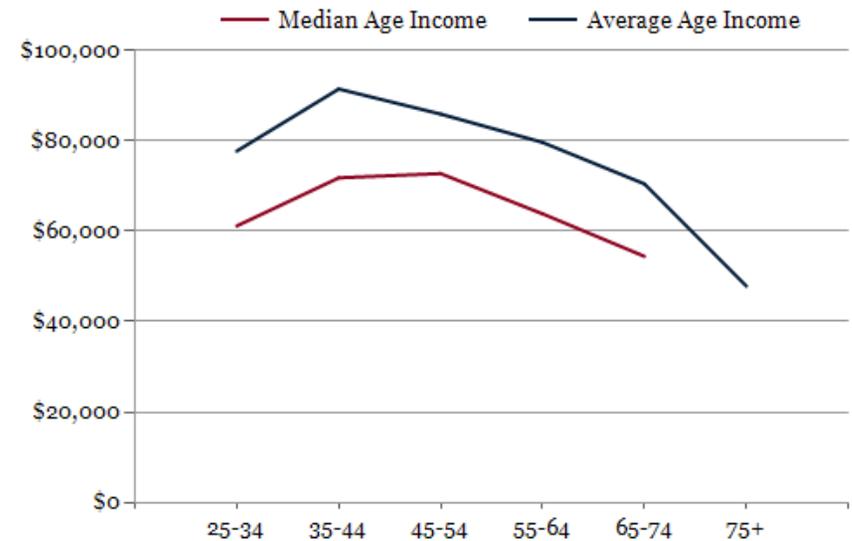
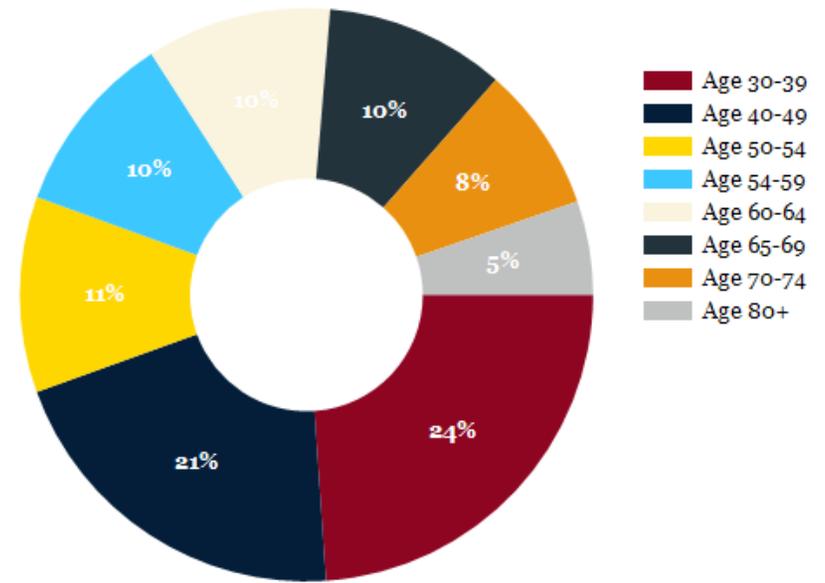


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	737	5,025	12,764
2026 Population Age 35-39	669	4,735	12,356
2026 Population Age 40-44	636	4,562	11,831
2026 Population Age 45-49	574	4,193	10,547
2026 Population Age 50-54	650	3,977	9,827
2026 Population Age 55-59	609	3,699	8,958
2026 Population Age 60-64	613	3,779	9,197
2026 Population Age 65-69	598	3,661	8,970
2026 Population Age 70-74	483	3,063	7,330
2026 Population Age 75-79	311	2,142	4,777
2026 Population Age 80-84	160	1,198	2,720
2026 Population Age 85+	181	1,087	2,335
2026 Population Age 18+	8,195	53,449	131,370
2026 Median Age	36	36	36
2031 Median Age	37	37	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,179	\$62,306	\$65,128
Average Household Income 25-34	\$77,750	\$77,771	\$80,985
Median Household Income 35-44	\$71,829	\$68,850	\$70,711
Average Household Income 35-44	\$91,492	\$89,517	\$91,576
Median Household Income 45-54	\$72,776	\$69,233	\$72,254
Average Household Income 45-54	\$85,937	\$87,686	\$91,236
Median Household Income 55-64	\$63,874	\$65,437	\$66,781
Average Household Income 55-64	\$79,682	\$83,951	\$86,170
Median Household Income 65-74	\$54,457	\$53,469	\$52,804
Average Household Income 65-74	\$70,491	\$72,841	\$71,517
Average Household Income 75+	\$47,867	\$57,392	\$59,242

Population By Age



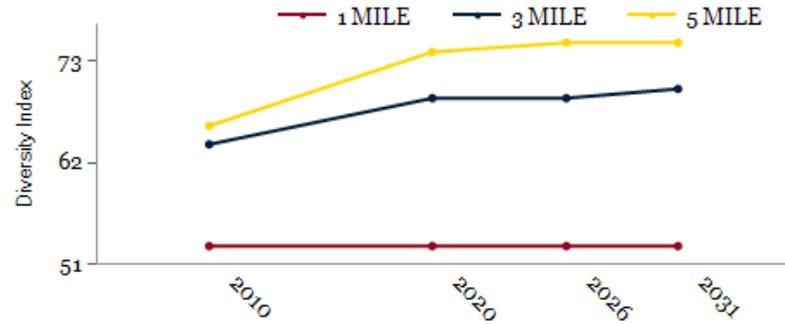
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	53	70	75
Diversity Index (current year)	53	69	75
Diversity Index (2020)	53	69	74
Diversity Index (2010)	53	64	66

POPULATION BY RACE



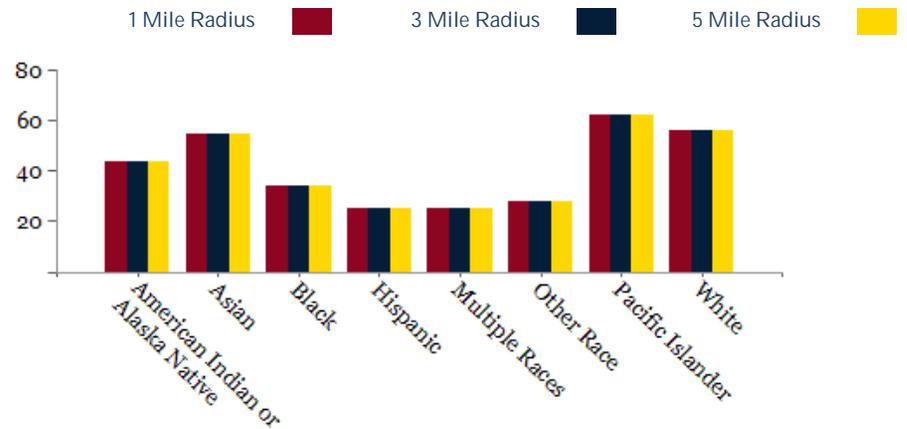
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	66%	48%	40%
American Indian	0%	0%	0%
Asian	1%	1%	2%
Hispanic	7%	11%	14%
Multiracial	4%	5%	6%
Other Race	5%	8%	9%
White	16%	26%	29%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	44	34	32
Median Asian Age	55	41	41
Median Black Age	34	33	34
Median Hispanic Age	25	25	25
Median Multiple Races Age	25	26	27
Median Other Race Age	28	26	26
Median Pacific Islander Age	63	30	40
Median White Age	56	48	45

2026 MEDIAN AGE BY RACE



O STAGE RD.

05 Company Profile

Company Bio
Advisor Profile



BRADEN, BRADEN & BRADEN

COMMERCIAL REAL ESTATE

Ever existing is a general insecurity in real estate market stabilization, thus, our company has set itself the task of providing quality investment services for our clients and catalyzing strong economic assets for the communities in which we live and invest.

Braden, Braden & Braden is an established full-service real estate firm founded in 2003 and proudly originated and based in Memphis, TN. The company is the largest minority commercial real estate firm in the states of Tennessee, Mississippi, and Arkansas, as it is comprised of highly experienced and highly skilled brokers.

Braden, Braden & Braden's reputation is founded on the ability to deliver a wide range of commercial real estate investment services to long-time clients, corporate organizations, government entities, and high-value individuals in addition to individuals who are new to commercial real estate investing. More specifically, we are practiced in the acquisition and disposition of residential & commercial assets, commercial leasing, and analysis of financial, demographic, and market data. Our company is fully equipped to handle all deals within the scope of our services and the intention is to enable clients both local and nationwide to take advantage of our services, valuable strategies, and standard of eminence to accomplish all real-estate goals.

OUR MISSION STATEMENT

At Braden, Braden & Braden, our mission is to educate, encourage, and assist members of our community to secure quality investments. We provide our clients with advantageous property solutions, to encourage community development & expansion and to foster trusted, long-term relationships with our clients by maintaining our reputation as a premier, full-service commercial real estate brokerage firm. Our strategies are based on maximum exposure and optimal results for every deal. Licensed in Tennessee, Mississippi, and Arkansas.

OUR VISION

Alongside the mission we commit to our clients, the company operates under a vision of revolutionizing the “face” of the commercial real estate profession by developing and cultivating black real estate professionals, thereby increasing the number of minority individuals in a historically less diverse profession.



John C. Cornes, CCIM
CCIM / Affiliate Broker / CFO

John Cornes, CCIM earned a Bachelor of Business Administration with a concentration in Accounting from LeMoyne-Owen College, and has used that knowledge in various industries, including airline, medical and government. He is currently a Real Estate Affiliate Broker representing local and national buyers and sellers of real estate investment and personal properties.

John has been a licensed Affiliate Real Estate Broker since January 2008. He holds licenses in Tennessee and Mississippi and is a Multi-Million Dollar Club member of both states. His current focus is in commercial and residential representation. He has represented multi-family clients from 2 units to 300+ units, Office Buildings and Multi-Tenant Retail, and as an investor he renovates single family and multi-family properties for rent and sale.

He strongly believes in community involvement and has exhibited this through his fraternity, Alpha Phi Alpha, Fraternity, Inc., the Memphis City Schools Connect Mentoring Program and by annually volunteering for the National Civil Rights Museum and the Diggs Krauss Sickie Cell Walk. John was recognized as "Greek of the Year" by the Memphis Pan Hellenic Council and was nominated for the Commercial Appeal Community Service Jefferson Awards and CFO of the Year by the Memphis Business Journal.

John is the immediate-past President Frayser Community Development Corporation, a leading CDC in Memphis that owns 115 homes, commercial property and annually develops new construction, and the Freedom Preparatory Academy Charter School where he also serves as Treasurer, which he helped guide from one school to now one of the leading multi-state Charter school networks operating in Tennessee and Alabama.

John is also a current board member of the Memphis Metro CCIM chapter, National Pan-Hellenic Council – Memphis chapter, and is a former Board Member of Alpha Memphis Education Foundation and Trezevant High School Alumni Association

0 Stage Rd.

*Exclusively Marketed By: Braden Braden and Braden LLC Real Estate Brokers;
Curtis L Braden Principle Broker*

John C. Cornes, CCIM

Braden, Braden & Braden
CCIM / Affiliate Broker / CFO
(901) 881-2070
jcornes@bbbcre.com
303183



www.bbbcre.com

powered by CREOP