

100 Acres For Sale | Elvis Presley Blvd. Frontage

5475 U.S. Highway 51 Memphis, TN 38116



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	96.417 Acres
Price / Acre:	Price Subject To Offer

PROPERTY OVERVIEW

Discover an exceptional investment opportunity in the vibrant Memphis area. This prime property, located in the Memphis area, offers a strategic location for prospective land and retail-pad investors. Boasting desirable features and potential, the property is primed for development, presenting an attractive canvas for retail endeavors. With its advantageous positioning and expansive potential, this property provides an enticing prospect for investors seeking a lucrative opportunity in the thriving Memphis market. Take advantage of this prime location and elevate your investment portfolio with this promising property offering unlimited potential for retail, multi-family, mixed-use, or industrial development. Sellers are willing to subdivide to accommodate multiple uses.

PROPERTY HIGHLIGHTS

- - Prime location in the bustling Memphis area
- - Ample space for retail development
- - Ideal for land investment opportunities
- - High visibility along U.S. Highway 51 (Elvis Presley Blvd.)
- - Minutes from the Memphis International Airport.
- - Versatile potential for retail-pad development

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OF LOTS 3 | TOTAL LOT SIZE 1.18 - 84.418 ACRES | TOTAL LOT PRICE - | BEST USE RETAIL, MULTI-FAMILY, MIXED-USE OR INDUSTRIAL DEVELOPMENT

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	5475 Hwy 51	077083 00004	Retail	10.819 Acres	N/A	
Available	2	0 Scaife Rd	077083 00028	Industrial	84.418 Acres	N/A	
Available	3	0 Elvis Presley Blvd	077083 B00026	Multifamily	1.18 Acres	N/A	

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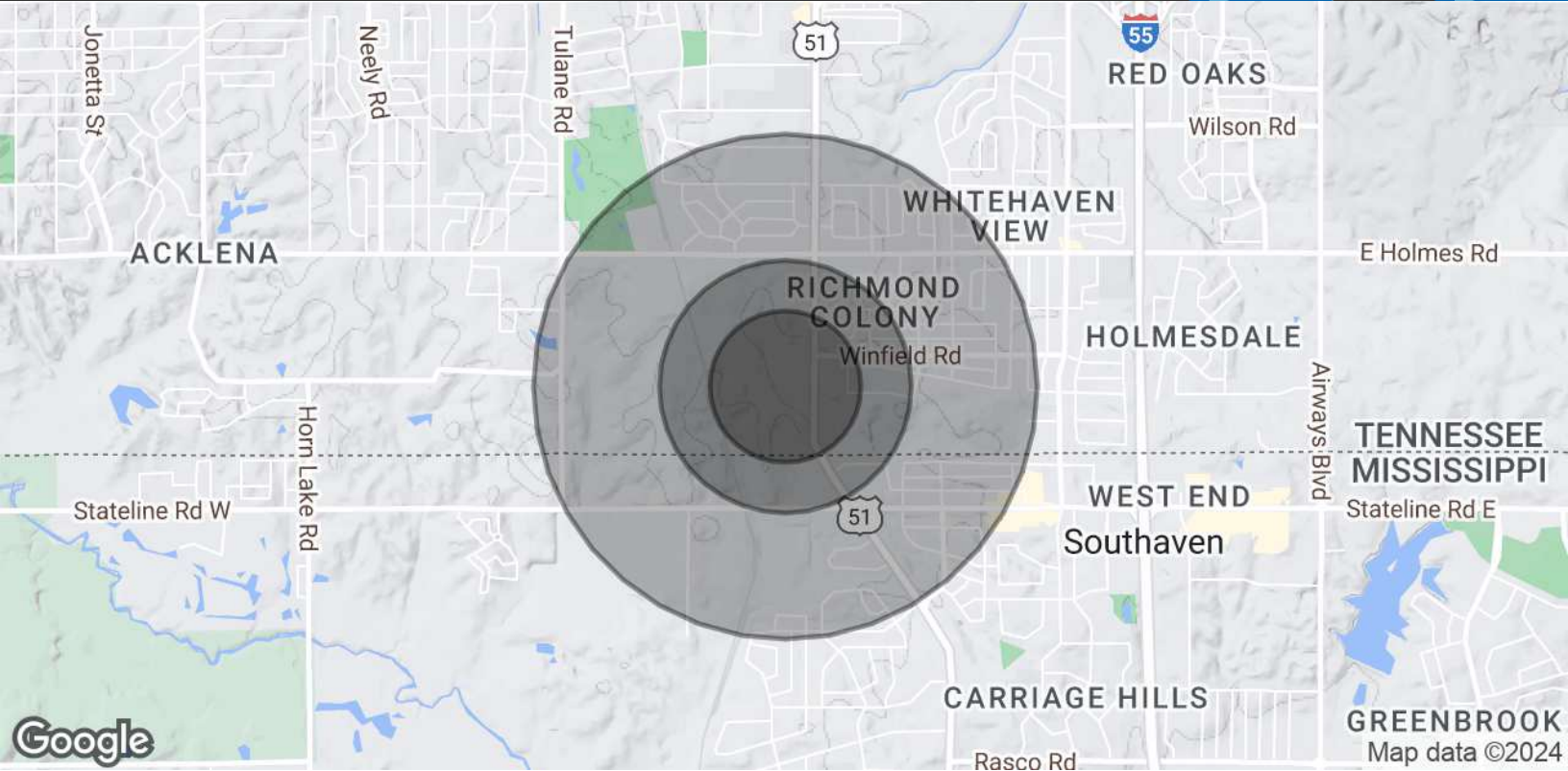
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	12	44	200
Average Age	45	44	44
Average Age (Male)	43	43	42
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	19	87
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$60,875	\$59,410	\$56,539
Average House Value	\$265,100	\$267,257	\$266,063

Demographics data derived from AlphaMap

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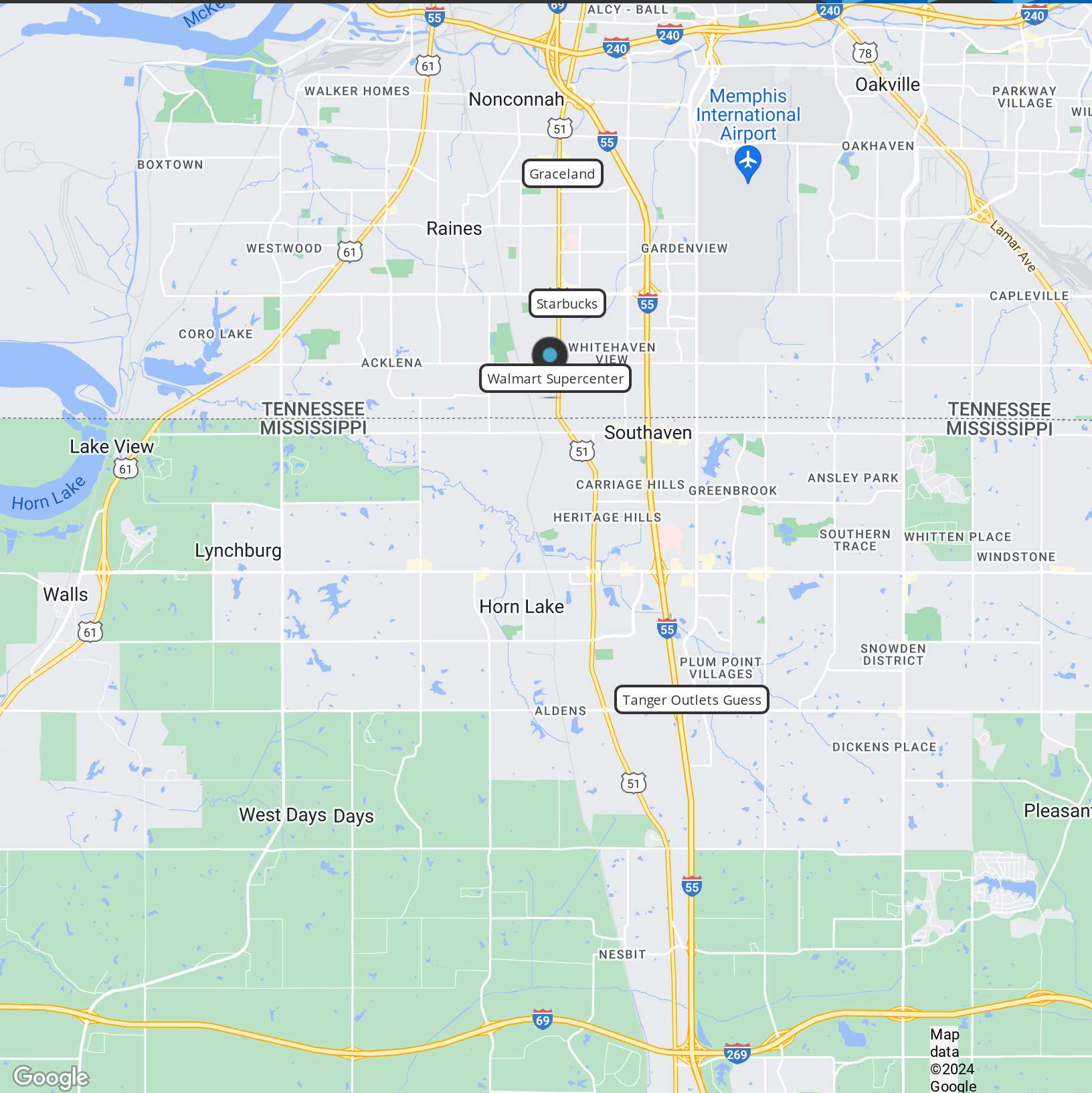
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