

Trigg Warehouse

MEMPHIS TERMINAL
WAREHOUSE DISTRICT

OFFERING MEMORANDUM

305 W. Trigg
Memphis, TN 38106



Trigg Warehouse

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Exclusively Marketed by:

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TRIGG WAREHOUSE

01

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	39,432
LAND SF	52,185
LAND ACRES	1.2
YEAR BUILT	1926
# OF PARCELS	1
ZONING TYPE	IH
BUILDING CLASS	C
LOCATION CLASS	C
SUPER FLAT FLOORS	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	1.19ac 169.4x390 IRR
CEILING HEIGHT	22FT

NEIGHBORING PROPERTIES

NORTH	Ryder
SOUTH	Morgan Steel
WEST	Truck Pro

MECHANICAL

FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Steel
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	Grass











Empty Warehouse Space 1



Empty Warehouse space 2



Empty Warehouse Yard Space



Warehouse Frontage



02

Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map

TRIGG WAREHOUSE

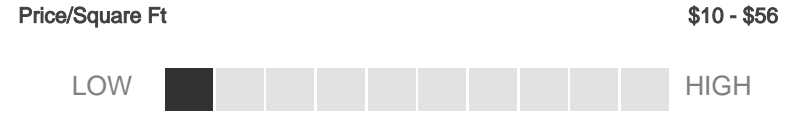
1



McLemore Warehouse

185 W. McLemore Ave
Memphis, TN 38106

BUILDING SF	75,437
YEAR BUILT	1957
SALE PRICE	\$745,000
PRICE/SF	\$9.88
CLOSING DATE	4/20/2020
DISTANCE	0.5 miles



Notes 9.95 AC

2



Wisconsin Warehouse

155 Wisconsin Ave
Memphis, TN 38106

BUILDING SF	66,000
YEAR BUILT	2019
SALE PRICE	\$1,375,000
PRICE/SF	\$20.83
CLOSING DATE	8/26/2021
DISTANCE	1.0 miles



Notes 12.50AC

3



Wilson Warehouse

1111 Wilson St.
Memphis, TN 38106

BUILDING SF	37,500
YEAR BUILT	1944
SALE PRICE	\$2,100,000
PRICE/SF	\$56.00
CLOSING DATE	9/17/2021
DISTANCE	3.4 miles



Notes 14.35 AC

4



S 3rd Warehouse

1220 S. 3rd St.
Memphis, TN 38106

BUILDING SF	22,554
SALE PRICE	\$214,500
PRICE/SF	\$9.51
CLOSING DATE	9/24/2020
DISTANCE	1.4 miles



5



Channel Warehouse

2500 Channel Ave
Memphis, TN 38106

BUILDING SF	50,588
YEAR BUILT	1968
SALE PRICE	\$1,100,000
PRICE/SF	\$21.74
CLOSING DATE	9/24/2020
DISTANCE	3.8 miles



Notes 3.68 AC

6



Hernando Warehouse

2495 Hernando St
Memphis, TN 38106

BUILDING SF	35,703
YEAR BUILT	1984
SALE PRICE	\$790,000
PRICE/SF	\$22.13
CLOSING DATE	2/28/2019
DISTANCE	6.1 miles



Notes 6.63 AC

7



Channel Warehouse

2340 Channel Ave
Memphis, TN 38106

BUILDING SF	55,345
YEAR BUILT	1965
SALE PRICE	\$1,500,000
PRICE/SF	\$27.10
CLOSING DATE	3/21/2019
DISTANCE	3.5 miles



Notes 4.59 ac

8



Kansas Street Warehouse

1103 Kansas St.
Memphis, TN 38106

BUILDING SF	70,000
YEAR BUILT	1920
SALE PRICE	\$775,000
PRICE/SF	\$11.07
CLOSING DATE	9/1/2020
DISTANCE	0.8 miles



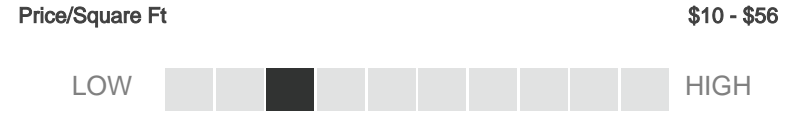
Notes 3 acres



S



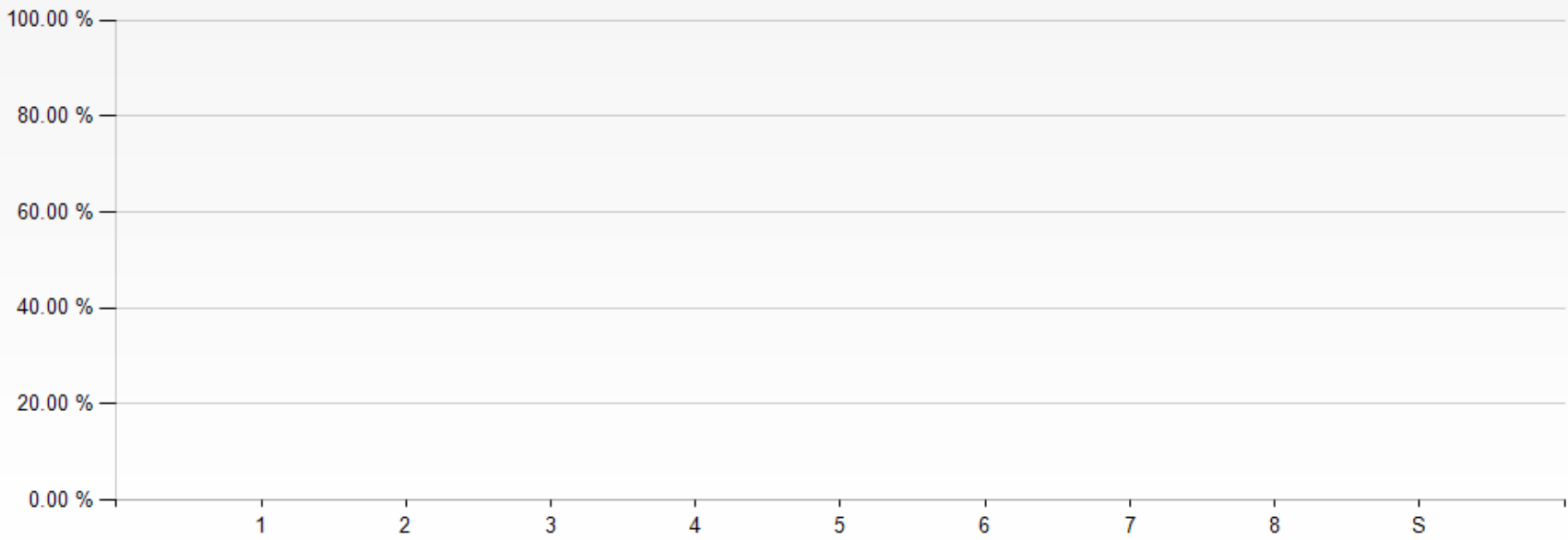
Trigg Warehouse
305 W. Trigg
Memphis, TN 38106

BUILDING SF	39,432
LAND SF	52,185
YEAR BUILT	1926
ASKING PRICE	\$800,000
PRICE/SF	\$20.29

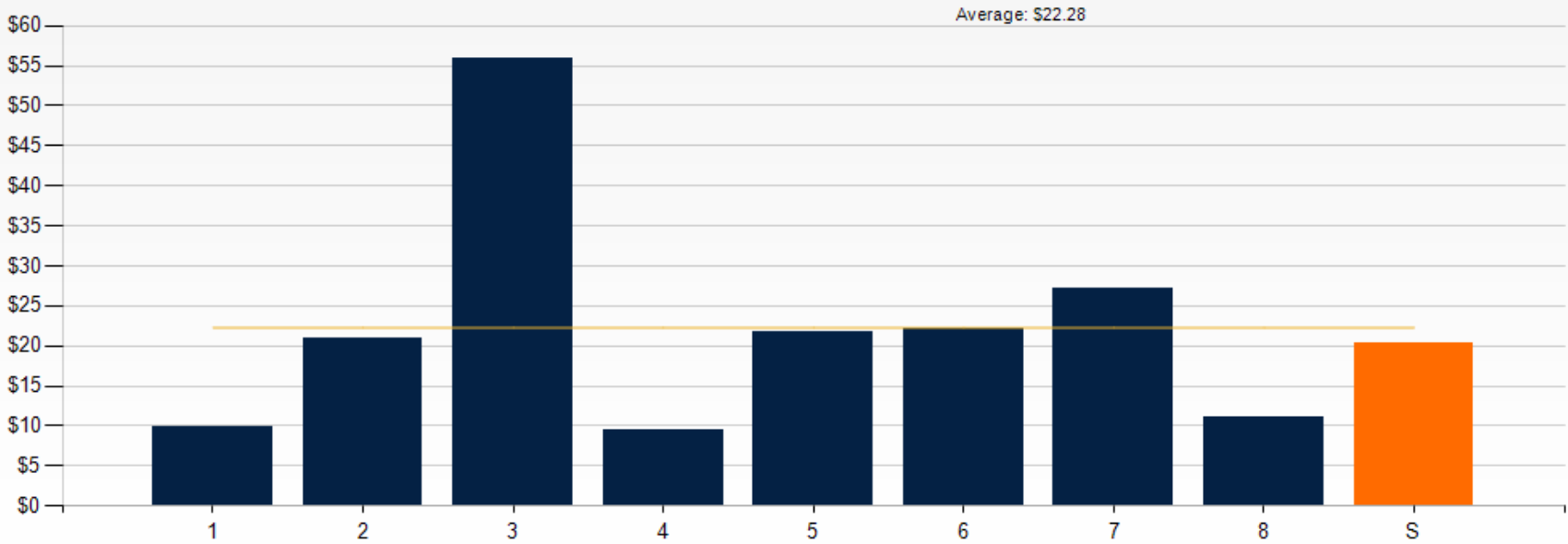


		PROPERTY	BLDG SF	SALE PRICE	PSF	Built	Close Date	DISTANCE (mi)
1		McMamore Warehouse 185 W. McMamore Ave Memphis, TN 38106	75,437	\$745,000	\$9.88	1957	4/20/2020	0.50
2		Wisconsin Warehouse 155 Wisconsin Ave Memphis, TN 38106	66,000	\$1,375,000	\$20.83	2019	8/26/2021	1.00
3		Wilson Warehouse 1111 Wilson St. Memphis, TN 38106	37,500	\$2,100,000	\$56.00	1944	9/17/2021	3.40
4		S 3rd Warehouse 1220 S. 3rd St. Memphis, TN 38106	22,554	\$214,500	\$9.51		9/24/2020	1.40
5		Channel Warehouse 2500 Channel Ave Memphs, TN 38106	50,588	\$1,100,000	\$21.74	1968	9/24/2020	3.80
6		Hernando Warehouse 2495 Hernando St Memphis, TN 38106	35,703	\$790,000	\$22.13	1984	2/28/2019	6.10
7		Channel Warehouse 2340 Channel Ave Memphis, TN 38106	55,345	\$1,500,000	\$27.10	1965	3/21/2019	3.50
8		Kansas Street Warehouse 1103 Kansas St. Memphis, TN 38106	70,000	\$775,000	\$11.07	1920	9/1/2020	0.80
AVERAGES			51,641	\$1,074,938	\$22.28	1965		
SUBJECT			39,432	\$800,000	\$20.29	1926		

Occupancy

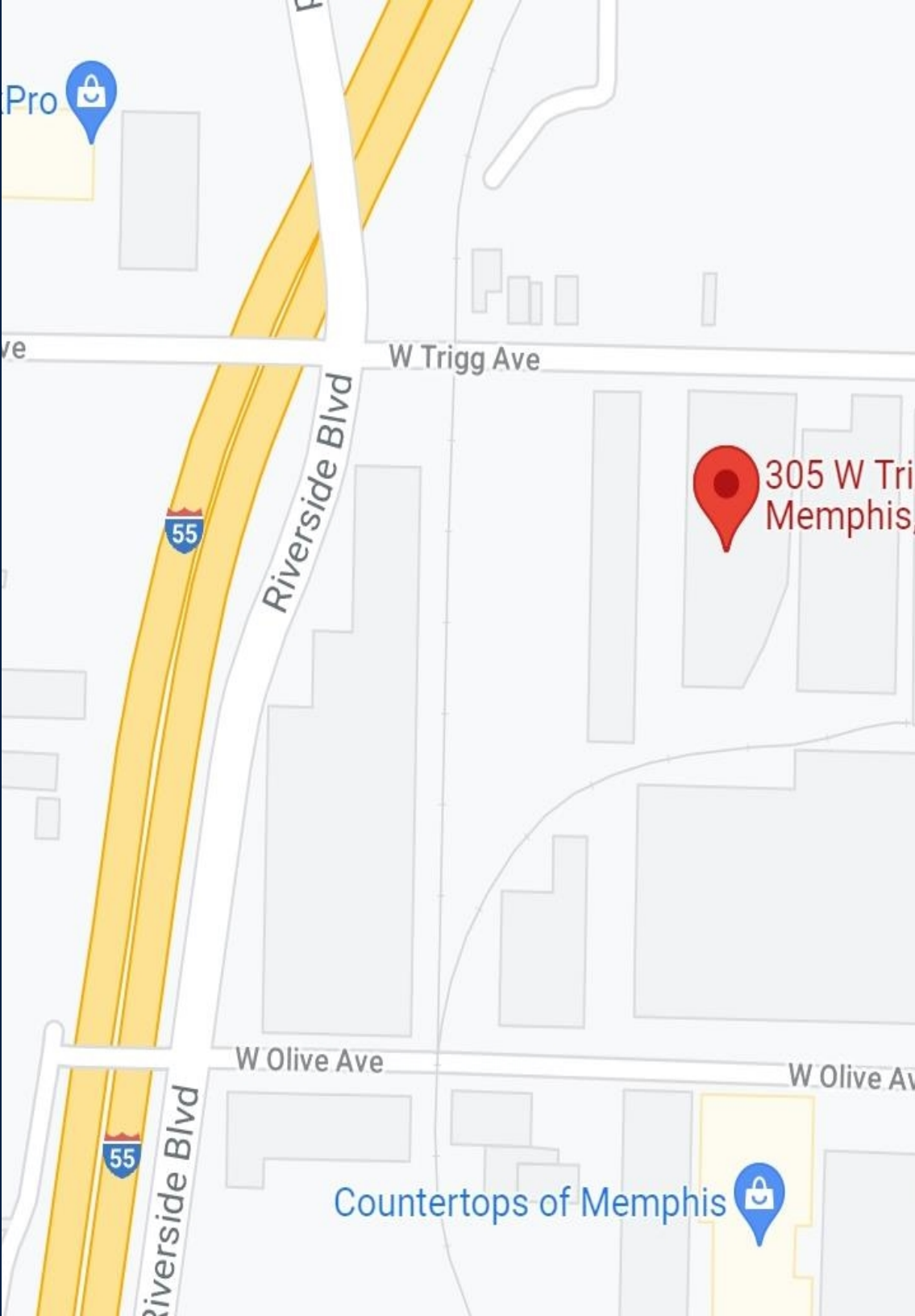


Price/SF





#	Property Name	Address	City
S	Trigg Warehouse	305 W. Trigg	Memphis
1	McLemore Warehouse	185 W. McLemore Ave	Memphis
2	Wisconsin Warehouse	155 Wisconsin Ave	Memphis
3	Wilson Warehouse	1111 Wilson St.	Memphis
4	S 3rd Warehouse	1220 S. 3rd St.	Memphis
5	Channel Warehouse	2500 Channel Ave	Memphis
6	Hernando Warehouse	2495 Hernando St	Memphis
7	Channel Warehouse	2340 Channel Ave	Memphis
8	Kansas Street Warehouse	1103 Kansas St.	Memphis



03

Demographics

- Demographic Details
- Demographic Charts

TRIGG WAREHOUSE

UWT Logistics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,042	46,089	139,071
2010 Population	3,917	39,905	121,845
2021 Population	3,936	40,398	121,749
2026 Population	3,994	42,242	125,772
2021 African American	3,871	35,219	90,635
2021 American Indian	4	63	275
2021 Asian	0	229	2,294
2021 Hispanic	25	530	3,778
2021 Other Race	8	150	2,187
2021 White	27	4,249	24,438
2021 Multiracial	26	485	1,895
2021-2026: Population: Growth Rate	1.45 %	4.50 %	3.25 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	591	5,412	14,113
\$15,000-\$24,999	215	2,220	6,805
\$25,000-\$34,999	190	1,912	6,287
\$35,000-\$49,999	149	1,824	6,835
\$50,000-\$74,999	169	2,173	7,308
\$75,000-\$99,999	84	1,202	3,722
\$100,000-\$149,999	31	874	3,628
\$150,000-\$199,999	9	377	1,527
\$200,000 or greater	7	534	2,481
Median HH Income	\$20,137	\$27,698	\$33,287
Average HH Income	\$32,158	\$50,241	\$58,829

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,264	19,781	62,882
2010 Total Households	1,422	15,577	51,527
2021 Total Households	1,443	16,529	52,709
2026 Total Households	1,465	17,985	55,128
2021 Average Household Size	2.65	2.25	2.21
2000 Owner Occupied Housing	948	6,892	24,625
2000 Renter Occupied Housing	922	9,971	31,161
2021 Owner Occupied Housing	609	5,158	19,332
2021 Renter Occupied Housing	834	11,371	33,377
2021 Vacant Housing	404	4,622	12,755
2021 Total Housing	1,847	21,151	65,464
2026 Owner Occupied Housing	639	5,391	19,899
2026 Renter Occupied Housing	825	12,594	35,229
2026 Vacant Housing	420	4,841	13,445
2026 Total Housing	1,885	22,826	68,573
2021-2026: Households: Growth Rate	1.50 %	8.50 %	4.50 %

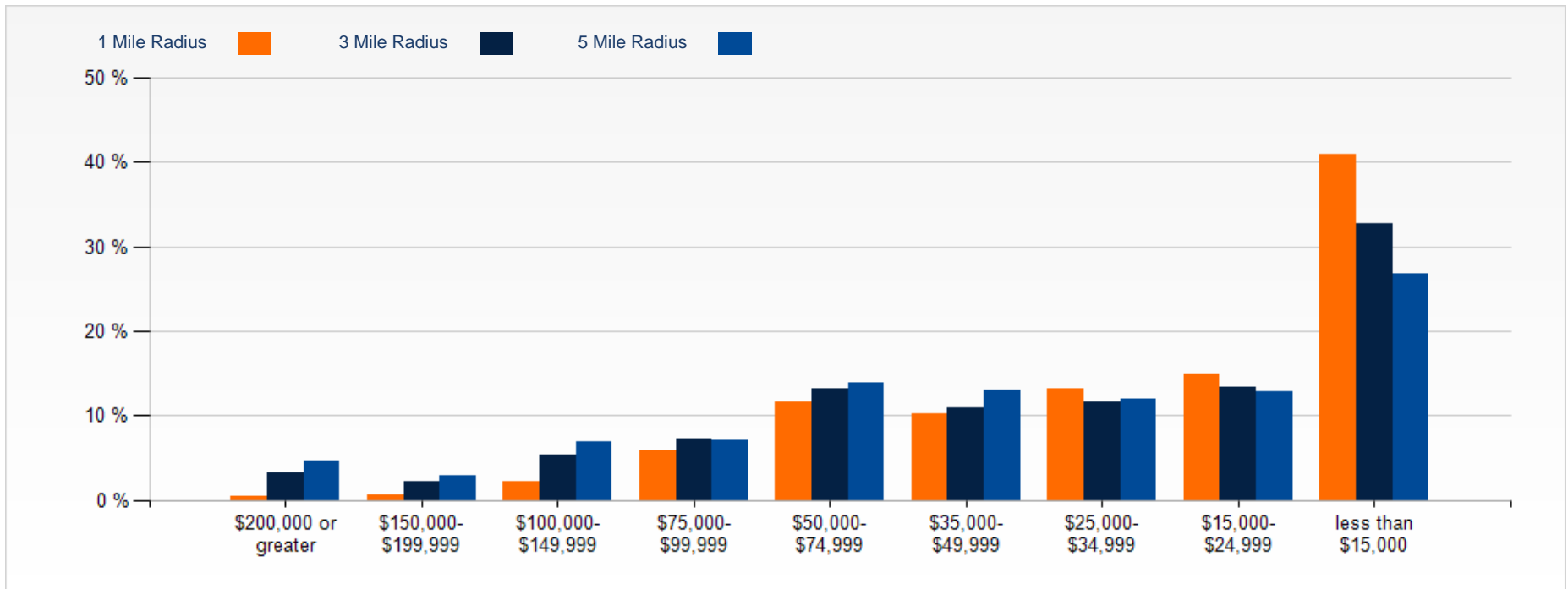
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	216	3,119	9,672
2021 Population Age 35-39	196	2,755	8,312
2021 Population Age 40-44	208	2,337	7,008
2021 Population Age 45-49	187	2,261	6,936
2021 Population Age 50-54	219	2,412	7,241
2021 Population Age 55-59	255	2,637	7,846
2021 Population Age 60-64	280	2,580	7,938
2021 Population Age 65-69	230	2,091	6,591
2021 Population Age 70-74	180	1,656	5,237
2021 Population Age 75-79	133	1,146	3,569
2021 Population Age 80-84	87	705	2,269
2021 Population Age 85+	100	714	2,191
2021 Population Age 18+	2,960	31,820	96,592
2021 Median Age	38	37	38

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$26,494	\$38,559	\$41,629
Average Household Income 25-34	\$36,805	\$55,890	\$61,064
Median Household Income 35-44	\$26,873	\$41,796	\$47,222
Average Household Income 35-44	\$37,769	\$65,540	\$74,755
Median Household Income 45-54	\$19,290	\$31,780	\$39,365
Average Household Income 45-54	\$38,447	\$57,361	\$72,305
Median Household Income 55-64	\$23,626	\$25,706	\$31,887
Average Household Income 55-64	\$32,964	\$46,472	\$60,492
Median Household Income 65-74	\$18,859	\$22,451	\$28,979
Average Household Income 65-74	\$26,336	\$44,895	\$51,279
Average Household Income 75+	\$22,360	\$30,260	\$32,622

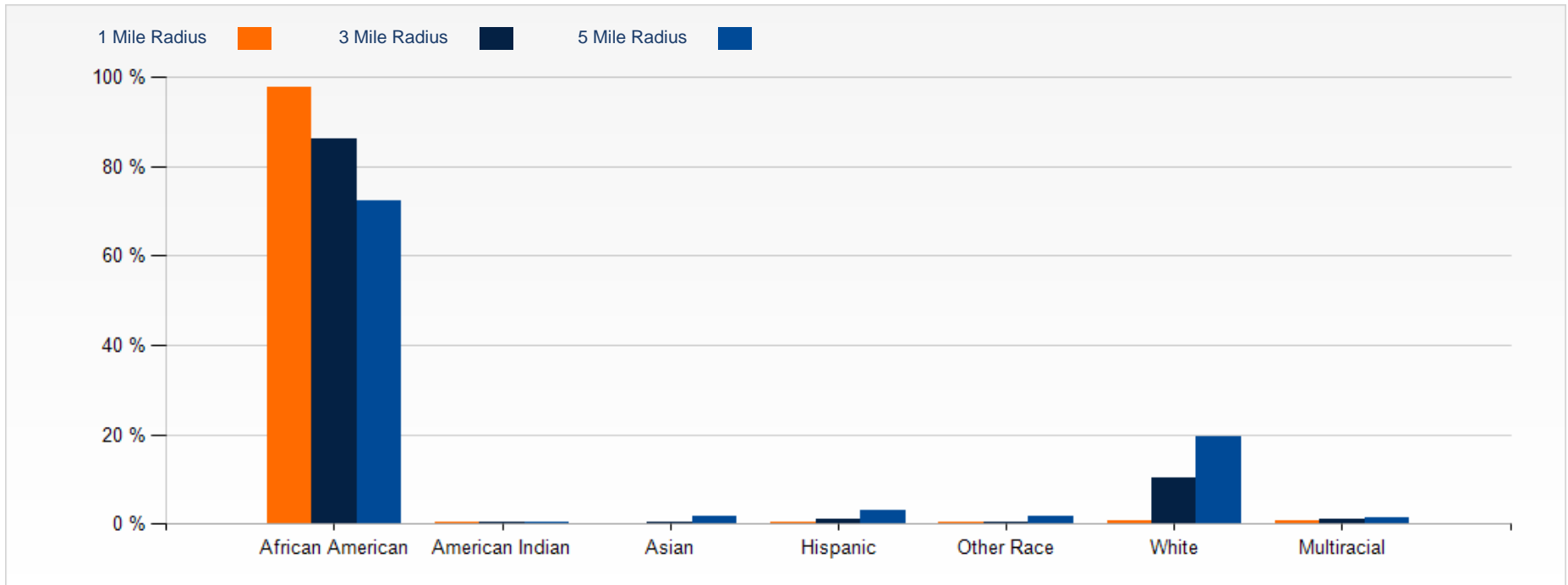
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	276	3,361	9,509
2026 Population Age 35-39	218	2,945	8,832
2026 Population Age 40-44	208	2,721	7,915
2026 Population Age 45-49	224	2,449	7,233
2026 Population Age 50-54	199	2,365	7,184
2026 Population Age 55-59	236	2,420	7,282
2026 Population Age 60-64	266	2,478	7,488
2026 Population Age 65-69	264	2,343	7,177
2026 Population Age 70-74	209	1,889	5,835
2026 Population Age 75-79	169	1,446	4,551
2026 Population Age 80-84	106	841	2,661
2026 Population Age 85+	100	756	2,374
2026 Population Age 18+	3,060	33,652	100,268
2026 Median Age	40	38	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$29,474	\$51,786	\$51,075
Average Household Income 25-34	\$40,872	\$72,947	\$74,093
Median Household Income 35-44	\$30,533	\$53,070	\$55,570
Average Household Income 35-44	\$43,592	\$80,830	\$88,433
Median Household Income 45-54	\$22,362	\$41,408	\$48,341
Average Household Income 45-54	\$46,353	\$73,020	\$86,127
Median Household Income 55-64	\$26,356	\$31,866	\$38,767
Average Household Income 55-64	\$42,057	\$59,257	\$73,458
Median Household Income 65-74	\$18,770	\$25,617	\$32,929
Average Household Income 65-74	\$29,331	\$53,714	\$59,955
Average Household Income 75+	\$25,187	\$40,507	\$42,046

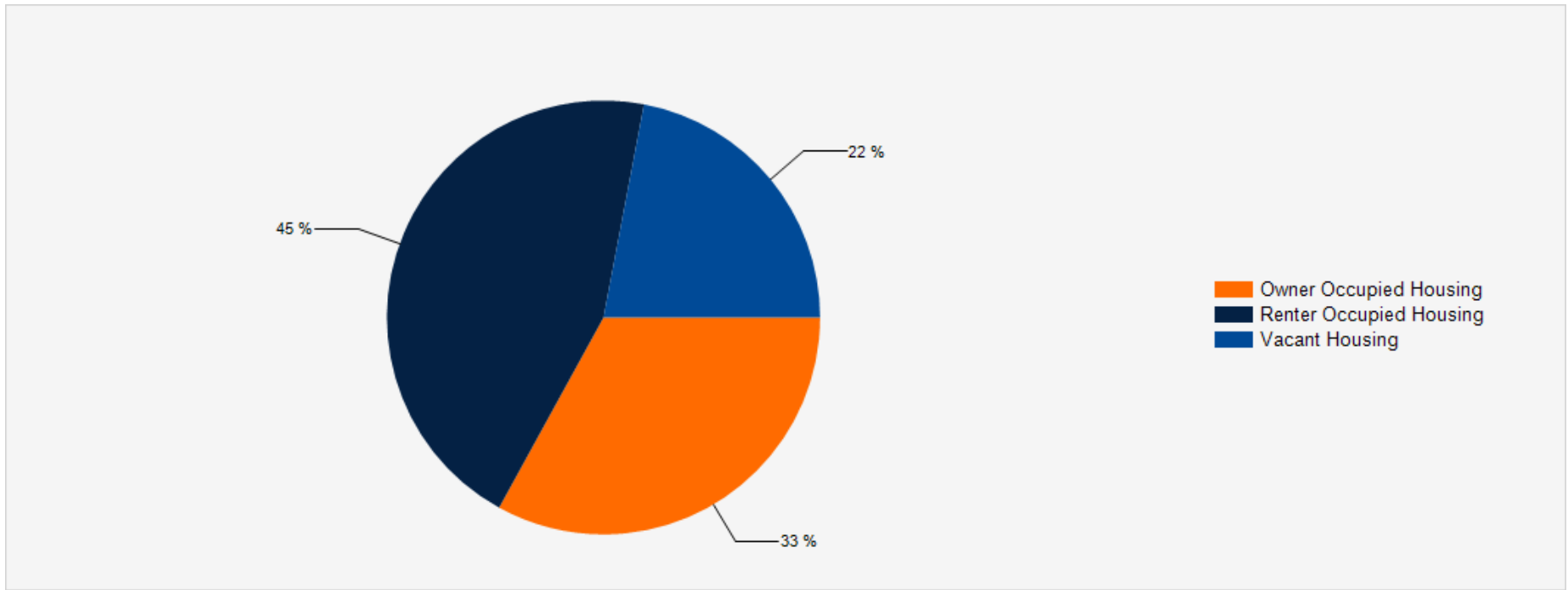
2021 Household Income



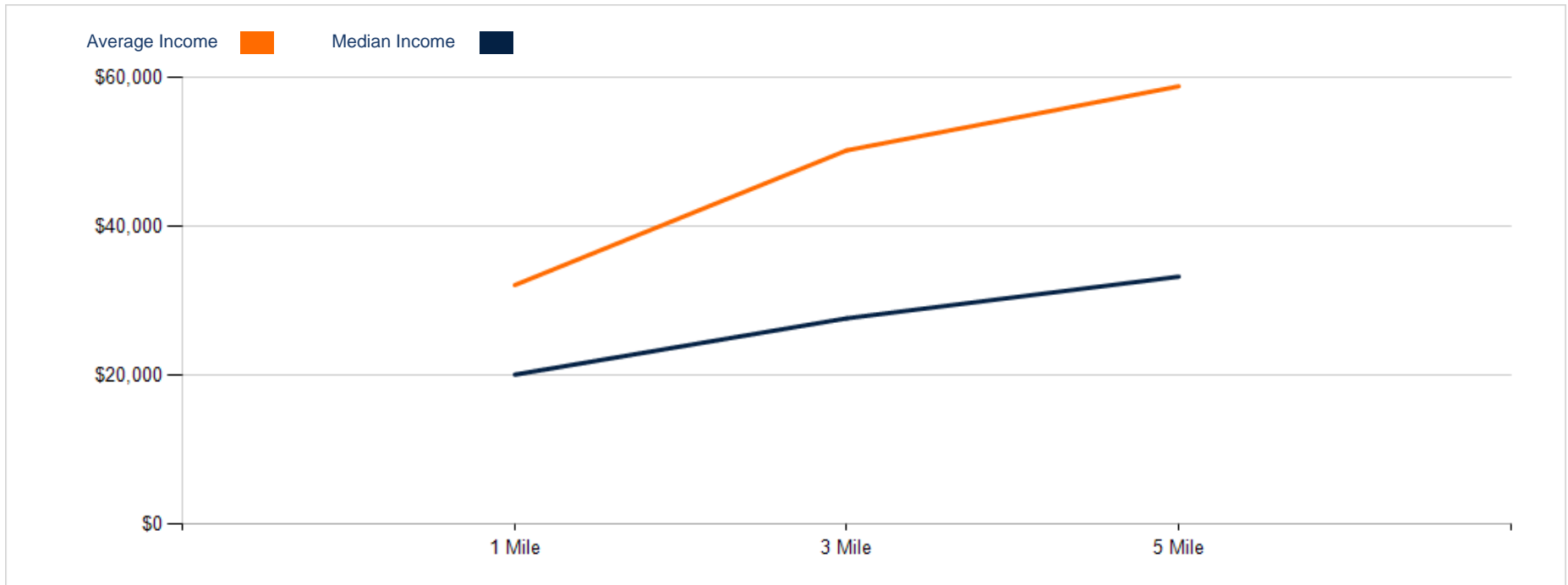
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



TRIGG WAREHOUSE

Company Bio



04



BRADEN, BRADEN & BRADEN
COMMERCIAL REAL ESTATE BROKER

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MEMPHIS, TN 38134
P: 901.881.2070 | F: 901.881.2088

CURTIS BRADEN, CEO
CBRADEN@BBBCRE.COM

Our Company Bio

Braden, Braden & Braden is a privately held, broker-owned commercial real estate firm founded in 2003 Memphis, TN. With experience covering retail, office, and land with a specialty in multi-family and value-add assets, we consistently achieve the real estate objectives of our clients.

Our knowledge and experience of the local area is comprehensive, giving our clients continued satisfaction in our execution of quality investment services. We thoroughly assess current market trends and use valuable strategies to position buyers and sellers to maximize investment value.

We are a client-focused firm operating on our reputation for providing strategic advice tailored to the specific needs of our diverse client base.

Our valued initiatives include educating, encouraging and assisting members in our community to secure quality investments as an avenue to wealth building.



Jackie Braden
JR. PARTNER

A native of Memphis, born in the historical Klondike district and raised in Frayser, TN. Jackie Braden attended High School at Trezevant High 1990. Continuing his education, Braden attended the Historical Lemoyne Owen College where he received his bachelor's degree in Business. Mr. Braden went on to obtain his MBA at Webster University.

Mr. Braden began as an engineer and radio Personality at KHXT FLINN BROADCASTING and landed the Marketing Executive position for Mid-South Equity Mortgage 1996. Under the direction of Vice-President Curtis Braden, Jackie Braden went on to become the number one Loan Processor increasing overall production over 10% during his tenure.

In 2008, Mr. Braden went on to serve the State of TN as Office Supervisor of the Department of Human Service. Mr. Braden partnered with different local, state, and federal agencies to implement a successful pilot program that is currently being rolled out in all TN counties statewide. Additionally, he managed and supervised 5 departments with 40 direct personnel.

In 2020 Mr. Braden Obtained his Real Estate License and decided to re-join his brother, Curtis Braden, as a Junior Partner at Braden, Braden & Braden LLC. committing to the Mission: Educating, Encouraging, and assisting members in our community to secure quality investments as an avenue to generational wealth building.

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Braden, Braden & Braden and it should not be made available to any other person or entity without the written consent of Braden, Braden & Braden.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Braden, Braden & Braden. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Braden, Braden & Braden has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Braden, Braden & Braden has not verified, and will not verify, any of the information contained herein, nor has Braden, Braden & Braden conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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