



## Land For Sale

**6.82+/- ACRES AVAILABLE**

### Property Highlights

- Asking price: \$3,200,000
- Total acres: 6.82+/-
- Zoned: C-2
- Located in the Wolf River Medical Corridor

#### PARCELS:

- GO220 00502 - 6.82 acres
- GO220 00429 - 0.4347 acres



### Traffic Counts

Germantown Rd	40,655 VPD
Wolf River Bend	19,207 VPD
Walnut Grove	39,835 VPD

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## PARK NEXT DOOR

Next door to the subject property is a 4,500 acres park. Shelby Farms Park is one of the largest urban parks in the country. Located in Memphis, Tennessee, the Park is both a vibrant community hub and a retreat from the hustle and bustle of urban life. The Park features more than 40 miles of trails, both paved and unpaved, that are popular for walking, biking, running and hiking. The Park's trail network includes Shelby Farms Park Greenline, an iconic 10.65 mile paved cycling and pedestrian trail that connects the heart of Memphis to the heart of Cordova through Shelby Farms Park. The Park is also home to more than 20 bodies of water which provide plenty of opportunities for fishing. The Park is also home to several private event venues. Whether you are planning a picnic for 50 or a banquet for 500, Shelby Farms Park has unique indoor and outdoor settings for every type of event. The FedEx Event Center is Memphis's most unique venue. With over 7,200 square feet of flexible space, the Lakeside Ballroom is the perfect place for weddings and receptions, corporate events and other social gatherings. The entire west side of the venue is floor to ceiling windows that offer an expansive view of the stunning Hyde Lake.



### SHELBY FARMS PARK

## Park Highlights


**4,500 Total Acres**

**\$70M Total  
Renovation  
Investments**

**10.65 miles  
of Greenline**

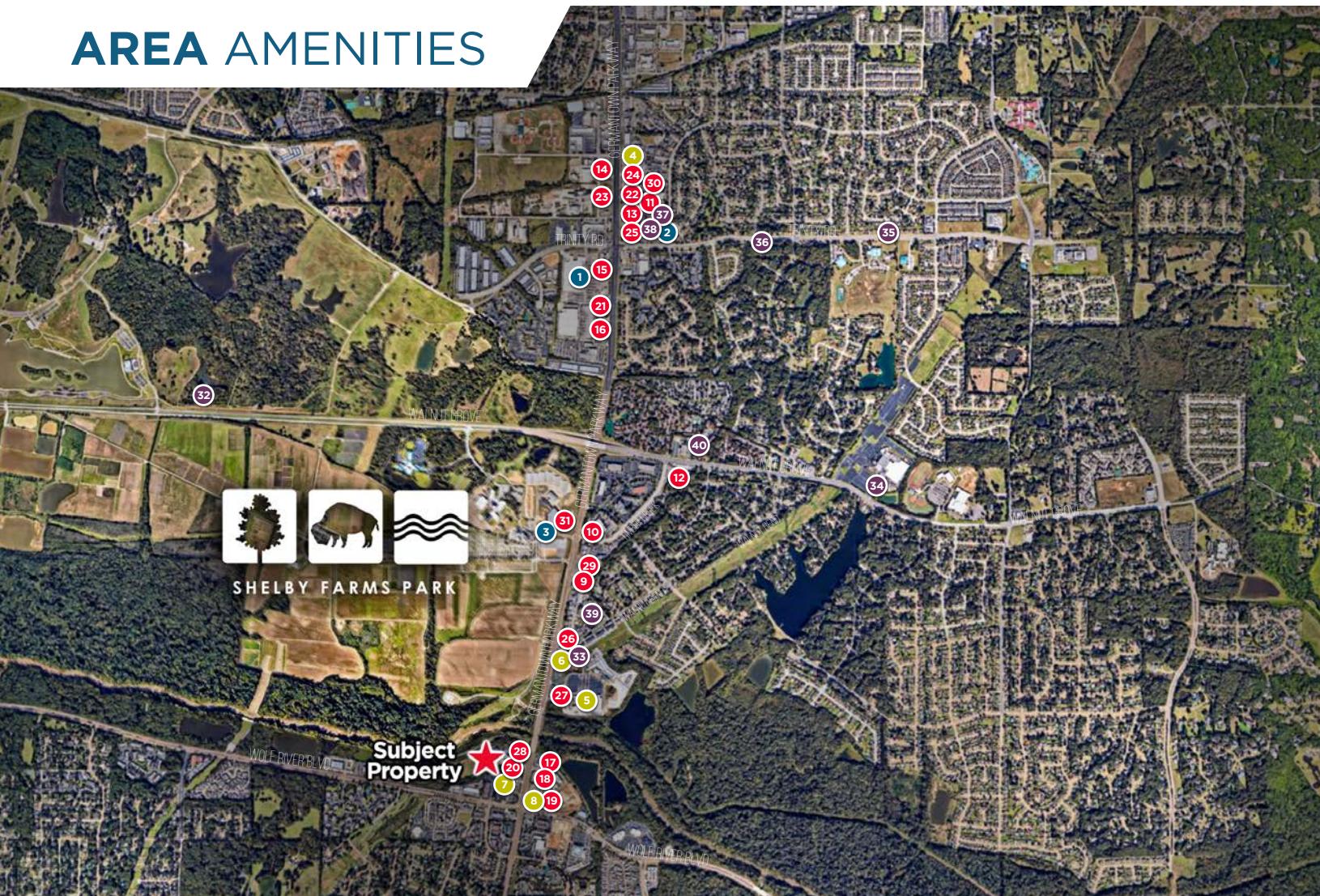
**40+ miles  
of all trails**

**20+ Lakes  
& ponds**

**100+ acres  
Off-leash dog  
park**

**Eateries:  
Coastal Fish  
Company &  
Cheffie's at  
Shelby Farms  
Park**


## AREA AMENITIES



### Grocery

- 1** Walmart
- 2** Kroger
- 3** Agricenter's Farmer's Market

### Community Serving Retail

- 4** CVS
- 5** Lowe's
- 6** Circle K
- 7** Office Depot
- 8** Exxon

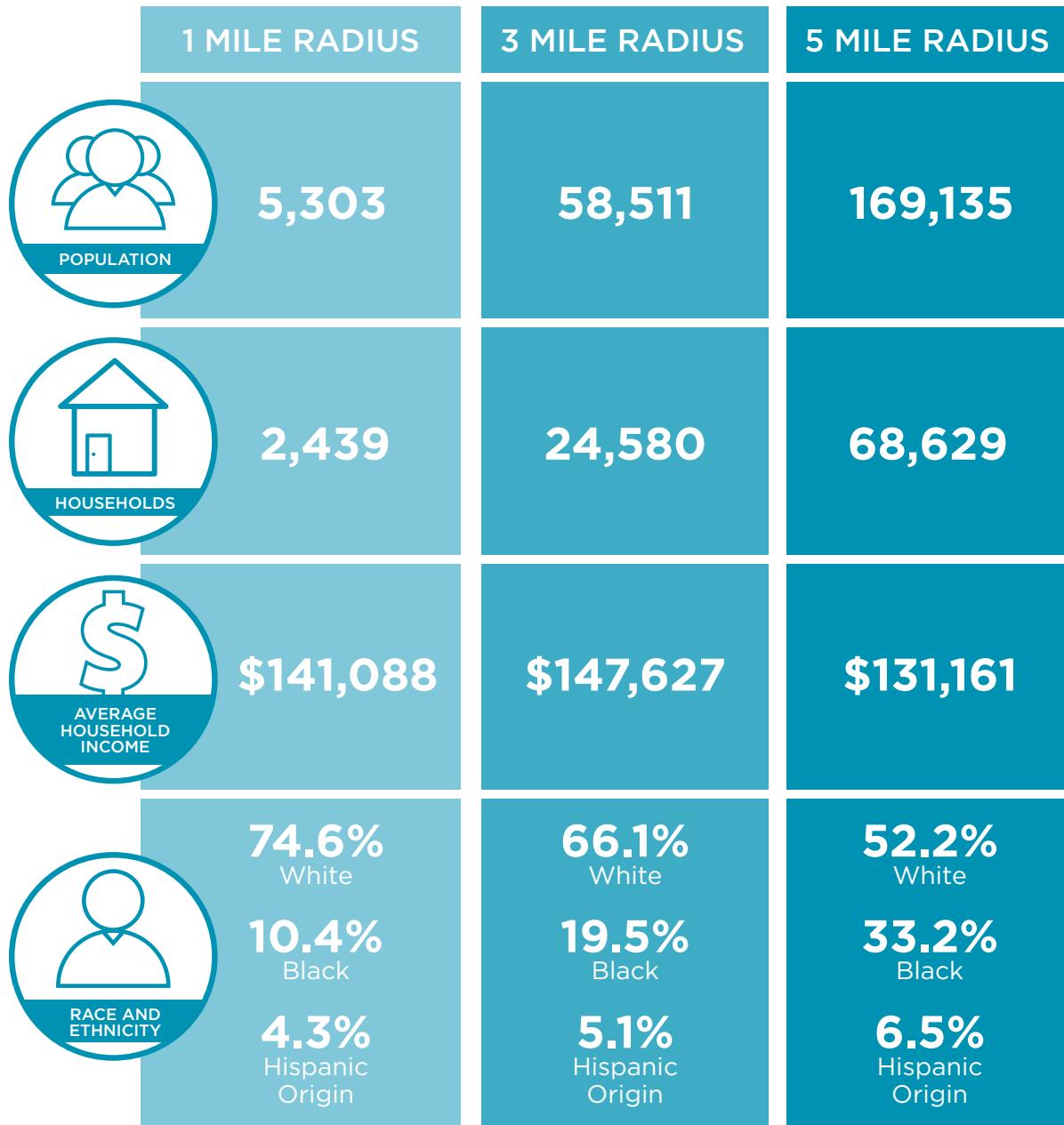
### Food

- 9** Krystal
- 10** One & Only BBQ
- 11** El Mezcal Mexican
- 12** Subway
- 13** McDonald's
- 14** Wendy's
- 15** Panda Express
- 16** Moe's
- 17** Chick-fil-a
- 18** Starbucks
- 19** Taco Bell
- 20** Waffle House
- 21** Rafferty's
- 22** Panera Bread
- 23** Chipotle
- 24** Forever Young Beauty Bar
- 25** Region's Bank
- 26** Orion Federal Credit Union
- 27** Crumpy's Hot Wings
- 28** Las Tortugas
- 29** Guthrie's Chicken
- 30** Villa Castrioti
- 31** The Butcher Shop Steakhouse

### Civic/Community Facilities

- 32** Shelby Farms Park
- 33** La Petite Academy (daycare)
- 34** Hope Church
- 35** Memphis Fire Station #54
- 36** Cordova Library
- 37** Baptist Minor Medical Center
- 38** The Little Clinic
- 39** Beijing Modern Acupuncture
- 40** The Church of Jesus Christ of Latter Day Saints

## DEMOGRAPHICS & INCOME


*source: ESRI (July 2022)*

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