



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:

- G0220 00502 - 6.82 acres
- G0220 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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LAND FOR SALE | 6.82+/- ACRES

7787 Wolf Trail Cove

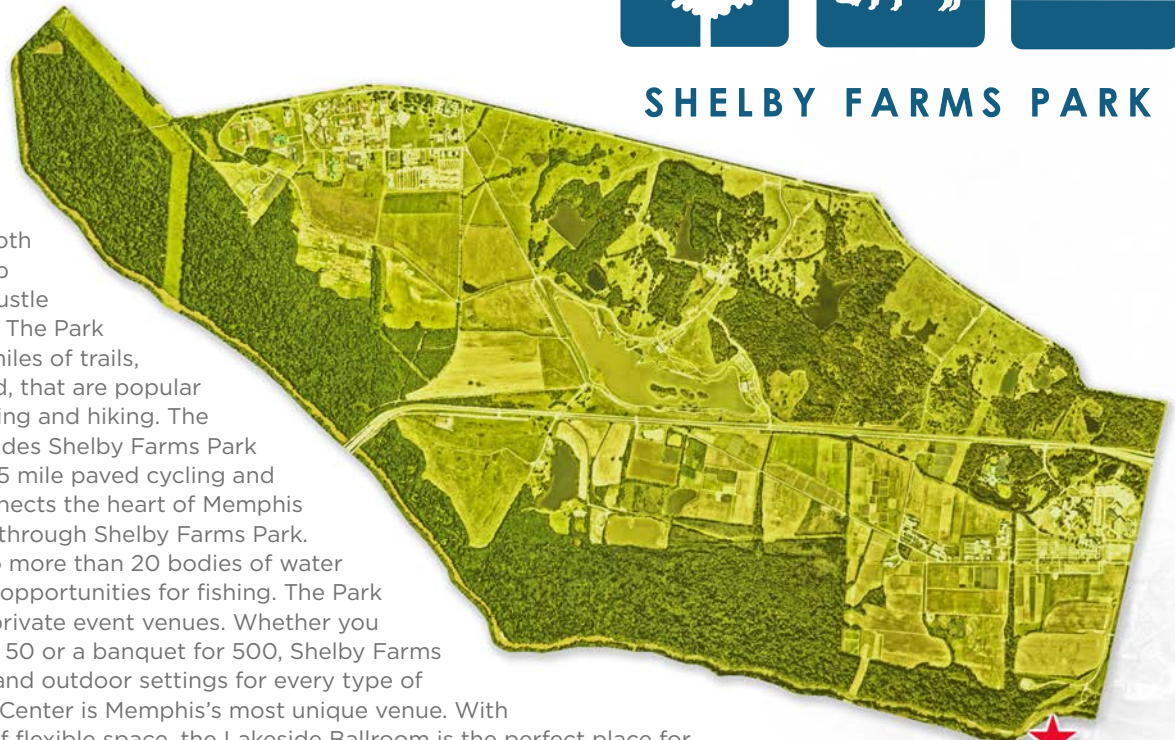
Germantown, TN 38138

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



Subject Property

Park Highlights



4,500 Total Acres



20+ Lakes & ponds



\$70M Total Renovation Investments



100+ acres Off-leash dog park



10.65 miles of Greenline



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



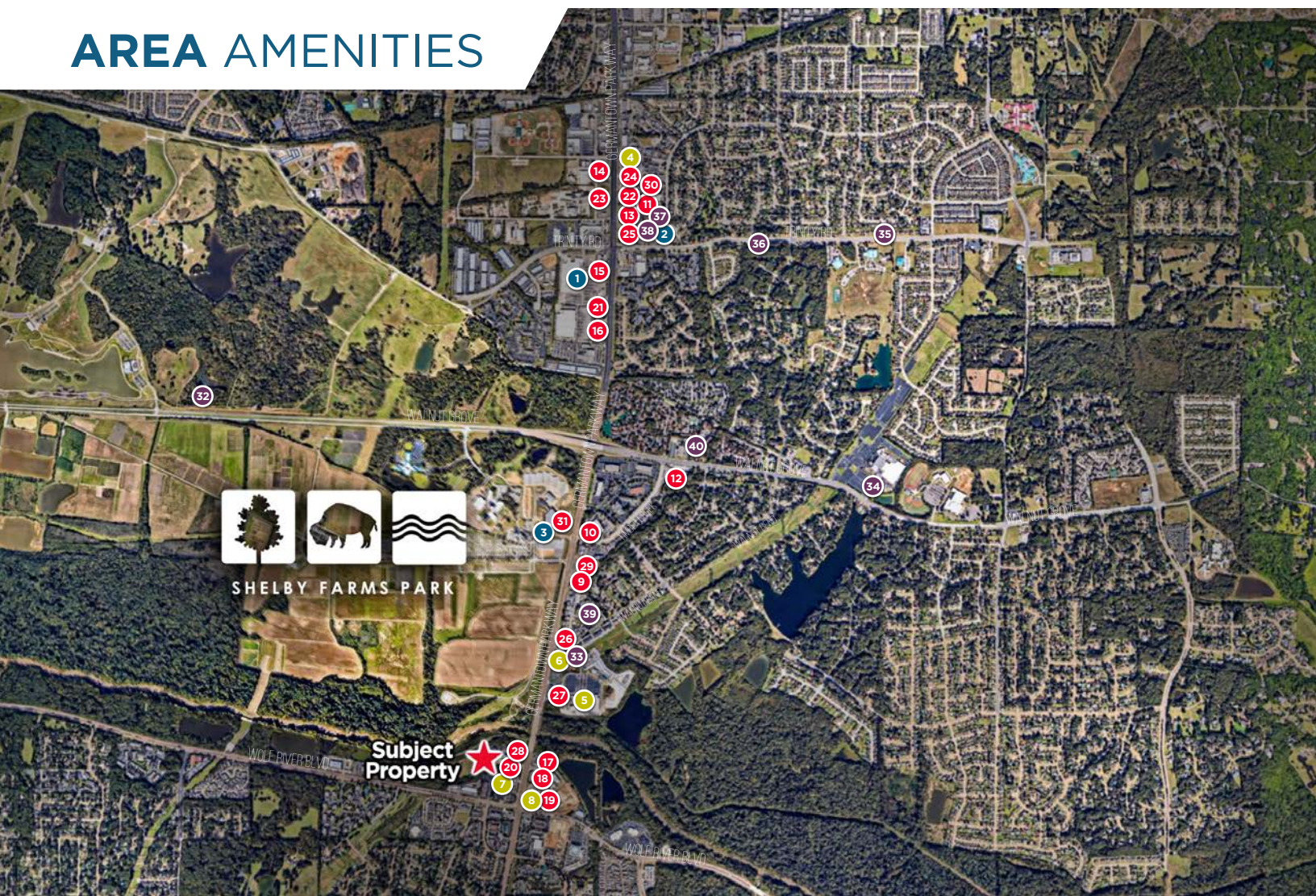
40+ miles of all trails



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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 Starbuck's
- 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 Crumphy'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



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DEMOGRAPHICS & INCOME

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
 <p>POPULATION</p>	5,303	58,511	169,135
 <p>HOUSEHOLDS</p>	2,439	24,580	68,629
 <p>AVERAGE HOUSEHOLD INCOME</p>	\$141,088	\$147,627	\$131,161
 <p>RACE AND ETHNICITY</p>	<p>74.6% White</p> <p>10.4% Black</p> <p>4.3% Hispanic Origin</p>	<p>66.1% White</p> <p>19.5% Black</p> <p>5.1% Hispanic Origin</p>	<p>52.2% White</p> <p>33.2% Black</p> <p>6.5% Hispanic Origin</p>

source: ESRI (July 2022)

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