

FOR SALE

±34.11 Acres Available

Premier Land Purchase Opportunity in the
Rapidly Appreciating Collierville-I-269 Corridor

E. Shelby Drive, Collierville, TN

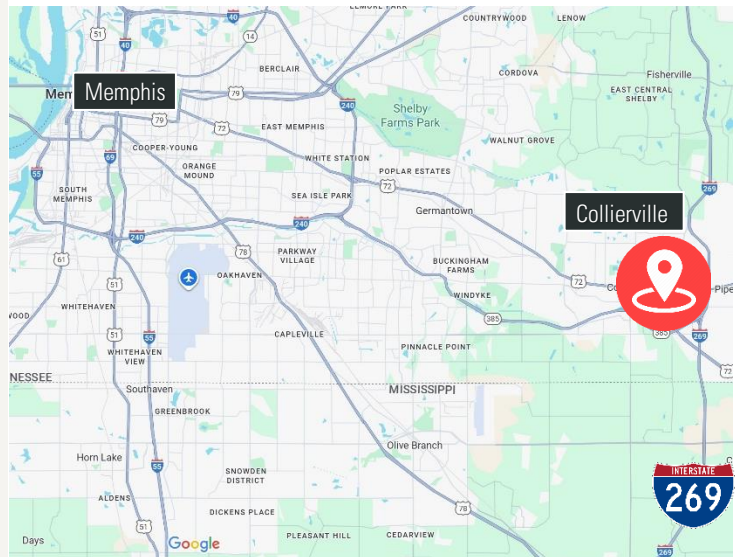


HIGHLIGHTS

- Premier Land Purchase Opportunity in a Strategic Transportation Corridor
- ±34.11 Acres
- Sale Price: \$7,600,000 (±\$222,000 per acre)
- Zoned FAR (Agricultural Residential)
- Property offers significant frontage and access from Bill Morris Pkwy, Hwy 72, S. Mt. Pleasant Rd, and E. Shelby Dr.
- All major utilities available within the vicinity
- Inside I-269 beltway, boosting developer interest through superior connectivity
- High/dry topography suitable for vertical development
- Proximity to Collierville High School (0.25 mile), enhancing institutional and residential demand
- Proximity to Memphis (±26 miles)
- Adjacent to Global Logistics Center and Chickasaw Trails Industrial Park (±6,000 acres)



[Drone Video](#)



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E. Shelby Drive
Collierville, TN
Shelby County

CHARLES
HAWKINS CO.

STRATEGIC LOCATION HIGHLIGHTS

This ±34.1-acre tract at the intersection of E. Shelby Drive and S. Mt. Pleasant Road is positioned within the rapidly appreciating Collierville-I-269 corridor.

- Strategic Transportation Corridor
- Located along I-269, the main corridor connecting Canada and Mexico
- Collierville is **25 minutes** from Memphis International Airport, **35 minutes** from Downtown Memphis and 10 minutes from the Norfolk Southern Intermodal rail yard
- Access to major transportation assets: Mississippi River, **I-40, I-55, I-269**, and Mainline Railroads
- Infrastructure & Access
- Regional Assets
- Collierville provides overnight access by truck to **152 key U.S. markets**

Collierville consistently ranked among the **Top 10 suburban communities** in the U.S. for raising children

Highly regarded **award-winning** schools

FedEx, Orgill, Mueller Industries, Helena Chemical, JuicePLUS, MCR Safety, IMC Companies, United Technologies, Wright Construction and BankTennessee have placed corporate flags in Collierville.

Target
Lowe's
Academy Sports & Outdoors
Home Depot
Kroger
Walmart
Aldi
Slim Chickens
LA Fitness
Chick-fil-A

Subject Property

Collierville High School

Global Logistics Center

Nike Distribution Center
Amazon
800 AC Railroad
ASICS
Pepsi
Exel
ROCKWOOL
GEODIS
Post Foods
Volvo
McCormick

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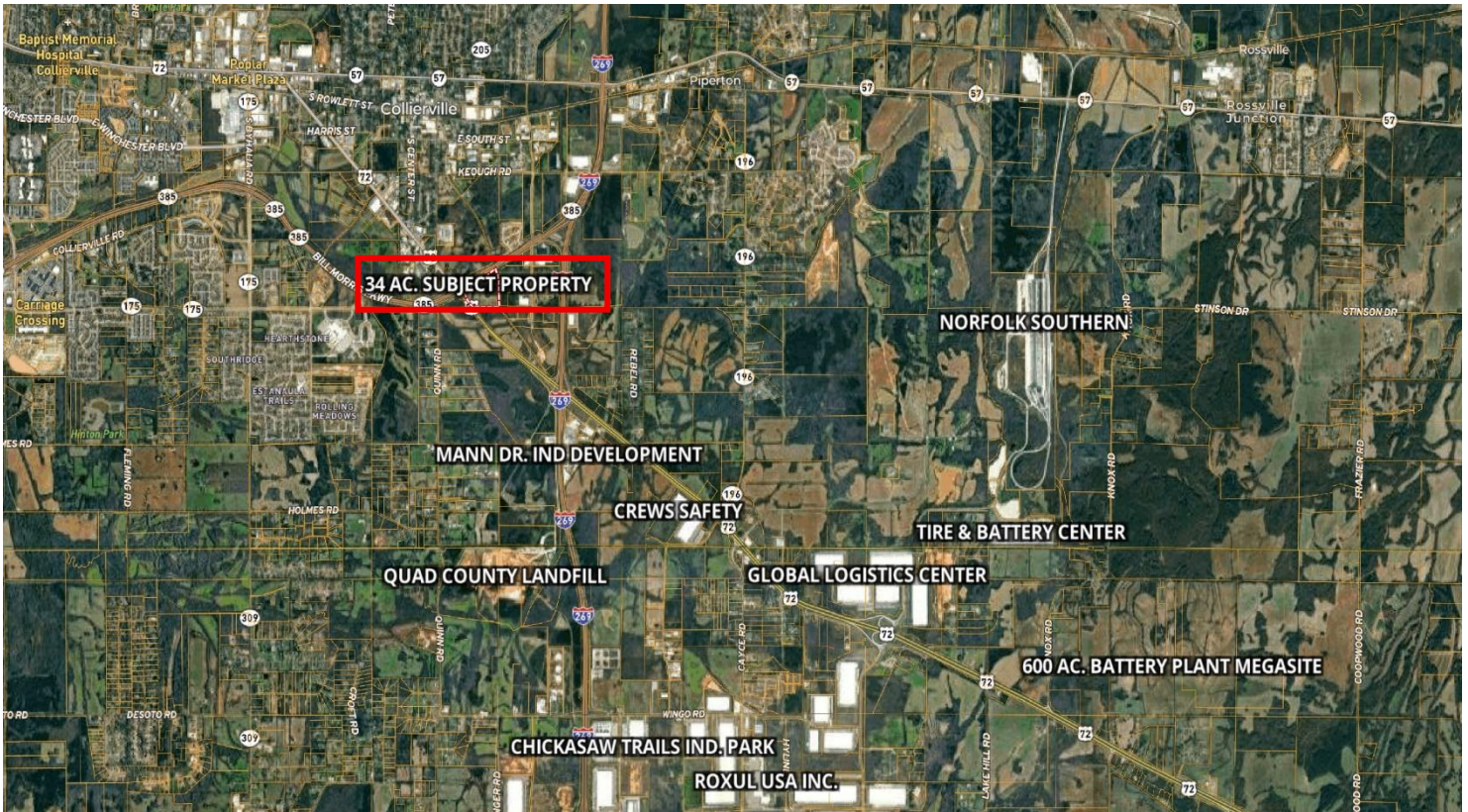
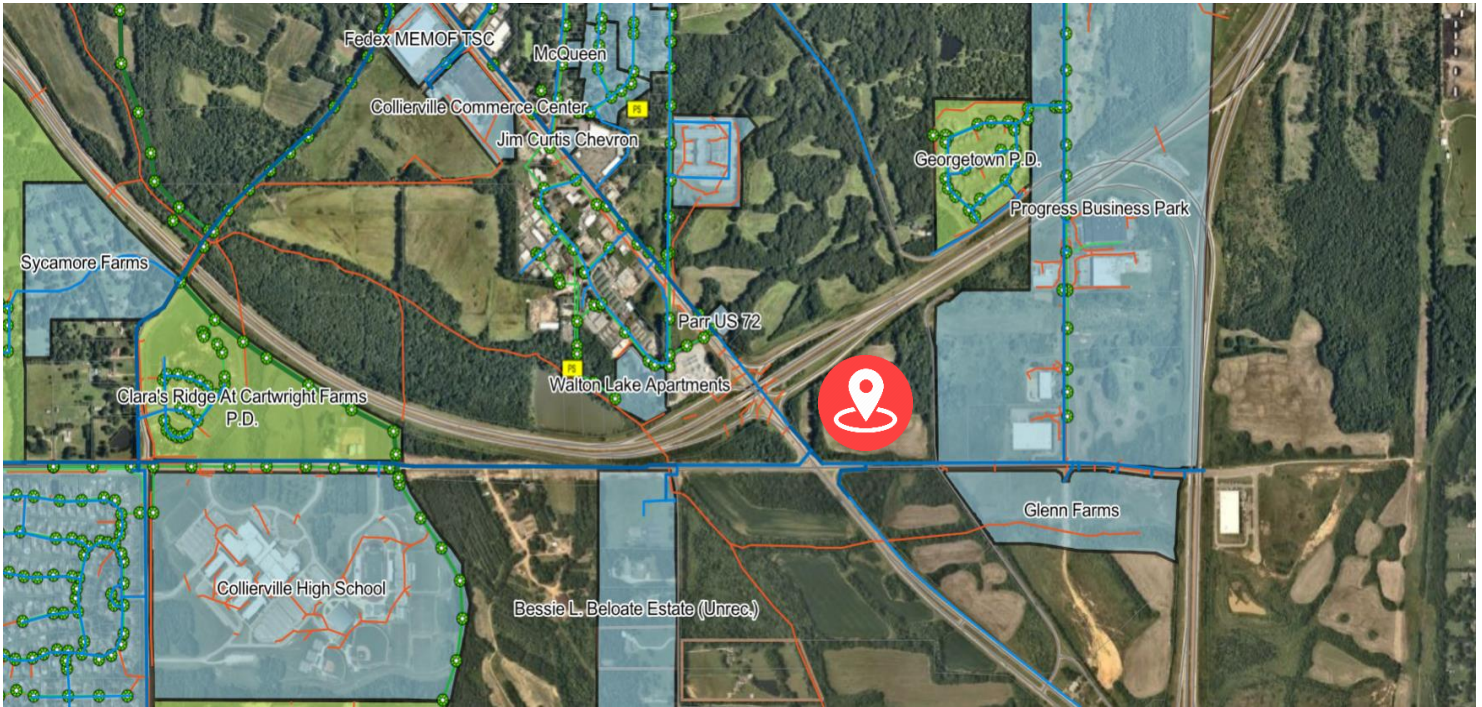
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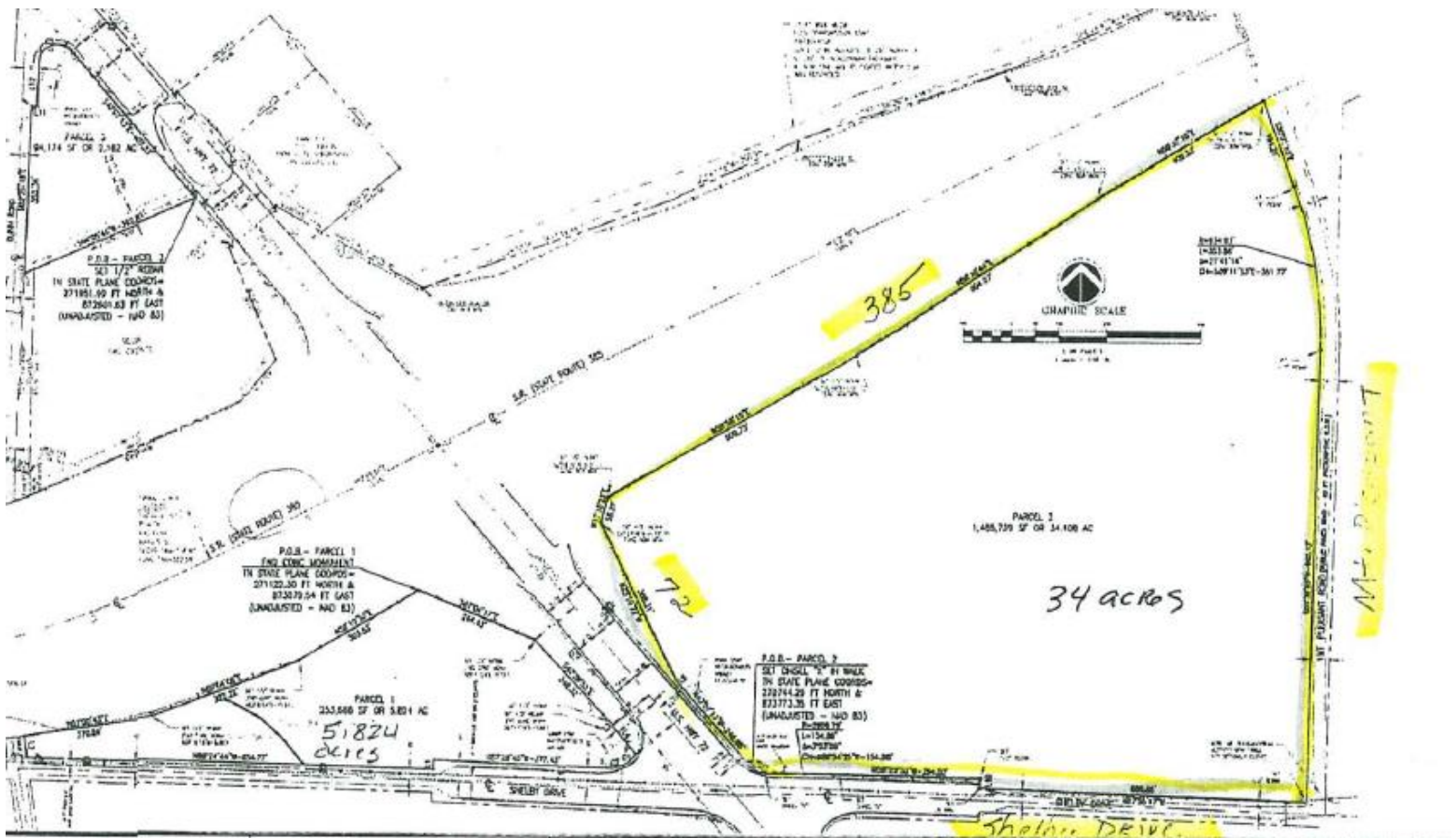
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SURVEY



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