MARKET & WHITE ROAD MARKET BLVD & WHITE ROAD, COLLIERVILLE, TN

LAND FOR SALE

8.42 Acres



8.42 ACRES FOR SALE



PROPERTY FEATURES

- Parcel ID: C0244 A00475
- Zoned PD (Planned Development)- Includes Office and Retail
- Adjacent to Malco Towne Cinema
- Convienently located near home improvement stores, grocery stores, supermarkets, fitness centers and restaurants
- Less than two miles from the Collierville Greenbelt
- Four minutes from TN 385 (1.4 miles)

PRICING	
ASKING PRICE	\$2,934,200 (\$8.00 PSF)
TOTAL ACRES	8.42 Acres
ZONING	PD (Planned Development)

For more information, please contact: LANDON K.WILLIAMS, CCIM Vice President (901) 362 4306 Iwilliams@commadv.com



CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

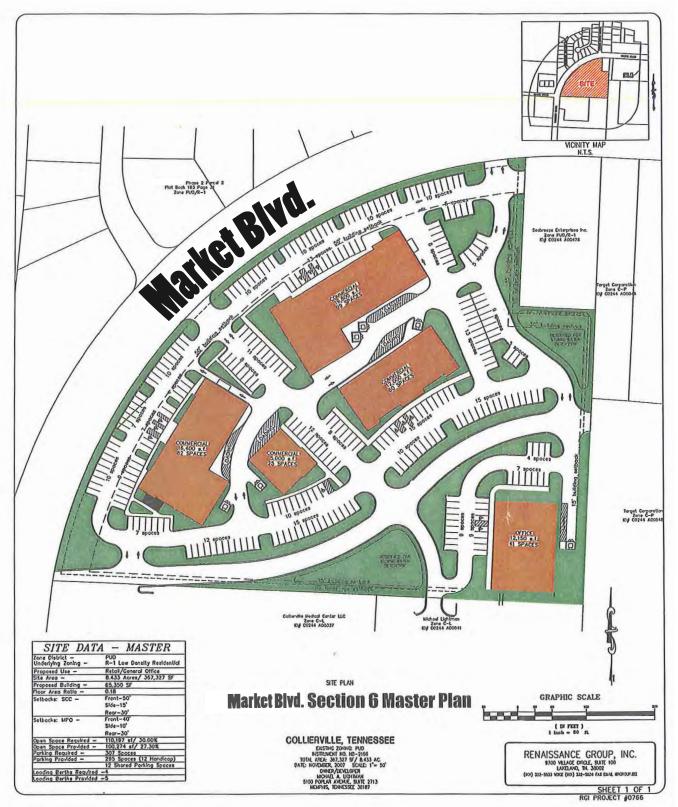
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.

8.42 Acres Available

MARKET BOULEVARD

Zoned PD (Planned Development)

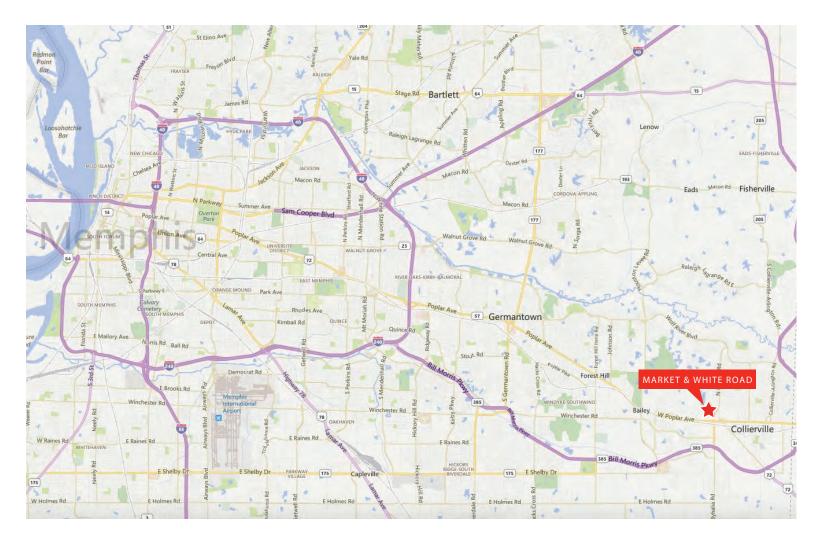


MEMPHIS AREA

Commercial Advisors are pleased to present this 8.42-acre tract of land in the growing city of Collierville, TN. The site has regional accessibility being located 1.6 miles from Highway 385 which gives access to 1-40 going East or to 1-240 going West to Memphis and beyond. One of the main East/West corridors in Collierville is Poplar Avenue, and this site is located a half mile from Poplar Avenue.

Currently, a planned development for an office building with retail exists for the site. Based on the location, the site is also versatile for other uses such as residential and medical.

Because of the Mississippi River boundary to the West of Memphis, growth in the city of Memphis moves East. Collierville has been one of the fast growing cities in Tennessee for the better part of a decade, and with continued growth in population has come the growth of retail, office, hospitals, schools, etc.

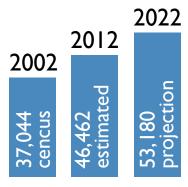


COLLIERVILLE, TN

Collierville is the fastest growing suburb of Memphis. Memphis provides an international gateway for product export and import via Four Foreign Trade Zones. The dynamic quadramodal assets of Memphis are readily accessed from Collierville. More than 35% of the US Metro Markets (152 Key US Markets) can be served overnight and 45 states can be reached with 2-day service from Collierville.

TOWN OF COLLIERVILLE	
DAYTIME POPULATION	39,626
POPULATION PER SQUARE MILE	1,501
MEDIAN AGE	40.2
MEDIAN HOUSEHOLD INCOME	\$104,700
PER CAPITA INCOME	\$47,196
MEDIAN HOME	\$358,498
HOME OWNERSHIP	85.6%
BACHELOR'S DEGREE	51.8%
RETAIL SALES PER CAPITA	\$23,275





POPULATION GROWTH



SCHOOLS

In 2014, the award-winning Collierville Schools established a new municipal school system. US News & World Report listed Collierville High School in the 2014 "Best High Schools" ranking. Collierville High School boasts an average 24.1 ACT score and a 90%+ graduation rate. St. George's Independent School is one of several private schools in the area.



HOUSING

Collierville has a wide variety of high-quality residential housing options. Collierville issued 565 residential building permits in 2013, the most in over a decade.



LIFESTYLE

The Jack Nicklaus-designed Spring Creek Ranch and Arnold Palmer-redesigned Memphis National golf courses are located in Collierville. The Town manages 750 acres of parkland, 30 athletic fields, 10 tennis courts, 10 modular play structures, 2 spray parks and 14.45 miles of Greenbelt trails. A new 108-acre park is planned to open in Spring 2015. The 55,000 sq. ft. Community Center with 7000 sq. ft. fitness center and 350-seat theatre plays host to numerous stage productions and community events each year.

SAFETY

Movoto (2014) ranked Collierville as the 5th Safest City in Tennessee and the 3rd Safest for Violent Crimes.

Information on this page is from the Town of Collierville Information Brochure.

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