

FOR SALE

TWO PRIME COMMERCIAL LOTS

0 CROOKED CREEK ROAD
COLLIERVILLE, TN 38017

POPLAR AVENUE

CROOKED CREEK ROAD

.69 AC

.67 AC

Boundary lines are approximate and for illustrative purposes only

FRANK DYER III, CCIM, RPA
SR VICE PRESIDENT OF BROKERAGE
901.277.8183
frank@gillprop.com



GILL
PROPERTIES



BARRY MAYNARD
SR VICE PRESIDENT OF BROKERAGE
901.230.4265
barry@gillprop.com

6815 POPLAR AVE, SUITE 110 | GERMANTOWN, TN 38138 | 901.758.1100

Asking Price

Lot 1 | .67 AC \$360K

Lot 2 | .69 AC \$355K



2 Lots For Sale

Gill Properties is pleased to offer **Two Prime Commercial Lots** totaling **1.36± acres**, located at the **Collierville/Germantown border**, in one of Shelby County's most dynamic and affluent growth corridors!

Highlights

...the area is still growing!

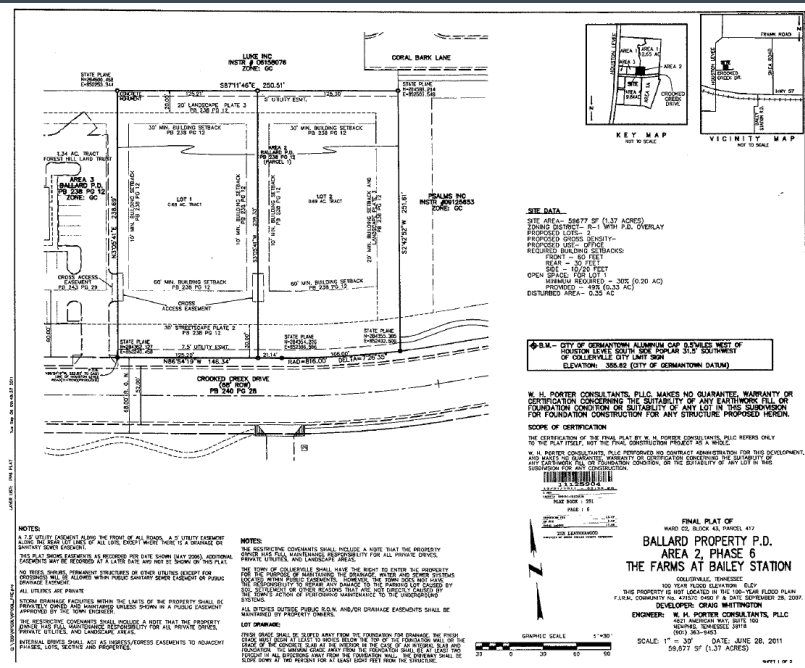
EXCEPTIONAL LOCATION: located at the Collierville west gateway and minutes to Germantown making it an ideal site for clinics, professional offices and other work concepts..

ZONED: GC – flexible commercial zoning in a High-Income Trade Area

AREA RETAILERS: Kohl's, Kirkland's, Kroger's, Michael's, Ulta's, Longhorn Steakhouse, Huey's and more...

ESTABLISHED AREA: Top-Rated Schools, Baptist Memorial Hospital-Collierville and some of the most affluent Residential Neighborhoods.

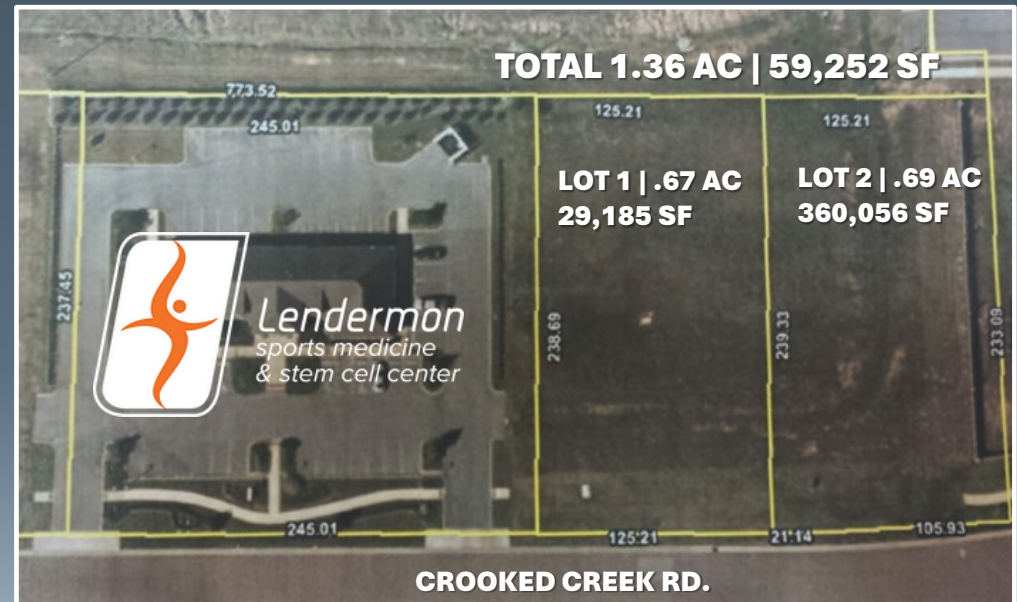
CORPORATE HEADQUARTERS: Orgill, Mueller Industries, JuicePlus, Fedex, MCR Safety, and Bank Tennessee



FOR MORE INFORMATION:

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Area Data

Traffic

Poplar Avenue	25,470+
S Houston Levee Rd	20,300+



150-year-old city with a small-town feel and big-time business growth

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,072+	43,618+	102,089+
Households	1,474+	16,440+	39,612+
HH Income	\$154,064	\$140,824	\$127,695

