

2.92 ACRE INFILL DEVELOPMENT SITE

533 S MENDENHALL ROAD, MEMPHIS, TN 38117

EXCLUSIVE
OFFERING

SUBJECT SITE



INVESTMENT OVERVIEW

PRICE \$4,500,000

Per SF \$35

Per ACRE \$1,541,000

ACREAGE 2.92 Acres for Sale

UTILITIES At Site

ZONING CMU-1 and R-10

TRAFFIC COUNTS S Mendenhall Rd (16,886)
Sanderlin Ave (9,821)
Poplar Ave (45,721)

- Rare Infill Development Site near densely developed Clark Tower Commercial District
- Across from Kroger-anchored 88,000sf Mendenhall Commons Neighborhood Retail Center and close to 380,000sf East Gate Power Center
- Subdivision Opportunity—2.92 acres available for sale. New Philadelphia Church will retain sanctuary building on SE of parcel.
- Utilities at Site
- Partially cleared with mostly level topography
- Zoning Flexibility—Zoning supports a wide range of uses and development concepts including build-for-sale single-family residential, boutique townhome developments, and luxury multifamily residences among others.



WOODYARD
REALTY CORPORATION

LEA HEILIG, CCIM

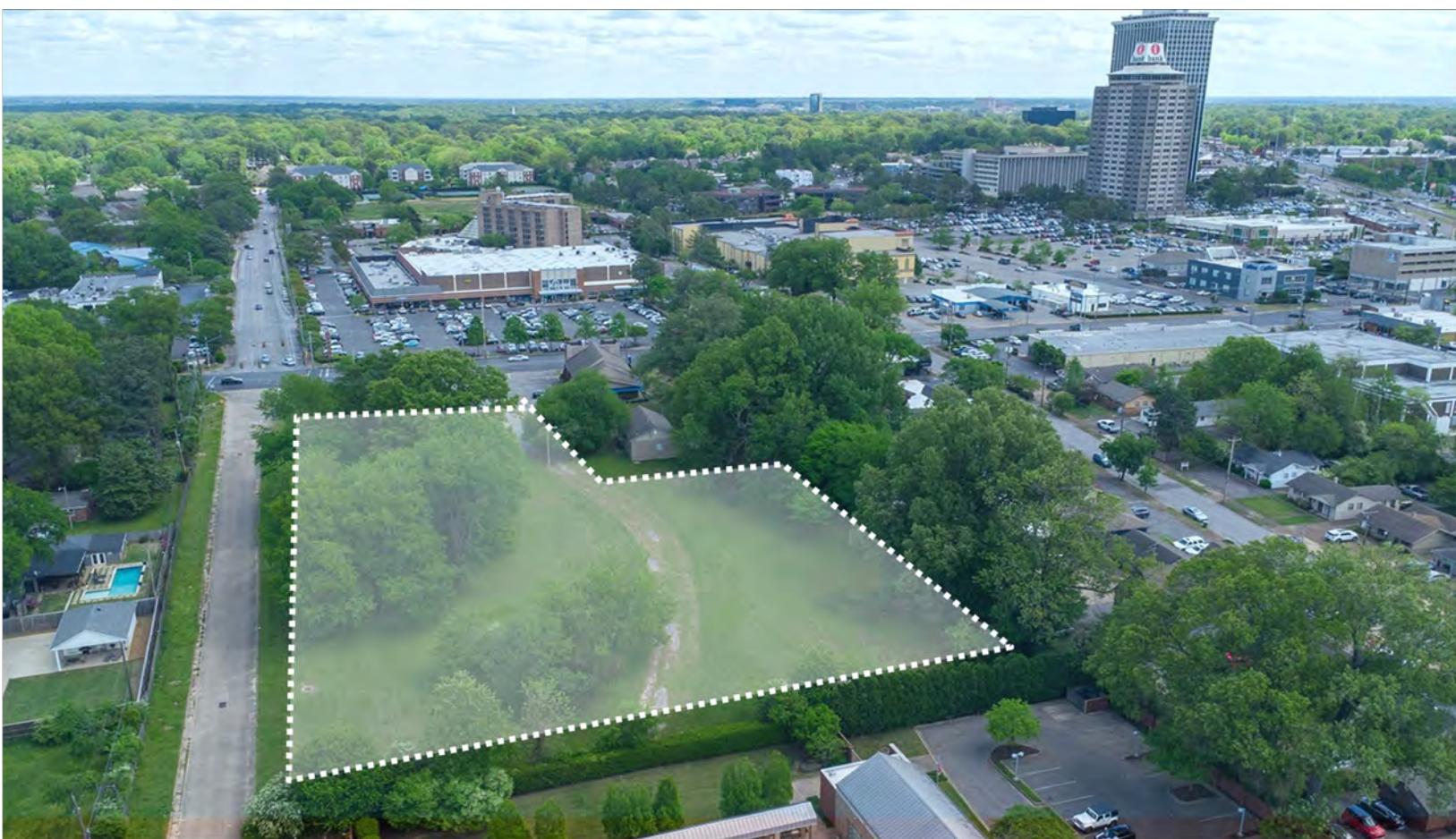
T: 901.767.1998 D: 901.842.5322 Lea@WoodyardRealty.com

No warranty or representation either express or implied is made to the accuracy of the information contained herein. It is further subject to correction, modification, or withdrawal without further notice. No representation is made as to the condition of the property presented.

2.92 ACRE INFILL DEVELOPMENT SITE

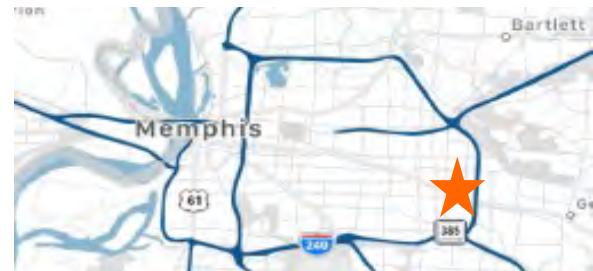
533 S MENDENHALL ROAD, MEMPHIS, TN 38117

EXCLUSIVE
OFFERING



LOCATION HIGHLIGHTS

- High Barrier To Entry—Best-in-class infill development site in East Memphis, one of the most sought-after submarkets in the City.
- Proximity to the City's premier business districts and vibrant medical hubs, retail offerings, as well as community and lifestyle amenities.
- Across from the Clark Tower Office District, the heartbeat of East Memphis and a vital part of the Poplar White-Collar Corridor, a major artery with over 7.7 Million sf of high-end office space.
- Within 15 minutes from two major healthcare anchors: Baptist Memorial Hospital Campus and St. Francis Hospital.
- Surrounded by diverse retail offerings, blending national brands such as Home Depot, Whole Foods, Target, Ulta, BestBuy among others, local favorites, and everyday essentials.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,018	69,641	235,239
Households	3,294	29,867	94,818
Average HH Income	\$133,329	\$104,093	\$76,166
Median Home Value	\$394,339	\$287,294	\$209,041
Owner Occupied	77%	61%	47%



LEA HEILIG, CCIM

T: 901.767.1998 D: 901.842.5322 Lea@WoodyardRealty.com

No warranty or representation either express or implied is made to the accuracy of the information contained herein. It is further subject to correction, modification, or withdrawal without further notice. No representation is made as to the condition of the property presented.