

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 S Mendenhall Rd (16,886)

COUNTS 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.



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LEA HEILIG, CCIM

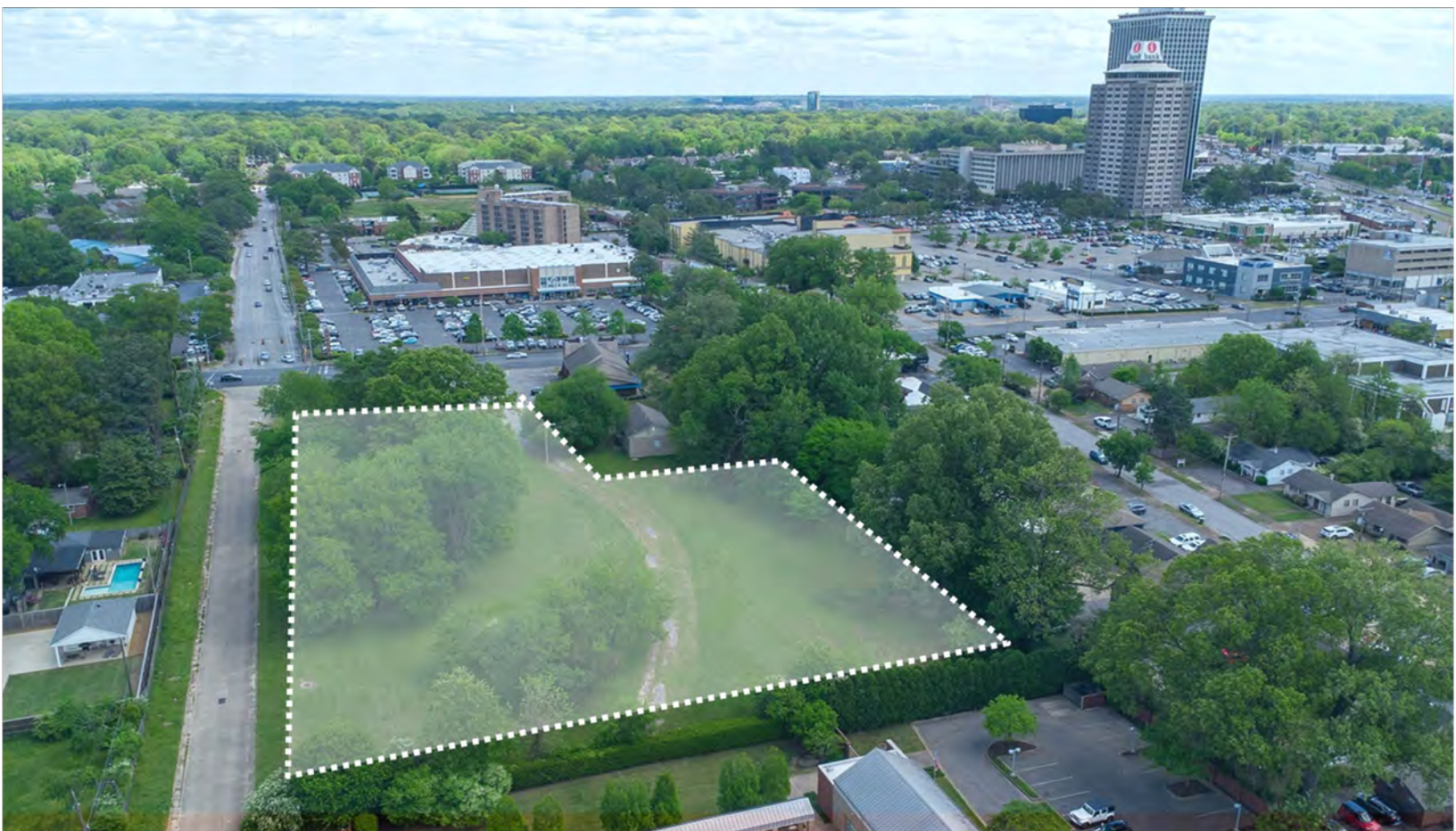
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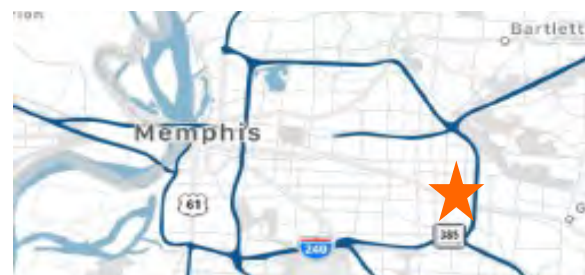
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LOCATION HIGHLIGHTS

- 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% |



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