

±1.72 ACRE LAND SITE AVAILABLE

LOCATION

» HWY 51 Bypass - Dyersburg, TN

PROPERTY OVERVIEW

- » ±1.72 Acres Available for Sale – Ideal size for a variety of commercial uses including retail, quick-service restaurant (QSR), medical office, or service retail.
- » High-Visibility Location – Positioned along a well-traveled commercial corridor providing strong exposure to passing traffic and local consumers.
- » Commercial Development Opportunity – Suitable for pad development, build-to-suit, or owner-user projects seeking a strategic location within an established trade area.
- » Growing Local Trade Area – Serves a stable regional customer base supported by surrounding residential neighborhoods, local businesses, and employment centers.
- » Flexible Site Configuration – 1.72 acres provides sufficient area for parking, drive-thru configuration, or multi-tenant development potential.
- » Ideal for QSR or Service Retail – Site size and frontage lend themselves well to drive-thru restaurant concepts, convenience retail, or small retail strip development.

PRICING

» Call for Quote

CONTACT

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MARKET AERIAL



SUBJECT PROPERTY

DYERSBURG MALL
±162,000 SF GLA | ±17 STORES

planet fitness **OLLIE'S BARGAIN OUTLET**
GOOD STUFF CHEAP

Walmart
Save money. Live better.

HOBBY LOBBY
HIBBETT SPORTS
Marshalls
petsense
FIVE BELOW

NISSAN

DOLLAR GENERAL KFC **McDonald's**
Chick-fil-A cricket

HARBOR FREIGHT **DOLLAR TREE**
PAPA JOHN'S Little Caesars

REGIONS

DYERSBURG HIGH SCHOOL

DOLLAR GENERAL

West Tennessee HEALTHCARE

Aerial by: **SUBJECT RUNNER**
Imagery: Google Earth

CONCEPT PLAN

