



**0 Market Center Drive
Collierville, TN 38017**

± 1.5 AC | Office and Commercial District Land

Presented By:

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NAI Saig Company is proud to present this 1.5-acre commercial development opportunity on Market Center Drive in Collierville, Tennessee, located within the highly desirable Schilling Farms area. The site offers excellent visibility and convenient access within one of Collierville's established and growing commercial corridors.

Strategically positioned near major retail, residential, office, and dining destinations, the property provides an attractive opportunity for a variety of commercial uses. Its location within Schilling Farms offers strong surrounding demographics, accessibility, and proximity to major transportation routes, making it well-suited for retail, office, medical, or other commercial development.

Property Overview:

- ±1.5 AC commercial development site
- Parcel ID: C0244 A00613
- Prime Corner Location at Market Center Drive and Schilling Bend Commons with excellent visibility
- Strategic Collierville Location within a well-established and highly desirable commercial and residential area
- Flexible Site Configuration offering potential to accommodate a variety of commercial users and development concepts
- Primary Permitted Uses: Administrative, professional, or medical offices, financial institutions, and low-intensity commercial services designed to serve surrounding residential and commercial areas
- Affluent Collierville market with a median household income of approximately \$145,000
- Asking price: \$690,000



Property Highlights:

Location and Access:

- Prime Schilling Farms Location in Collierville, one of the area's most established and desirable commercial districts
- Excellent Access to Poplar Avenue with convenient connectivity throughout Collierville and the greater Memphis metro
- Strong Regional Accessibility with convenient connections to I-269, I-385, and major Collierville thoroughfares
- Highly Visible Corner Position at Market Center Drive and Schilling Bend Commons

Competitive Position:

- Limited Development Sites within the established Schilling Farms commercial environment
- High-Quality Surrounding Development creates a strong setting for new commercial investment
- Flexible Development Potential with the ability to accommodate a variety of retail, office, medical, and service users
- Strong Co-Tenancy - positioned near a growing mix of national and regional retailers, restaurants, and service providers







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