

FOR SALE

283 PARKSTONE PLACE

Lot can be subdivided

Jackson, TN 38305



OFFERING SUMMARY

Sale Price:	\$949,104
Lot Size:	1.36 Acres
Available SqFt for Lease:	59,241.6 SqFt
Will Subdivide:	Yes, See Proposed Plan
Zoning:	SC-1 Planned Commercial Zone

PROPERTY OVERVIEW

High traffic retail lot in a Premiere growth corridor For Sale - For Lease or Build to Suit. Ready for immediate development. Ideal for Fast Food - Restaurant - all Retail uses. Anchored by Starbucks, Food Giant, McDonalds, Sonic, Burger King, Wendy's, Taco Bell. Owner will subdivide and Sell - Land Lease or Build to Suit.





LOCATION HIGHLIGHTS

- High growth Corridor - 45 miles East of new Ford Elect - Blue Oval - Super Site
- Top traffic count:
 - Interstate 40 - 50,000
 - Hwy 412 - 20,000
- Memphis 80 miles West
- Nashville 120 miles East



CHRIS CAROTHERS, CCIM, ALC

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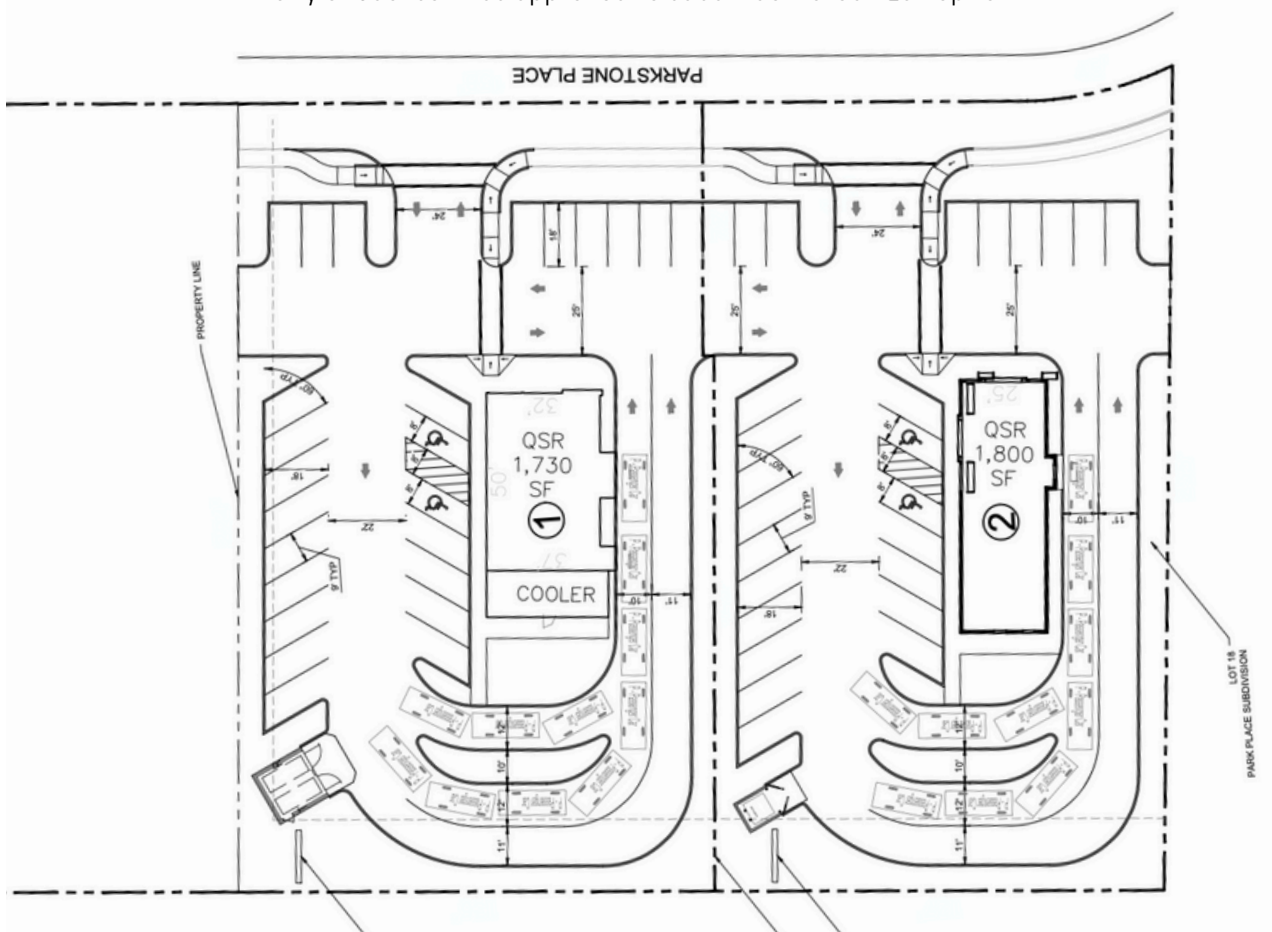
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PROPOSED SITE PLAN

City of Jackson has approved to subdivide - Great QSR option.



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The Prospect League is a top summer collegiate wood bat baseball league that provides a venue to allow MLB Scouts to watch collegiate prospects in competition while also providing family friendly, affordable baseball entertainment to the community.



The West Tennessee Healthcare Sportsplex, operated by the City of Jackson, TN, is the Southeast's premier youth baseball facility with 17 lighted baseball fields sitting on 70 acres to offer "The Best Travel Ball Experience."



Indoor trampoline park full of one-of-a-kind attractions designed to push your limits, allow you to fly higher and just have tons and tons of fun.



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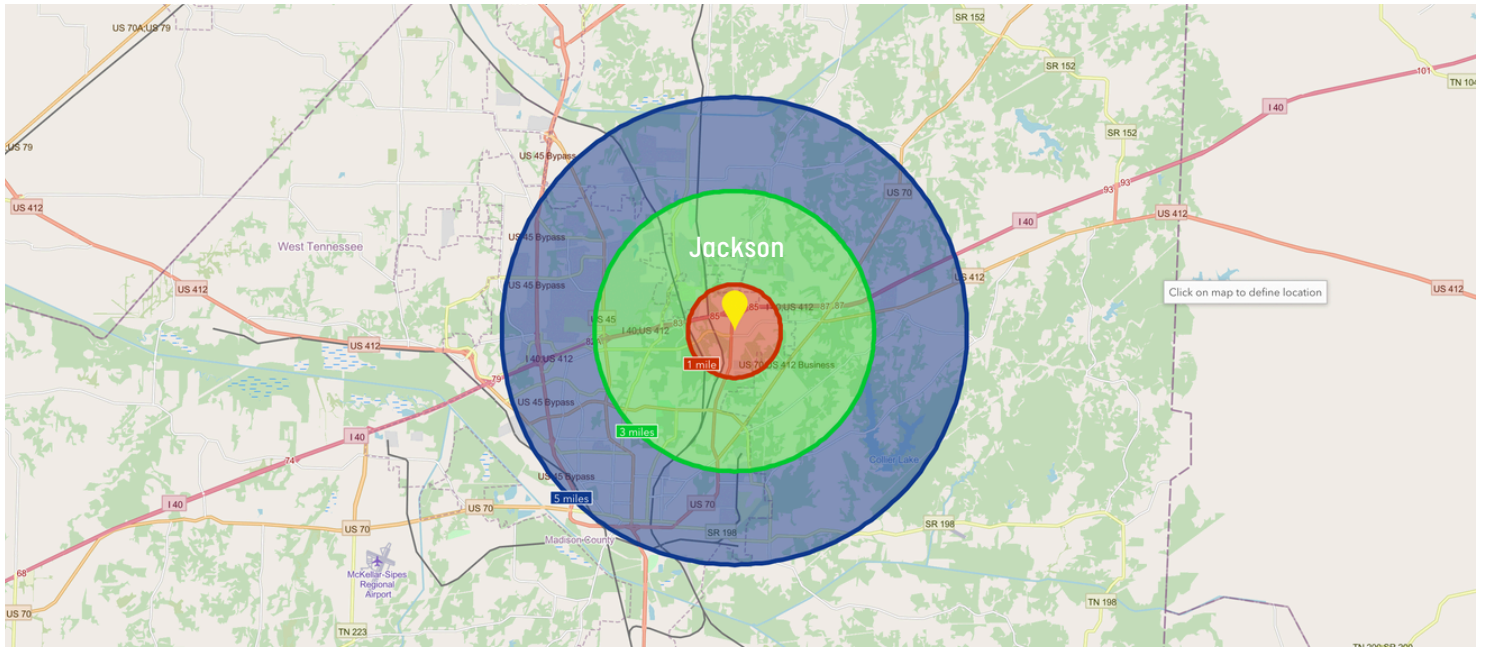
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DEMOGRAPHICS



1 MILE			3 MILES			5 MILES		
Population 266	Median Age 34.3	Average Household Size 2.5	Population 17,630	Median Age 37.1	Average Household Size 2.4	Population 43,426	Median Age 36.8	Average Household Size 2.3
Median Household Income \$50,895	White Collar 50.7%	Blue Collar 33.8%	Median Household Income \$51,261	White Collar 55.8%	Blue Collar 24.6%	Median Household Income \$47,347	White Collar 57.4%	Blue Collar 21.9%
Services 16.2%	Unemployment Rate 5.6%	Services 16.2%	Services 19.7%	Unemployment Rate 5.0%	Services 19.7%	Services 20.7%	Unemployment Rate 5.4%	Services 20.7%
Median Household Income \$50,895	Per Capita Income \$22,764	Median Net Worth \$45,620	Median Household Income \$51,261	Per Capita Income \$26,341	Median Net Worth \$81,582	Median Household Income \$47,347	Per Capita Income \$25,687	Median Net Worth \$36,824



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