

Offered At
\$495,000



+/- 4.66 ac
Summer Ave
Just off Whitten Rd
Bartlett, TN 38134

A Key Stretch of Land very close to the newly announced 622 residential unit/74 acre Union Depot mixed-use development! Enough usable land with permissive C-H zoning to go somewhat big. This is an excellent opportunity to pick up a decent sized, multiple-unit development parcel, with several acres of usable Footage at a deeply discounted price. Zoned for Car Washes too!



Wilson W. McCloy

Crye-Leike Commercial
 6525 Quail Hollow Rd, Ste 401
 Memphis, TN 38120

A large parcel not far from the busy intersection at Summer and Whitten Rd. It would make an excellent multi-parcel QSR development, Car Wash, Strip Center, Free Standing Retail development, Retirement Community, etc.

A Copy of the C-H Zoning permitted uses can be provided upon request and allows for many, high-traffic driving retail uses. Retailers are Bullish on Bartlett and the area will continue to see ongoing reinvestment and upgrades for many years to come.

Year-over-year Traffic Counts will continue to increase.

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Features

- Key Positioning a little off a key Bartlett-area intersection
- Near the Newly Announced Union Depot Development
- Summer Ave/US 70/US 79 is on fire right now with new East to West Development
- A long term play with a low cost of entry



Recent Survey Available for Quick Due Diligence Answers!

Available with acres of develop-able land with road frontage all day long..... +/- 890' of Frontage.... Put your visionary cap on, put the team together, and let's go to work!

The Bartlett suburb is one of the Memphis MSA's most sought after suburbs and features a strong workforce with buying power and a municipality driven by long-term stability. In 2024, dirt work began on the 74 acre Union Depot mixed-use development which will include 622 residential units, three commercial lots and be constructed over several phases. A traffic light will be added on the new development's southern side on US-70 due to increased area traffic demands.

With its natural geographic advantage, its deep pool of skilled logistics workers, and its intermodal edge, our core competency in Memphis is distribution and logistics. Home of the world headquarters and hub of shipping powerhouse FedEx, over 400 trucking companies and major operations of UPS, DHL and the USPS, Memphis is uniquely positioned to provide the most cost effective distribution and logistics services in the country. Memphis is home to the world hub of FedEx; Memphis' workforce has a higher percentage of logistics workers than any other metropolitan area in the country and access to the world through Intermodal Gateway Memphis.

A rare larger tract in an excellent Memphis MSA suburb where quality of life will continue to be Priority #1!



Memphis | Nashville | Little Rock | Chattanooga | Atlanta

Exclusively Offered
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For Further Questions Contact - Wilson W. McCloy at 901.481.5045 or wilson.mccloy@crye-leike.com