

16+/- AC | FOR SALE

PRIME DEVELOPMENT OPPORTUNITY

7520 Macon Rd., Cordova, TN 38018

Property
For Sale

Call for Pricing:
(901) 758-1100

Macon Rd

MACON ROAD

GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
(901) 758-1100
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EVANGELICAL
CHRISTIAN SCHOOL

7520 Macon Rd

Ray Gill
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➡ INVESTMENT Highlights

Gill Properties, Inc, is pleased to present a significant tract of land in the still growing area of Cordova, TN.

This unique opportunity provides a prime location in the heart of the Cordova retail corridor, making it an ideal location for various types of commercial development.

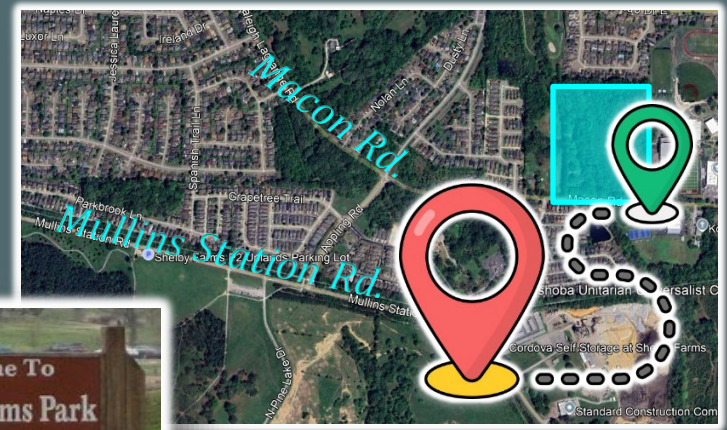
Secure this versatile property and take advantage of the desirable & walkable positioning to the gorgeous Shelby Farms Park with access at Mullins Station Road.

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	9,693	62,138	148,021
HOUSEHOLDS	4,222	24,677	58,490
HH INCOME	\$94,505	\$104,990	\$115,413



Walkable / Park Area



Less than 1 mile from Shelby Farms Park making this property ideal for the active.

Shelby Farms Park is one of the
Largest Urban Parks in the
Country.

- ✓ 4,500 Acres
- ✓ Greenline: 40 Miles of Trails, paved and unpaved
- ✓ 10.65 Mile Paved Cycling Trail
- ✓ 20 Bodies of Water providing opportunity for fishing
- ✓ Home to a Herd of Buffalo
- ✓ Horseback Riding, Treetop Adventures, Water Playground, Woodland Discovery Playground
- ✓ Friendly Dog Park



Ideal for Mixed-Use & Multifamily Opportunity

Perfectly positioned for a dynamic mixed-use or apartment development, this ± 16 -acre site offers an exceptional combination of location, convenience and lifestyle amenities. Shelby Farms Park and the Shelby Farms Greenline are within approximately one mile, providing easy access to miles of trails, recreation and green space.

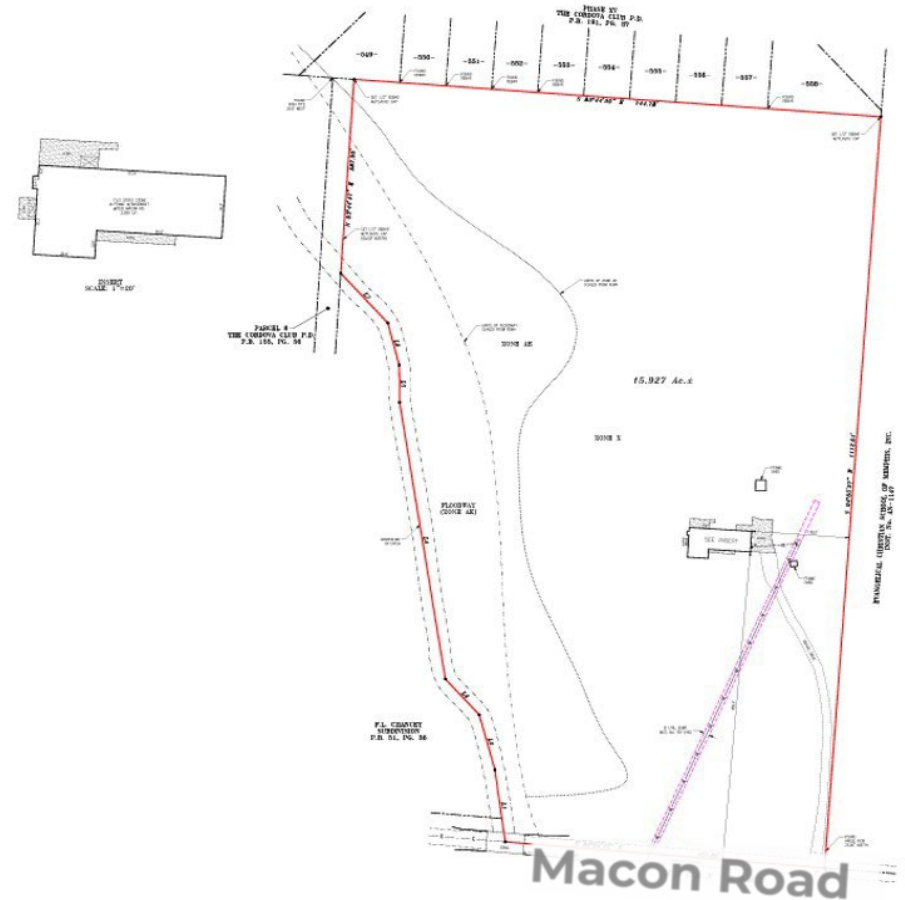
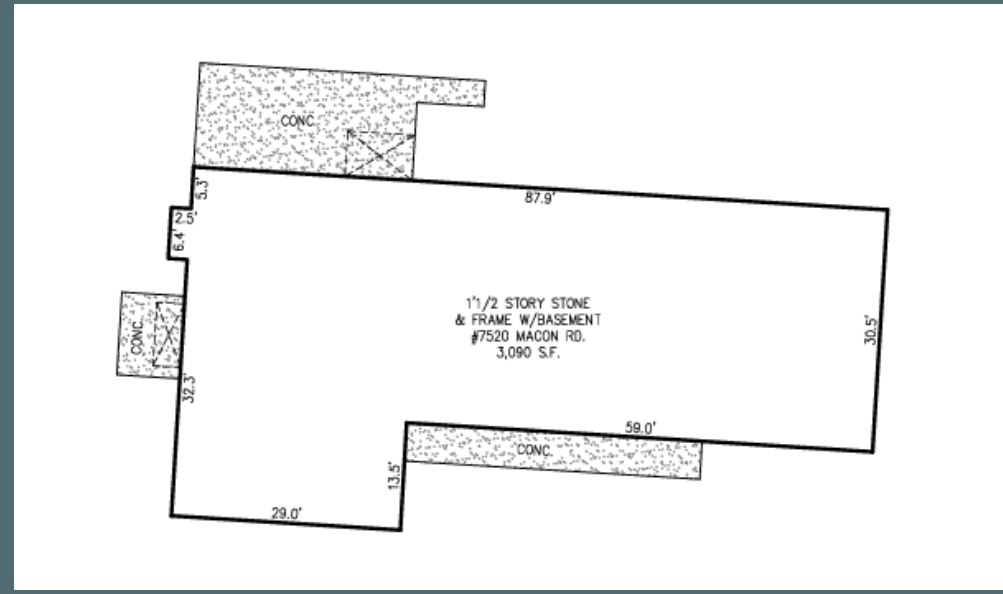
Evangelical Christian School (ECS), one of the area's premier private schools, is immediately next door. Shopping, restaurants, Malco movie theater and grocery stores are all within walking distance—creating the ideal setting for a vibrant, connected community where residents can live, shop, dine and enjoy the outdoors.



➡ **PROPERTY** **Survey**

✓ **Size:** 16 (+/-) Acres

✓ **Structures:** 3,642 SF House &
Frame Shed



FOR MORE INFORMATION:
Ray Gill (901) 378-4930

FOR SALE

7520 Macon Rd.



- 2 miles to I-40 and 4 miles to I-240
- Less than 1 mile to N Germantown Parkway
- 13 miles to Downtown Memphis

Patriot Lake



Hyde Lake Boat Launch



Coastal Fish Company



EVANGELICAL
CHRISTIAN SCHOOL



Germantown Parkway

Macon Rd.

7520 Macon Rd

Mullins Station Rd.

Raleigh-LaGrange Rd.



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