



Investment Opportunity

21.46± Acres of Land | Arlington, Tennessee 38002



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The Offering

Colliers, as exclusive advisor, is pleased to present to investors a vacant parcel of land located in Arlington, TN. Located just North of Arlington High School and is ~21.46 acres with approximately 518 feet of frontage along Memphis Arlington Road.

Arlington, TN is well situated in southwest Tennessee, with air, road, rail and river connections close by. The Town sits on the eastern edge of Shelby County at the crossroads of two major transportation routes: I-40 and I-269. Beyond its exceptional road access, the Town is also roughly 30 miles from Memphis International Airport and the Port of Memphis. Located approximately 16 miles from Ford Blue Oval, the Megasite is estimated to cost \$5.6 billion to construct and will employ ~6,000 people.



Portfolio Summary

Address	Parcel - 21.46 acres as shown on the attached parcel
Zoned	Commercial
Subdivide	Will consider subdividing

Economics

Asking Price:

\$2,500,000

for the entire 21.46 acres. If subdivide the price per square foot will change.

Surrounding Amenities



Restaurants

- ① Airline & Otto Lane Shops
Domino's Pizza
Lenny's Grill & Subs
Little Caesars
Tast-T-O Donut
- ② Chipotle
- ③ Olympic Steak House
- ④ Smoothie King
- ⑤ Starbucks
- ⑥ Taco Bell

Restaurants (continued)

- ⑦ Wendys
- ⑧ Whataburger

Retail

- ① Arlington Automotive
- ② Buff City Soap
- ③ Kroger (COMING SOON!)
- ④ O'Rielly Auto Parts

Banks

- ① Bank of Arlington
- ② First Citizens National Bank
- ③ Patriot Bank
- ④ Regions
- ⑤ Simmons Bank

Schools

- ① Arlington Elementary School
- ② Arlington High School

Healthcare

- ① Baptist Medical Group
- ② Baptist Memorial Hospital
- ③ The Little Clinic (Milton Wilson Road)
- ④ OrthoSouth Arlington
- ⑤ Pediatrics East: Arlington
- ⑥ RedMed Urgent Clinic

Gas Stations

- ① Shell (Airline Road)



Market Overview

5640 Airline Rd, Arlington, Tennessee, 38002
3 mile radius

Household & population characteristics



\$120,767

Median household income



\$363,622

Median home value



86.7%

Owner occupied housing units



36.1

Median age



49.9%

Female population



64.7%

% Married (age 15 or older)

Annual lifestyle spending



\$4,030

Travel



\$39

Tickets to Movies



\$98

Theatre/Operas/
Concerts



\$102

Admission to Sports Events



\$12

Online Gaming Services

Households & population



16,737

Current total population



16,882

5 Year total population



5,315

Current total households



5,477

5 year total households

Education

3%

No high school diploma



20%

High school graduate



26%

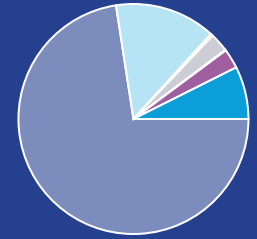
Some college



51%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



371

Total businesses



4,200

Total employees

Employment



73%

White collar



16%

Blue collar



11%

Services

2.2%

Unemployment rate

Annual household spending



\$3,111

Apparel & Services



\$350

Computers & Hardware



\$5,278

Eating Out



\$8,865

Groceries



\$9,525

Health Care