



# 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 Wendy's
- ⑧ Whataburger

## Retail

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

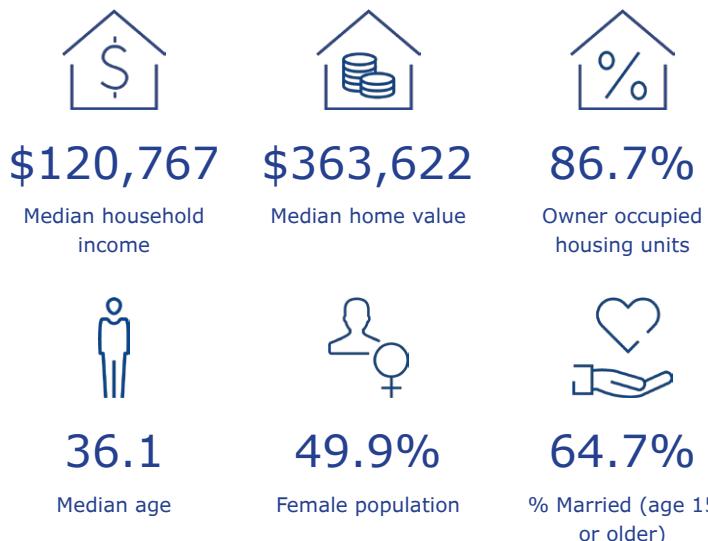
- ① Shell (*Airline Road*)

# Market Overview

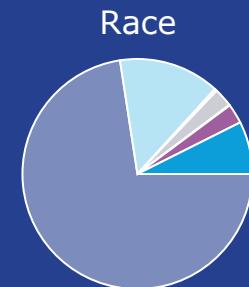
5640 Airline Rd, Arlington, Tennessee, 38002

3 mile radius

## Household & population characteristics



## Households & population



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

## Education



## Business



## Annual lifestyle spending



## Annual household spending



## Employment

