

FOR SALE

WALNUT GROVE & FOREST HILL IRENE

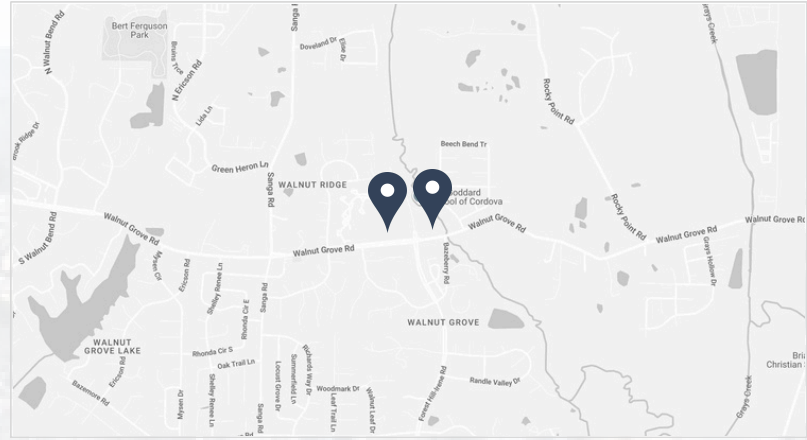
9028 WALNUT GROVE RD | CORDOVA, TN 38018

WALNUT GROVE & FOREST HILL

9028 WALNUT GROVE ROAD



NORTHWEST PARCEL



NORTHEAST PARCEL



NORTHWEST PARCEL

PROPERTY DESCRIPTION

Six land parcels located in Cordova at the signalized intersection of Walnut Grove Rd and Forest Hill-Irene Rd. On the west side are four parcels totaling 6.6 acres, well suited for commercial, neighborhood, or mixed-use development. Directly across Forest Hill-Irene Rd are two parcels totaling 6.32 acres, offering an ideal opportunity for a complementary use or standalone investment.

PROPERTY HIGHLIGHTS

- Area zoning supports commercial, neighborhood, or mixed-use development
- Signalized intersection with strong ingress and egress
- Immediate access to Walnut Grove Rd, a primary east-west corridor connecting Germantown, Cordova, and East Memphis
- Area Retailers: Walmart, Target, Kroger, ALDI, Marshalls, HomeGoods, Five Below, Panera Bread, Tropical Smoothie Cafe, Chipotle, Freddy's Frozen Custard & Steakburgers, AutoZone, Ace Hardware, and more
- Traffic Counts: Walnut Grove Rd (29,775 AADT)

JONATHAN AUR

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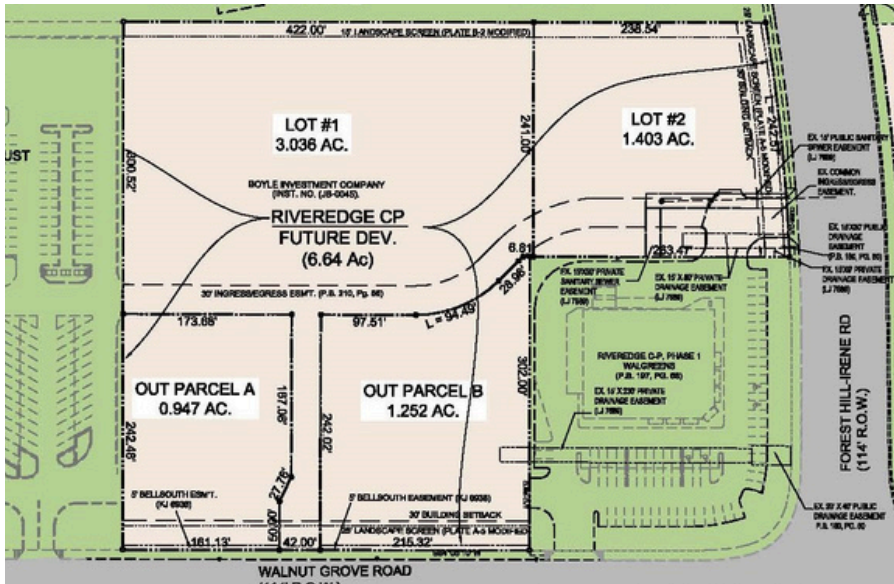
jaur@jonesaur.com

LAND AVAILABILITY

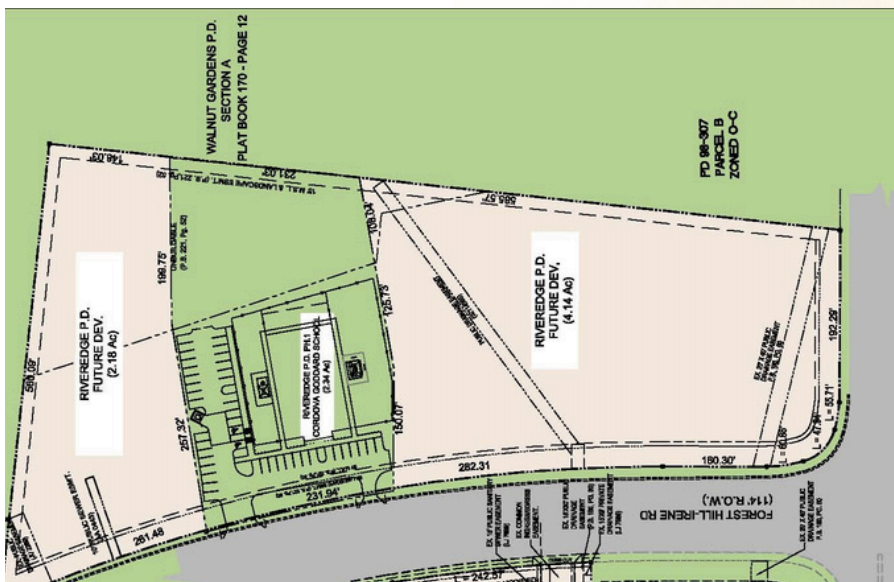
Situated at a signalized intersection, these six-parcels total approximately 13 acres in one of Cordova's most established commercial corridors. The site benefits from excellent exposure, multiple access points, and a surrounding base of long-standing residential neighborhoods and schools. Its central Cordova location offers convenient connectivity to Germantown, East Memphis, and major employment centers, making it well suited for neighborhood retail, office, or mixed-use development.

LAND FOR SALE

Northwest Parcels | 6.64 Acres



Northeast Parcels | 6.32 Acres



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NEARBY ACTIVITY



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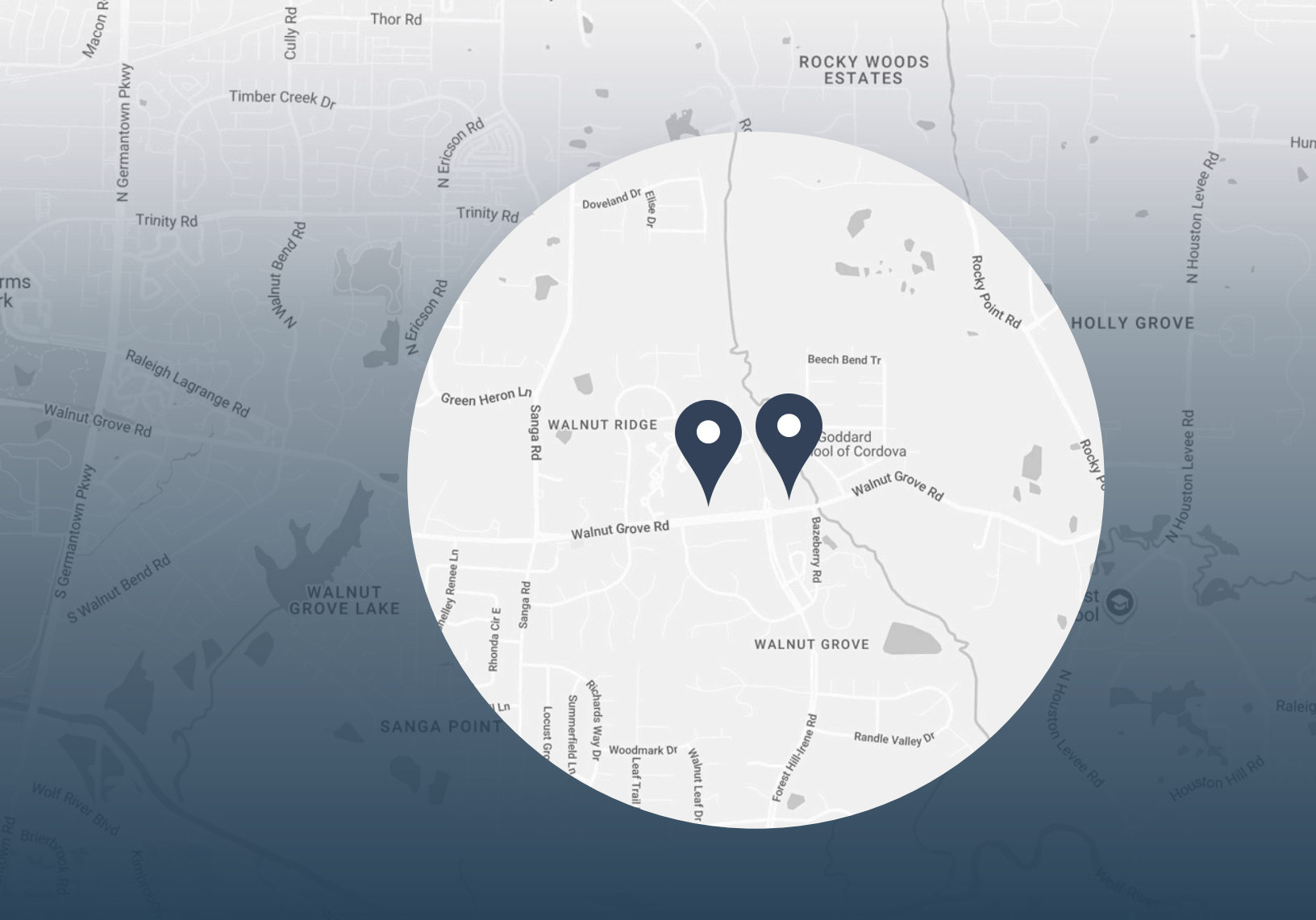
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850 RIDGE LAKE BLVD SUITE 103

| MEMPHIS, TN 38120

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| JONESAUR.COM



WALNUT GROVE RD & FOREST HILL IRENE RD

LOCATION DESCRIPTION

Cordova continues to be one of East Memphis' most established and in-demand submarkets, supported by strong residential density, household stability, and long-term growth. The area attracts a steady mix of medical, professional office, service, and neighborhood retail users due to its accessibility and built-in customer base.

With direct connections to Germantown, East Memphis, and major employment corridors, Cordova remains a reliable location for businesses and investors seeking consistent demand and long-term market strength.

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