

FOR SALE

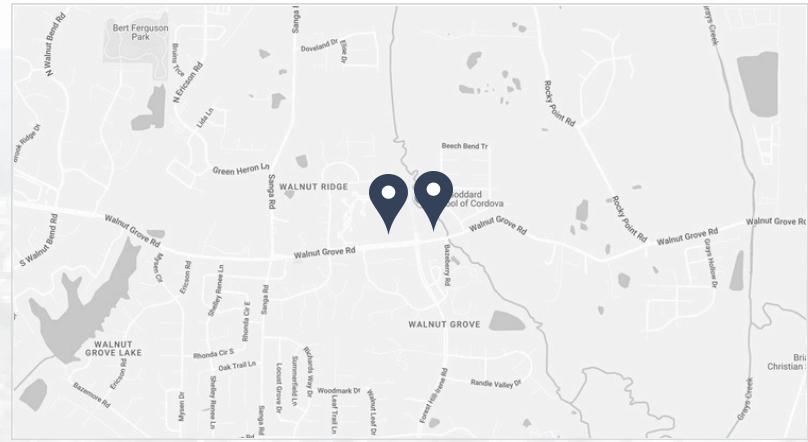
WALNUT GROVE & FOREST HILL IRENE
9028 WALNUT GROVE RD | CORDOVA, TN 38018

FOR SALE

JA JONES AUR

WALNUT GROVE & FOREST HILL

9028 WALNUT GROVE ROAD



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

901.545.3139

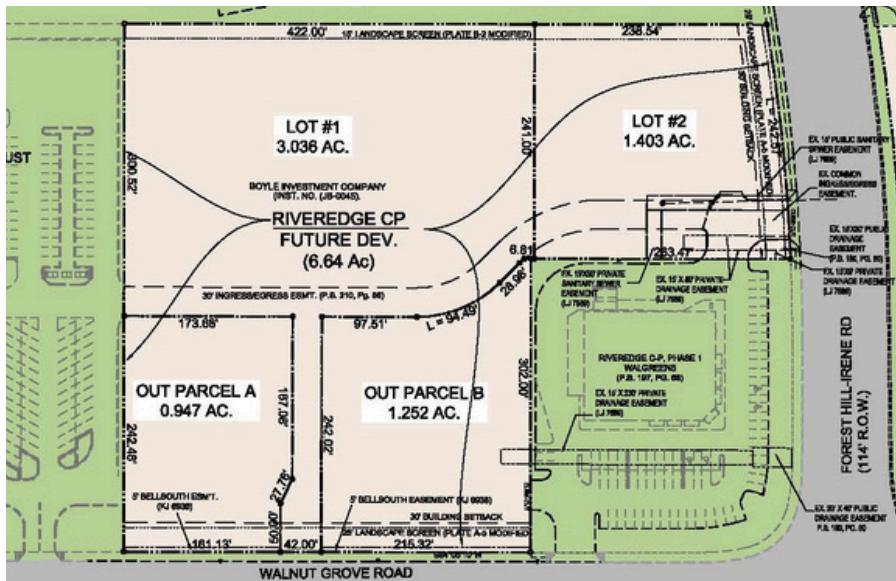
jaur@jonesaur.com

LAND AVAILABILITY

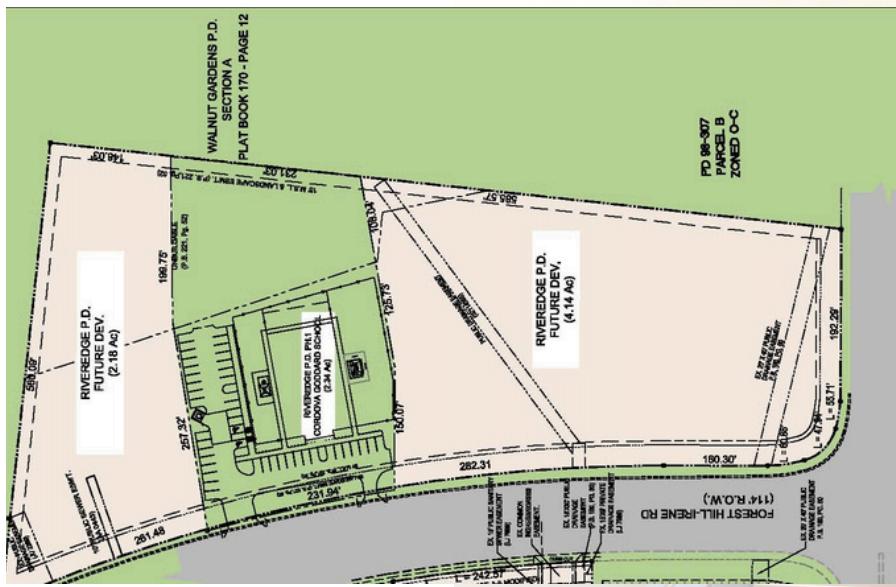
Situated at a signalized intersection, these six-parcels total approximately 13 acres in one of Cordova's most established commercial corridors. The site benefits from excellent exposure, multiple access points, and a surrounding base of long-standing residential neighborhoods and schools. Its central 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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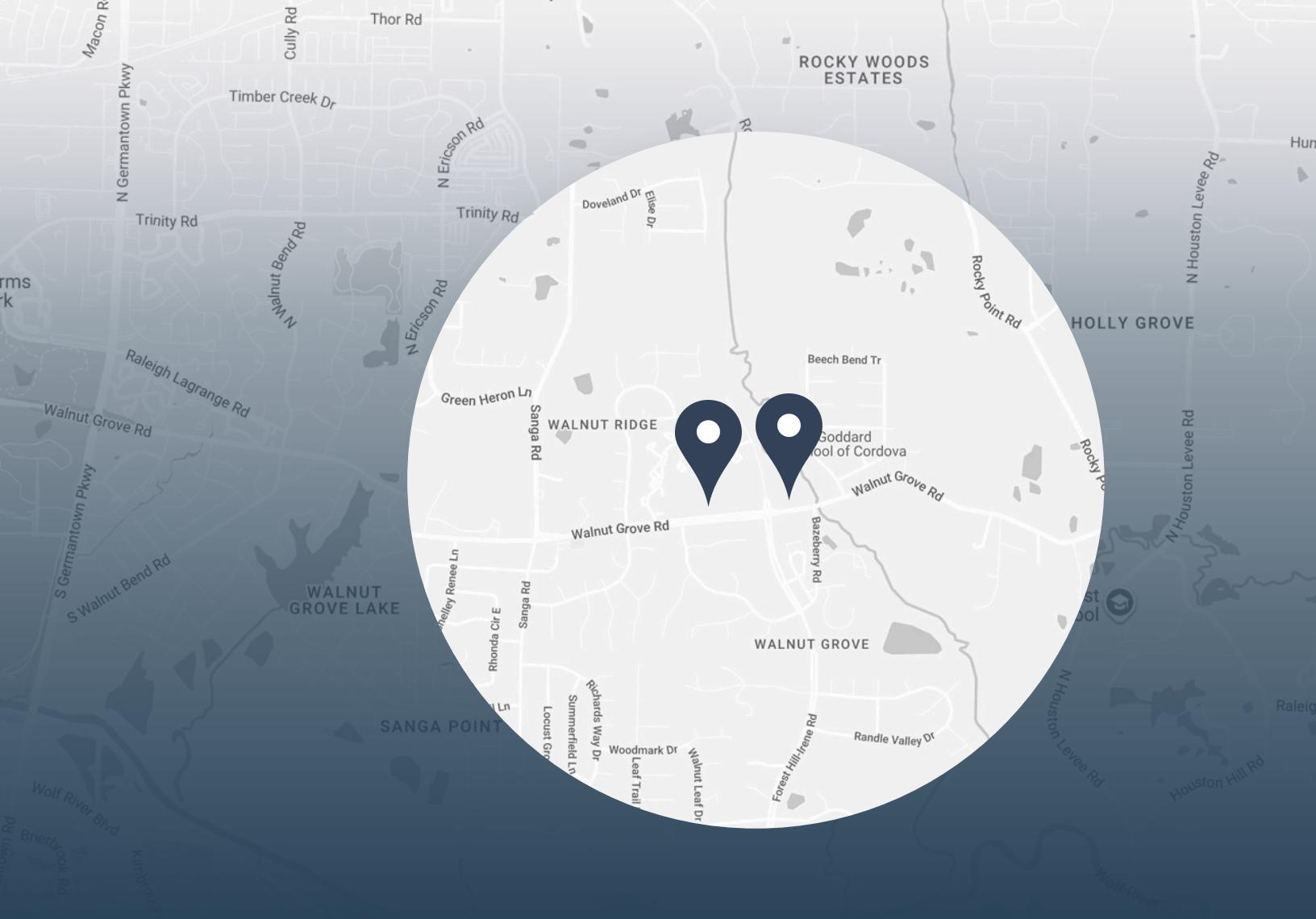
NEARBY ACTIVITY



JONATHAN AUR

901.545.3139

jaur@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.

JONATHAN AUR

901.545.3139

jaur@jonesaur.com