

FOR SALE - LOT

2949 HWY 45 BYPASS FRONTAGE

Mixed Use Development - Jackson, TN 38305



PROPERTY DESCRIPTION

FOR SALE \$820,000 | 5.62 acres | SC-1 Zone

5.62 acre lot. This lot is part of the Sterling Farm area. This mixed use development successfully blends Residential, Multifamily, Retail, Restaurants, Office, and Senior Housing. This mix of uses within the Conceptual Development Illustration provides broad community services: retail, office, restaurants, hospitality, and immediate area services: medical offices, professional services, restaurants, and small retail shops. This potential development arrangement will set a precedent for future development in this corridor. Sterling Farms Development supports North Jackson's vibrant Medical expansion with the Passmore Lane Medical Complex of Baptist Memorial Hospital located 1 mile north.

LOCATION DESCRIPTION

This 5.62 acre tract of land, located just north of Oil well road on 45 Bypass Frontage Road, Sterling Farms boasts extensive Bypass visibility with 2 key red light access to all of North Jackson. This mixed use area will be a resource for providing services for Jackson's premier growth corridors north of Interstate 40.



CHRIS CAROTHERS, CCIM, ALC

731-616-9464

ccarothers@hickmanrealty.com

731-664-1006

HickmanRealty.com

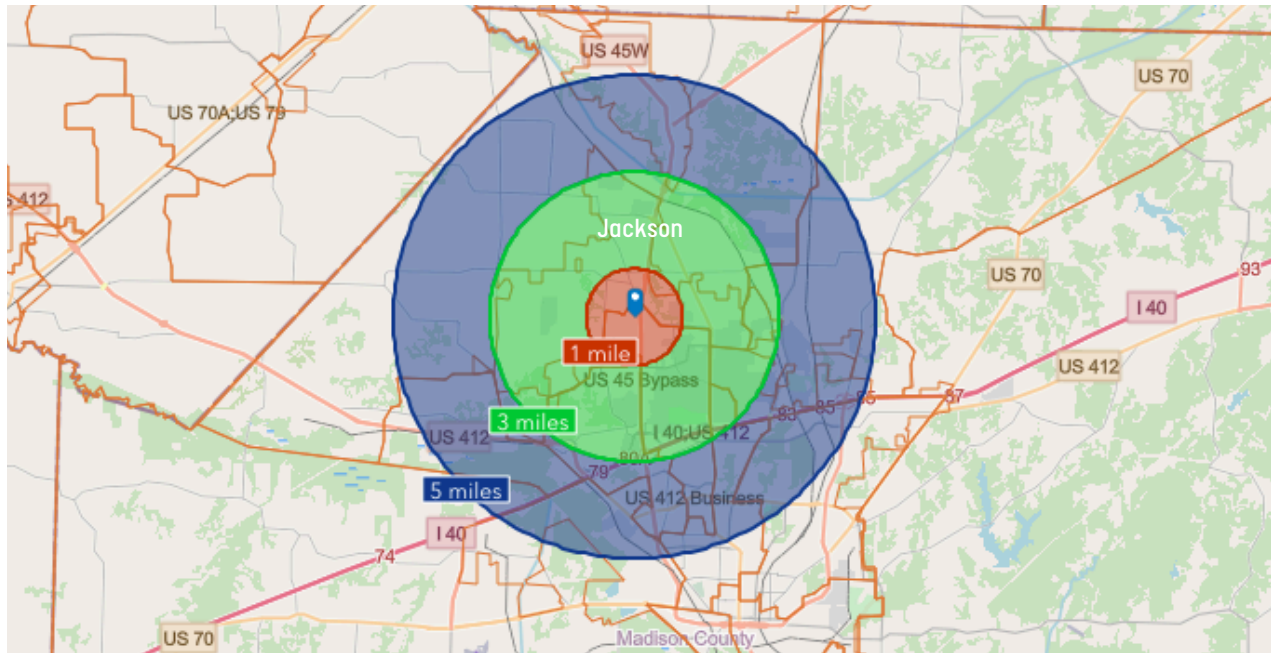


FOR SALE - LOT

2949 HWY 45 BYPASS FRONTAGE

Mixed Use Development - Jackson, TN 38305

DEMOGRAPHICS



1 MILE			3 MILES			5 MILES		
5,390 Population	36.6 Median Age		24,806 Population	37.9 Median Age		21,265 Population	38.9 Median Age	
2.3 Average Household Size	\$58,707 Median Household Income		2.5 Average Household Size	\$61,124 Median Household Income		2.4 Average Household Size	\$49,371 Median Household Income	
78% White Collar	11% Blue Collar	11% Services	73% White Collar	16% Blue Collar	11% Services	65% White Collar	23% Blue Collar	12% Services
	0.5% Unemployment Rate			2.5% Unemployment Rate			5.4% Unemployment Rate	
\$58,707 Median Household Income	\$28,732 Per Capita Income	\$93,851 Median Net Worth	\$61,124 Median Household Income	\$31,293 Per Capita Income	\$151,479 Median Net Worth	\$49,371 Median Household Income	\$25,061 Per Capita Income	\$76,930 Median Net Worth



CHRIS CAROTHERS, CCIM, ALC

731-616-9464
731-664-1006

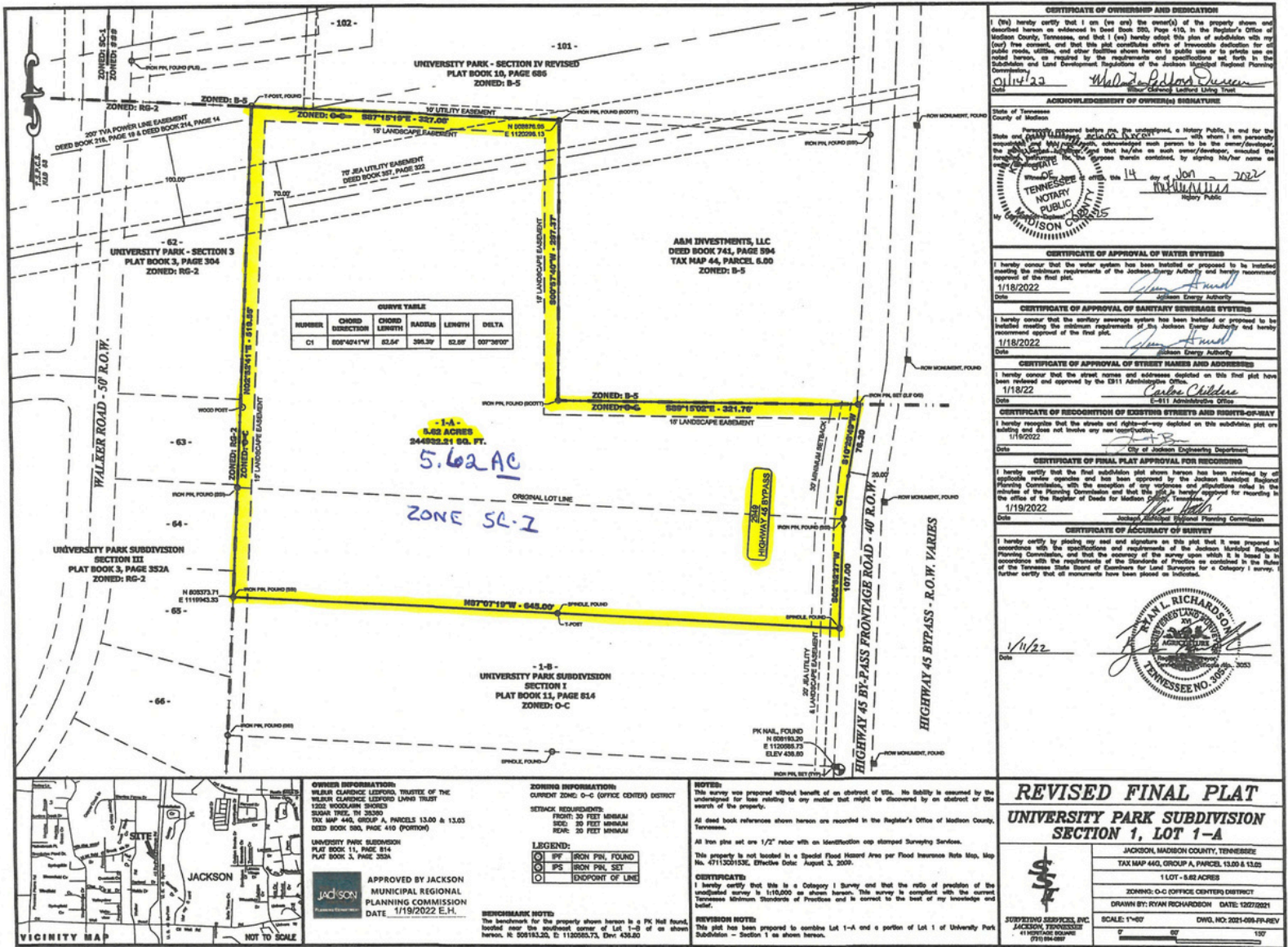
ccarothers@hickmanrealty.com
www.HickmanRealty.com



FOR SALE - LOT

2949 HWY 45 BYPASS FRONTAGE

Mixed Use Development - Jackson, TN 38305



CHRIS CAROTHERS, CCIM, ALC
 731-616-9464
 731-664-1006
 ccarothers@hickmanrealty.com
 www.HickmanRealty.com

