



## LAND AVAILABLE 102+/- ACRES | MIXED USE

### PROPERTY HIGHLIGHTS

- Excellent location at the junction of Hwy 385, Hwy 72 & I-269
- Adjacent to industrial and medical office zoned areas
- Falls within Collierville's I-269 Corridor small area plan
  - Larger parcel is in Section 1 - Mixed Use
  - Smaller parcel is in Section 2 - Business Park (Mixed Use)

### Traffic Counts

385	12,826 VPD
Hwy 72	15,238 VPD
I-269	17,356 VPD
E Shelby Dr	1,865 VPD

#### Conner Walker

Vice President

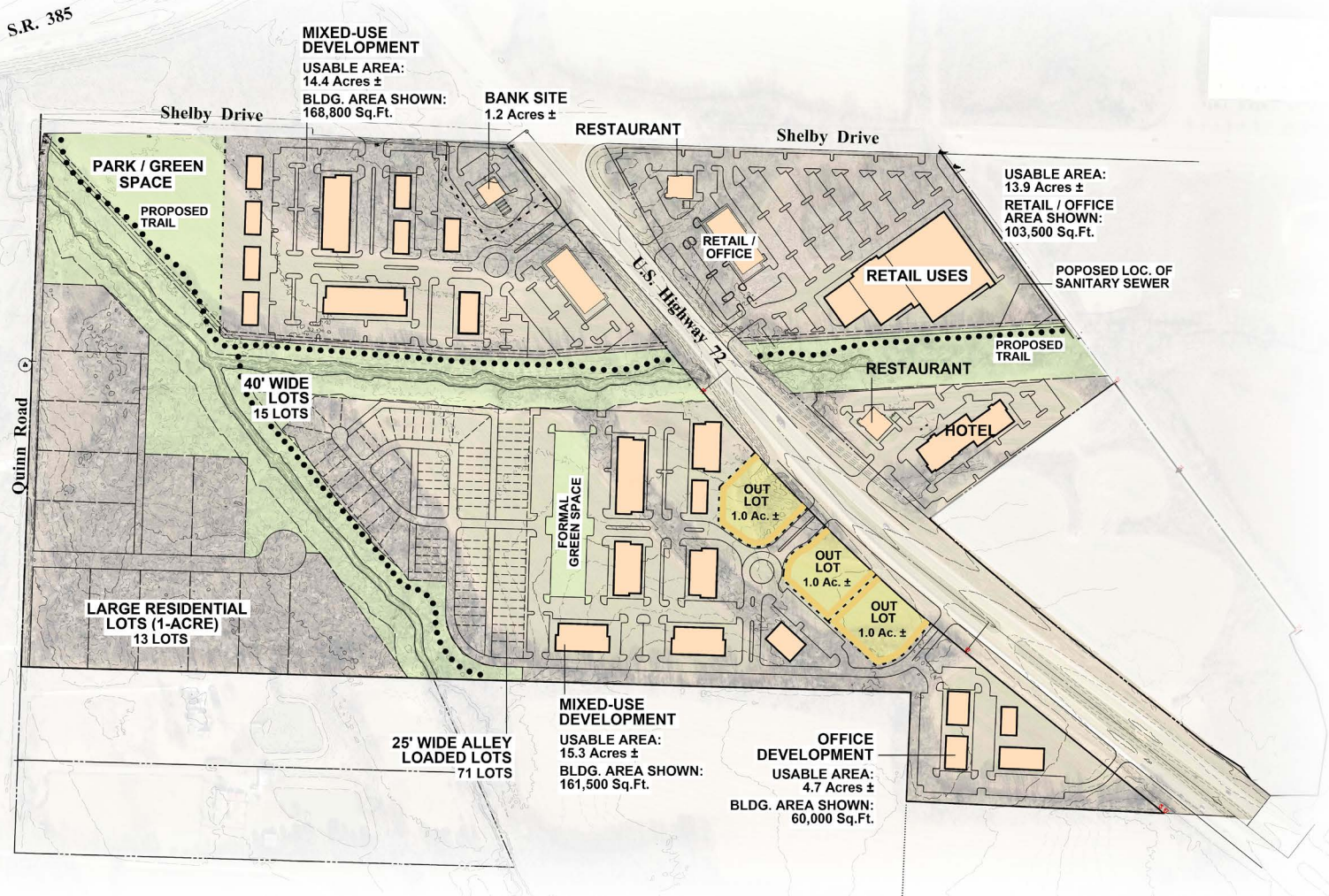
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## CONCEPT SITE PLAN



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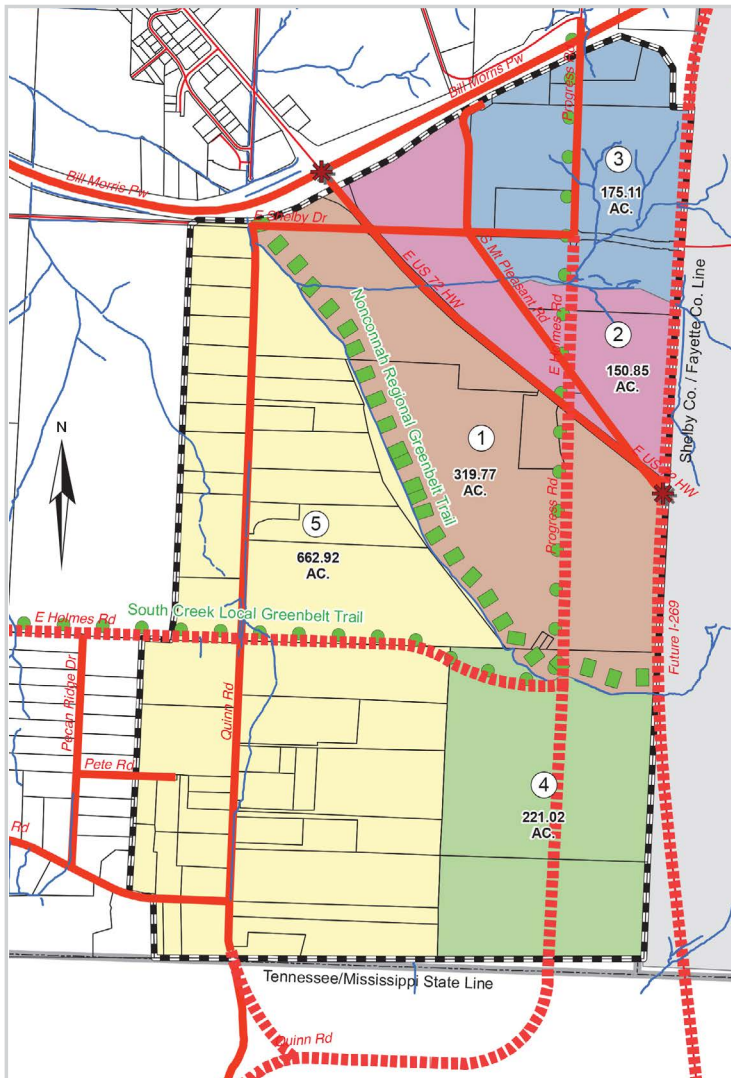
## GREAT LOCATION



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## I-269 CORRIDOR: SMALL AREA PLAN



### Legend

INTERCHANGES

PARCELS

### Transportation Corridor

Existing

Proposed

### Greenbelt Corridor

Proposed Regional Trail

Proposed Local Trail

### Place Types

MIXED USE

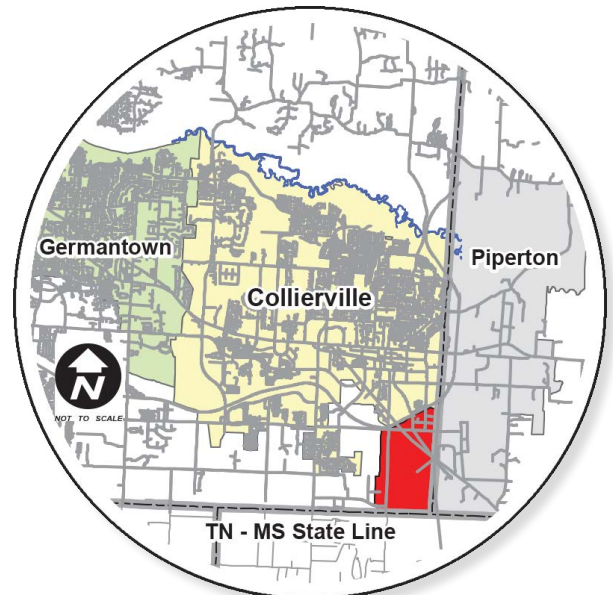
BUSINESS PARK (MIXED USE)

TECHNOLOGY - LIGHT INDUSTRY

CONSERVATION SUBDIVISION AND HAMLET

RURAL RESIDENTIAL (CORRIDOR)

SPECIAL AREA BOUNDARY



Please note that the information contained in this document has not been field verified. The Town of Collierville hereby releases itself from all responsibilities concerning the accuracy of this map.

GIS Project: H:\arc9\_projects\  
landuse\Conceptplan\Small\_Area\_Plan\_31709.mxd  
Updated: 4/21/2009  
Printed: 4/21/2009

\*Note: Road alignments  
to be determined.



Amended 10/13/14

## THE APPEAL OF COLLIERVILLE



- Access to large, educated workforce
- Within 20 minutes of Memphis as well as I-40 and I-22
- Over 17,000 households with a median income of nearly \$114,000
- Home to FedEx World Tech Center, Helena Chemical, Carrier Corporation, MCR Safety, Juice Plus, Orgill and IMC Companies
- Named among “The Safest Cities in Tennessee” by [backgroundchecks.org](http://backgroundchecks.org)

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