



**FOR LEASE OR SALE** | **582 ACRES**  
**00 PAUL R LOWRY RD** | **MEMPHIS, TN**

**KURT JENSEN** | 262-308-0008 | [KURT@PHOENIXINVESTORS.COM](mailto:KURT@PHOENIXINVESTORS.COM)



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

# SITE PLAN

00 PAUL R LOWRY RD | MEMPHIS, TN



TENNESSEE  
VALLEY  
AUTHORITY



Paul R Lowry Rd

NUCOR®

CSX  
INTERMODAL



# PROPERTY DETAILS

00 PAUL R LOWRY RD | MEMPHIS, TN

AVAILABLE SPACE	582 Acres
PARCEL ID	050097 00004
ZONED	IH
TOPOGRAPHY	Flat
CURRENT USE	Agricultural
FRONTAGE	Approximately 4,000' on Paul R Lowry Rd

VIEW A VIDEO OF THIS PROPERTY

# PROPERTY HIGHLIGHTS



ACROSS THE STREET FROM CSX TRANSPORTATION INTERMODAL & CANADIAN NATIONAL INTERMODAL FREIGHT TRANSPORT



ADJACENT TO NUCOR STEEL PLANT



RAIL ACCESS POSSIBLE



SHORT DISTANCE FROM REGIONAL TVA PLANT



POTENTIAL FOR ACCESS TO MISSISSIPPI BARGE PORT



# SITE PLAN

00 PAUL R LOWRY RD | MEMPHIS, TN

PARCEL ID: 050097 00004  
582 ACRES





# LOCATION MAP

00 PAUL R LOWRY RD | MEMPHIS, TN



FORD BLUEOVAL CITY

53 MILES

50 MILES

MEMPHIS



I-240	10 MILES
I-40	15 MILES
MEMPHIS INT'L AIRPORT	14 MILES
TUPELO, MS	111 MILES
LITTLE ROCK, AR	145 MILES
NASHVILLE, TN	221 MILES
ST. LOUIS, MO	291 MILES
LOUISVILLE, KY	393 MILES
ATLANTA, GA	386 MILES