

FOR SALE

±34.11 Acres Available

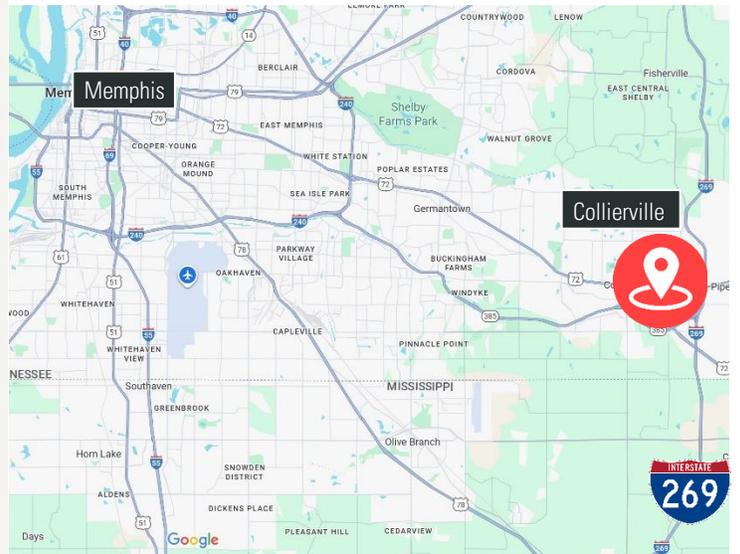
Premier Land Purchase Opportunity in the
Rapidly Appreciating Collierville-I-269 Corridor

E. Shelby Drive, Collierville, TN



HIGHLIGHTS

- Premier Land Purchase Opportunity in a Strategic Transportation Corridor
- ±34.11 Acres
- Sale Price: \$6,750,000 (*±\$197,889 per acre*)
- Zoned FAR (Agricultural Residential)
- Property offers significant frontage and access from Bill Morris Pkwy, Hwy 72, S. Mt. Pleasant Rd, and E. Shelby Dr.
- All major utilities available within the vicinity
- Inside I-269 beltway, boosting developer interest through superior connectivity
- High/dry topography suitable for vertical development
- Proximity to Collierville High School (*0.25 mile*), enhancing institutional and residential demand
- Proximity to Memphis (*±26 miles*)
- Adjacent to Global Logistics Center and Chickasaw Trails Industrial Park (*±6,000 acres*)



Kim M. Madison
C: 615.477.6327
NRE Services

Bill Hawkins, SIOR
Chairman
Bhawkins@charleshawkinsco.com

Co-Broker
Jeremy Ryan
Crye-Leike Realtors
C: 901.854.5050
jeremyryanrealestate@gmail.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

Crye-Leike Realtors
435 New Byhalia Road
Collierville, TN 38017
(901) 854-5050

For Sale
±34.11 Acres

E. Shelby Drive
Collierville, TN
Shelby County

CHARLES
HAWKINS CO.

STRATEGIC LOCATION HIGHLIGHTS

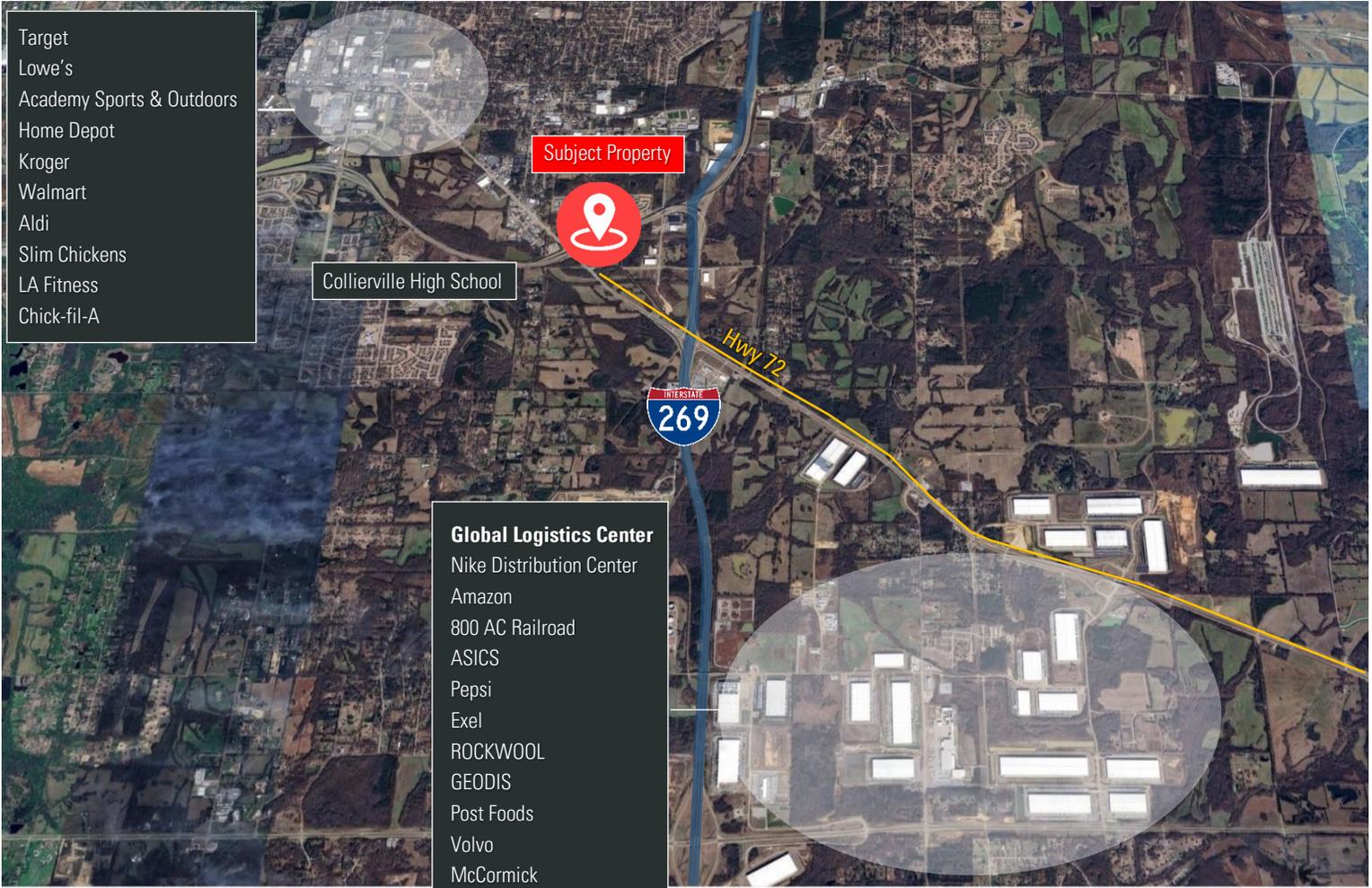
This ±34.1-acre tract at the intersection of E. Shelby Drive and S. Mt. Pleasant Road is positioned within the rapidly appreciating Collierville-I-269 corridor.

- Strategic Transportation Corridor
- Located along I-269, the main corridor connecting Canada and Mexico
- Collierville is **25 minutes** from Memphis International Airport, **35 minutes** from Downtown Memphis and 10 minutes from the Norfolk Southern Intermodal rail yard
- Access to major transportation assets: Mississippi River, **I-40, I-55, I-269**, and Mainline Railroads
- Infrastructure & Access
- Regional Assets
- Collierville provides overnight access by truck to **152 key U.S. markets**

Collierville consistently ranked among the **Top 10 suburban communities** in the U.S. for raising children

Highly regarded **award-winning** schools

FedEx, Orgill, Mueller Industries, Helena Chemical, JuicePLUS, MCR Safety, IMC Companies, United Technologies, Wright Construction and BankTennessee have placed corporate flags in Collierville.



Kim M. Madison
C: 615.477.6327
NRE Services

Bill Hawkins, SIOR
Chairman
Bhawkins@charleshawkinsco.com

Co-Broker
Jeremy Ryan
Crye-Leike Realtors
C: 901.854.5050
jeremyryanrealestate@gmail.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

Crye-Leike Realtors
435 New Byhalia Road
Collierville, TN 38017
(901) 854-5050

For Sale
±34.11 Acres

E. Shelby Drive
Collierville, TN
Shelby County

CHARLES
HAWKINS CO.



Kim M. Madison
C: 615.477.6327
NRE Services

Bill Hawkins, SIOR
Chairman
Bhawkins@charleshawkinsco.com

Co-Broker
Jeremy Ryan
Crye-Leike Realtors
C: 901.854.5050
jeremyryanrealestate@gmail.com

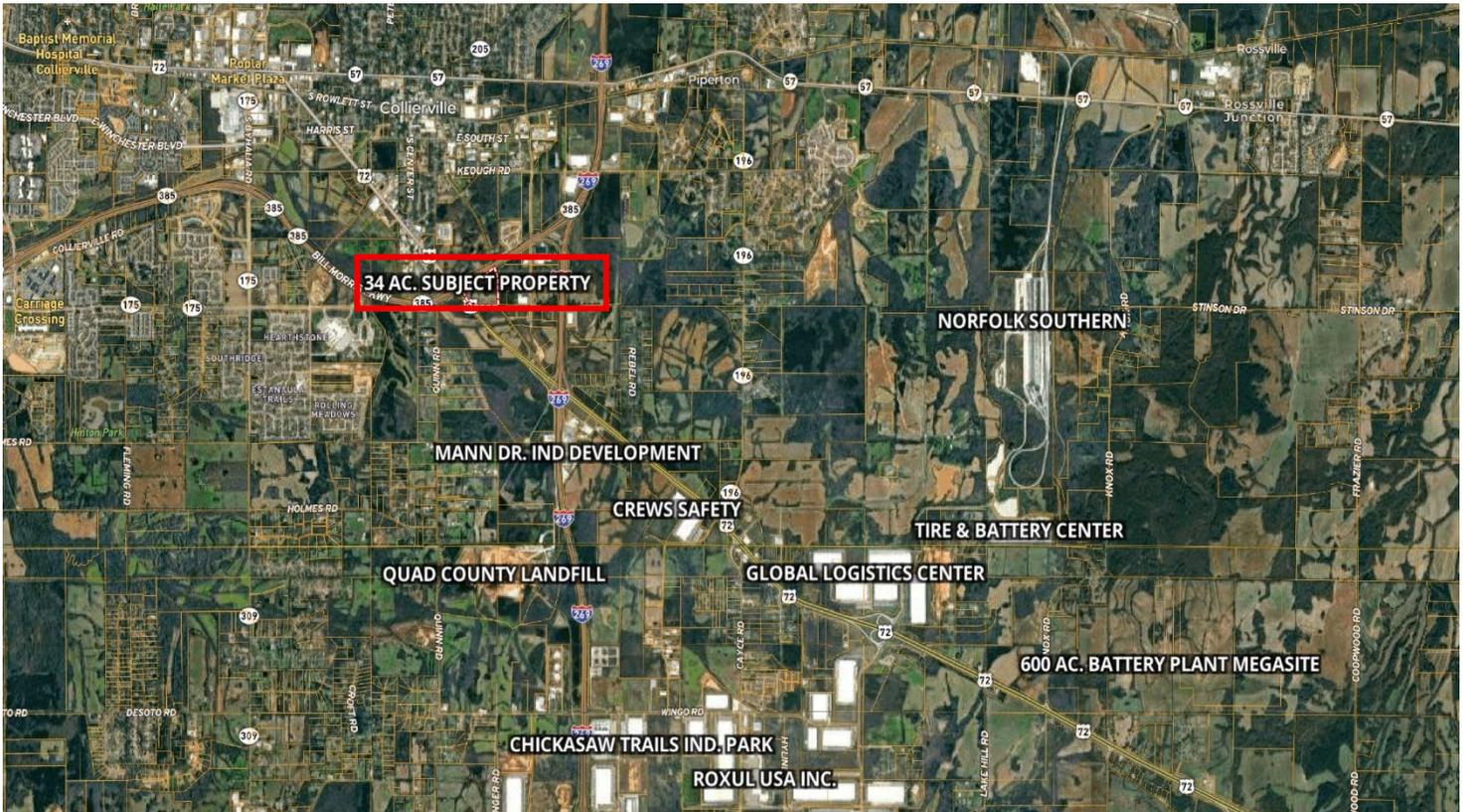
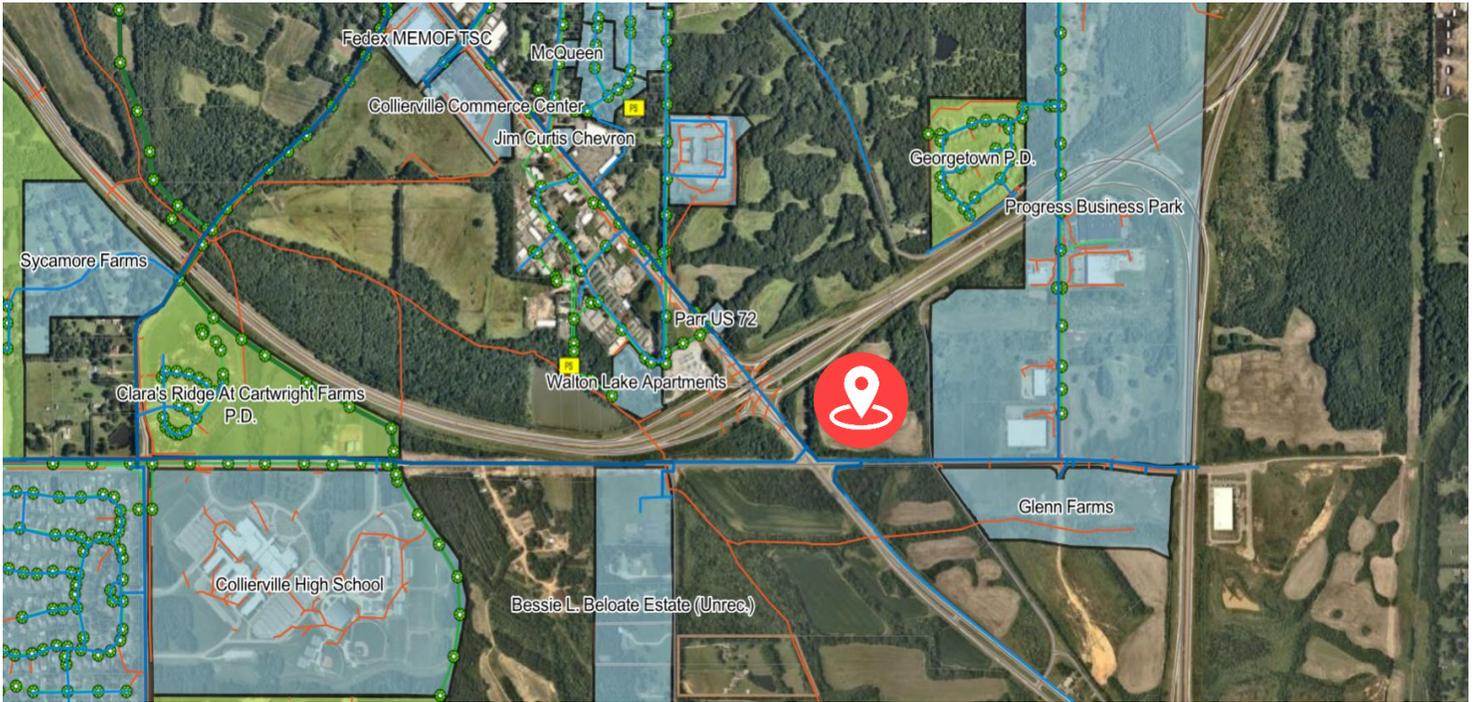
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

Crye-Leike Realtors
435 New Byhalia Road
Collierville, TN 38017
(901) 854-5050

For Sale
±34.11 Acres

E. Shelby Drive
Collierville, TN
Shelby County

CHARLES
HAWKINS CO.



Kim M. Madison
C: 615.477.6327
NRE Services

Bill Hawkins, SIOR
Chairman
Bhawkins@charleshawkinsco.com

Co-Broker
Jeremy Ryan
Crye-Leike Realtors
C: 901.854.5050
jeremyryanrealestate@gmail.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

Crye-Leike Realtors
435 New Byhalia Road
Collierville, TN 38017
(901) 854-5050

For Sale
±34.11 Acres

E. Shelby Drive
Collierville, TN
Shelby County

CHARLES
HAWKINS CO.

SURVEY



Kim M. Madison
C: 615.477.6327
NRE Services

Bill Hawkins, SIOR
Chairman
Bhawkins@charleshawkinsco.com

Co-Broker
Jeremy Ryan
Crye-Leike Realtors
C: 901.854.5050
jeremyryanrealestate@gmail.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

Crye-Leike Realtors
435 New Byhalia Road
Collierville, TN 38017
(901) 854-5050