

LAND FOR SALE

PRIME DEVELOPMENT OPPORTUNITY

16+/- Acres

7520 Macon Rd., Cordova, TN 38018

*Property
For Sale*

*Call for Pricing:
(901) 758-1100*

Macon Rd

7520 Macon Rd



EVANGELICAL
CHRISTIAN SCHOOL

GILL
PROPERTIES

6815 Poplar Ave., Suite 110
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(901) 758-1100
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MACON ROAD

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⇒ INVESTMENT Highlights

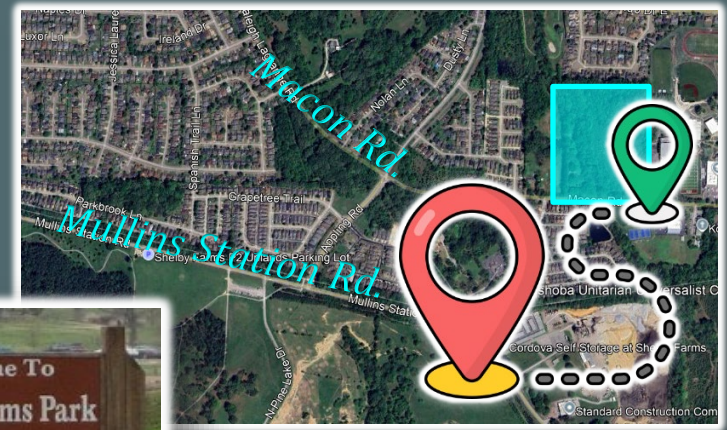
Gill Properties, Inc., is pleased to present a significant tract of land in the still growing area of Cordova, TN.

This unique opportunity provides a prime location in the heart of the Cordova retail corridor, making it an ideal location for various types of commercial development.

Secure this versatile property and take advantage of the desirable & walkable positioning to the gorgeous Shelby Farms Park with access at Mullins Station Road.



Walkable / Park Area



Less than 1 mile from Shelby Farms Park making this property ideal for the active.

Shelby Farms Park is one of the
Largest Urban Parks in the
Country.

- ✓ 4,500 Acres
- ✓ Greenline: 40 Miles of Trails, paved and unpaved
- ✓ 10.65 Mile Paved Cycling Trail
- ✓ 20 Bodies of Water providing opportunity for fishing
- ✓ Home to a Herd of Buffalo
- ✓ Horseback Riding, Treetop Adventures, Water Playground, Woodland Discovery Playground
- ✓ Friendly Dog Park



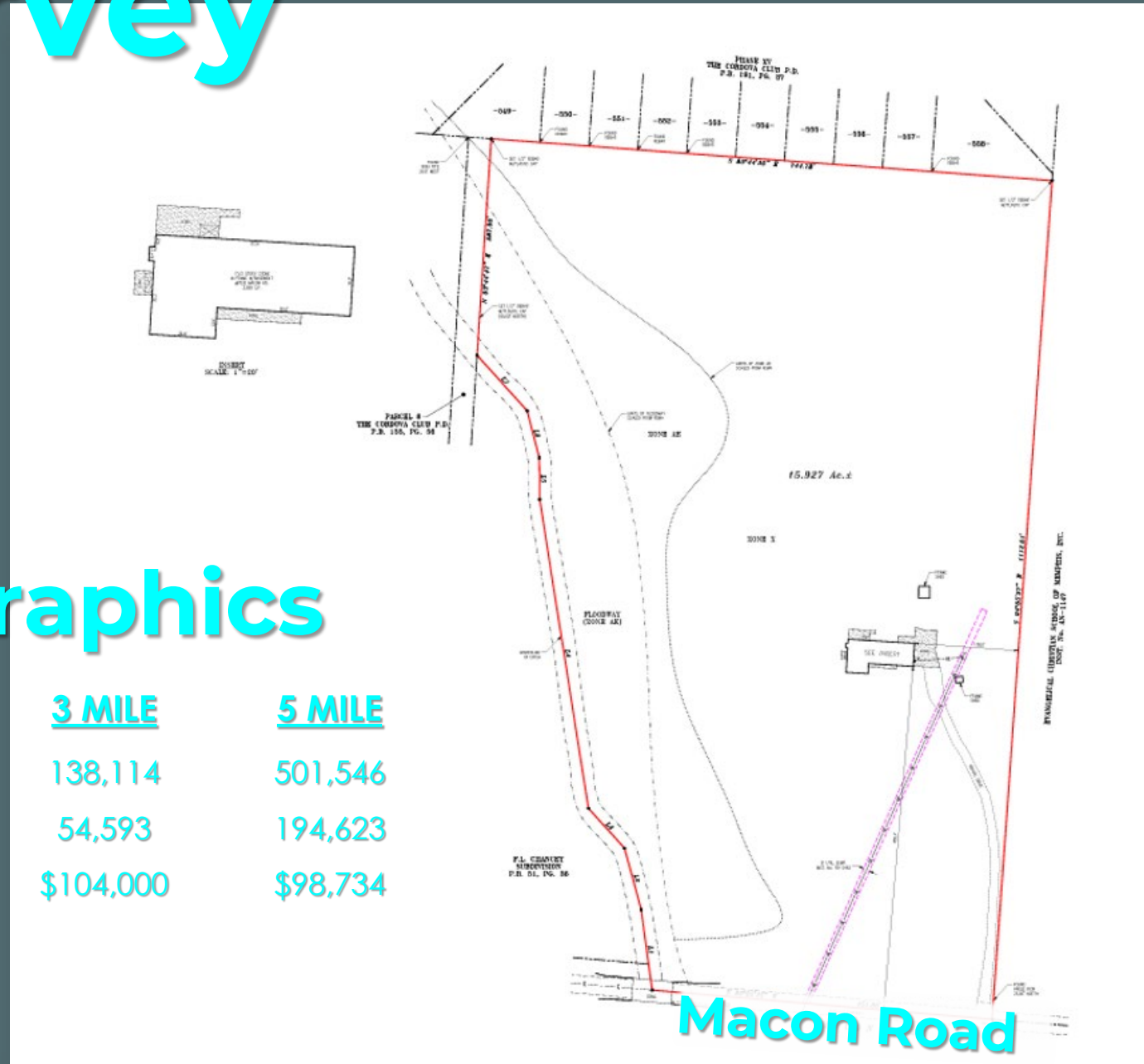
⇒ PROPERTY Survey

- ✓ **Size:** 16 (+/-) Acres
- ✓ **Structures:** 3,642 SF
House & Frame Shed
- ✓ **District:** Unincorporated

⇒ AREA Demographics

<u>2024</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	9,040	138,114	501,546
HOUSEHOLDS	3,630	54,593	194,623
AVG HH INCOME	\$94,290	\$104,000	\$98,734

FOR MORE INFORMATION:
Ray Gill (901) 378-4930



➡ THE Structure

16 (+/-) Acres

3,642 SF House & Frame Shed

For Sale



FOR SALE

7520 Macon Rd.



- 2 miles to I-40 and 4 miles to I-240
- Less than 1 mile to N Germantown Parkway
- 13 miles to Downtown Memphis

Patriot Lake



Hyde Lake Boat Launch



Coastal Fish Company



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