

# 2.5± AC

Corner Lot Immediately North of Exit 20 on I-40 Located at the Gateway to Lakeland, TN

SE Corner of Canada Rd. & E. Davies Plantation Rd.



## Long Term Ground Lease Available

- 100 AC "Ashmont" Mixed Use Development underway directly across from the property
- 160 AC "Lake District" Development under construction with approximately 90,000 SF of retail completed
- Current Zoning (C-2) allows for a number of commercial uses including retail, restaurant, office and service-oriented businesses

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## The Immediate Neighbors



Ashmont Planned Development will be on the northwest corner of Canada Road and Davies Plantation Road, just off I-40. It will include single and multifamily homes, townhomes, medical facilities, offices and hospitality opportunities. Also proposed is a 50,000 square foot shopping center, an assisted living area and it is likely that the remaining acres will be dedicated to a conservation group.



The Lake District, when completed, will be an upscale mixed-use community that will be situated on 160± acres in Lakeland, Tennessee directly off of Canada Road and I-40. The community will include office space, hotels, parks, residential housing, retail establishments and restaurants. The community will not only offer excellent visibility from I-40, it will be just 20 minutes from Ford's Blue Oval City.



Lakeland has planned for a \$21 million YMCA development near the I-40 and Canada Road interchange. The center will feature a 38,820-square-foot building that includes an early learning childcare center, multipurpose gym, workout studios, fitness spaces and locker rooms. Outside, the site will boast a fitness airnasium and an outdoor pool with seating space.

# What to Know About



## About Lakeland

Lakeland is located east of Memphis in Shelby County, Tennessee. The city consists of residential and commercial areas tucked into a rolling country side and mature woodlands. Residents enjoy the picturesque scenery provided as a result of Lakeland's generous conservation easements and smart design guidelines. As the city continues to develop, great emphasis is placed on retaining the city's natural beauty and also providing a quality residential experience. It's known for its lakes, parks and a range of programs for families and seniors.



## Lakeland Facts

- Lakeland's population has almost doubled in last 20 years
- Kid friendly - Lakeland has a 97% rating
- 79 homes were sold in Lakeland in October of 2024 for a median price of \$498,000
- Within a 20 minute drive to Ford's Blue Oval City
- Lakeland is designated as a "Tree City USA" by the Arbor Day Foundation

## Fun Stuff in Lakeland

- Historic Davies Manor Plantation tours
- Family activities
- Senior center programs
- Sports leagues (youth & adult)
- Delta Blues Winery tours
- Stonebridge Golf Club
- EZ Paintball
- Go Ape Zipline & Adventure Park

## 2024 Area Demographics



### Population

1-Mile: **4,521**  
3-Miles: **28,205**  
5-Miles: **84,512**



### Median HH Income

1-Mile: **\$113,819**  
3-Miles: **\$106,234**  
5-Miles: **\$102,471**



### Average HH Income

1-Mile: **\$143,945**  
3-Miles: **\$132,249**  
5-Miles: **\$124,291**

Lakeland's population  
has almost **Doubled** in last **20 Years**

# What to Know About

CITY OF  
**LAKELAND**  
TENNESSEE

## About Lakeland's Nature Areas

Lakeland's Parks and Recreation department manages a total of 230 acres in Lakeland. The department offers programs for all ages, including youth sports and senior activities. The population continues to grow in Lakeland and the Parks and Recreation Department strives to continue to meet the public's needs. The city boasts one of the top places to live in Tennessee.

**Lakes:** Lakeland is known as the "Lake City" and is home to beautiful lakes like Garner Lake which is sometimes called Lakeland Lake and is the largest lake in Shelby County. Garner



Lake is a beautiful and clear, 1.1 mile long lake with 8.44 miles of shoreline which is lined with lakefront homes. Garner Lake hosts a Fourth of July celebration that features one of the largest fireworks shows in the area, as well as an abundance of food, drink and socializing. The lake also has boat parades, BBQ contests and many other parties and events.

**Parks:** There are 8 parks throughout the city that range in sizes up to a 100 acre parcel on which a sports complex will be constructed. Lakeland's parks sometimes hosts summer events and fall festivals. Some features within Lakeland's parks are:

***ADA Accessibility***

***Dog Parks***

***Picnic Pavilions***

***Fishing Rodeo***

***Playgrounds***

***Walking Trials***

***Sport Fields***

***Bike Trails***

***Club Houses***

***Fishing***

***A Senior Center***

***Tennis Courts***

Lakeland boasts  
as 1 of the **Top** places to live  
in Tennessee.



# What to Know About

CITY OF  
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## About Lakeland's Schools

The Lakeland School System is a relatively small, high-performing district, designated as "Exemplary" by the Tennessee Department of Education. It serves students primarily in grades K-8 with plans to expand to a full K-12 system. While Lakeland Preparatory is currently serving grades 5-10, it is currently adding one grade each year until becoming a comprehensive K-12 system in 2025-2026.

**Exemplary Designation:** The district is one of only 16 in the state to be designated as "Exemplary" by the Tennessee Department of Education.

**Academic Performance:** Lakeland's K-8 system is known for high academic achievement and provides many opportunities for students.

**Curriculum:** The district's curriculum is designed to support student mastery of Tennessee's Academic Standards and meet the diverse needs of all students.

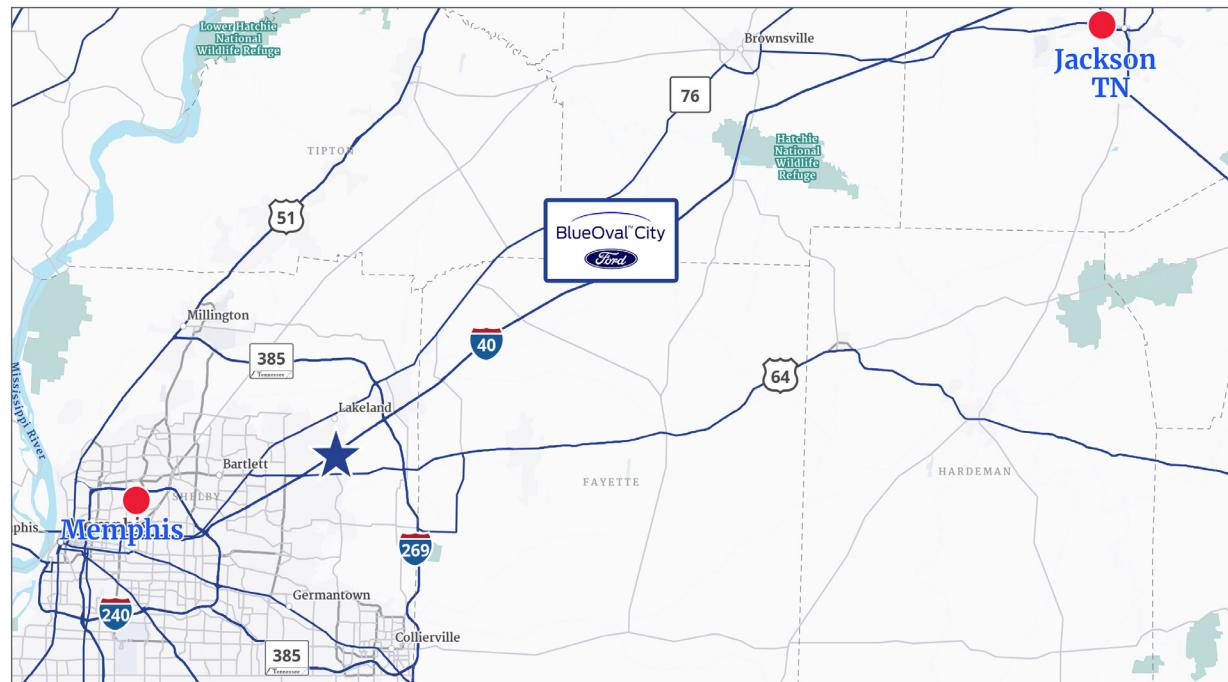
**Athletics:** Lakeland Preparatory School has been recognized at the Gold Level of the Safe Stars Initiative, highlighting their commitment to youth sports safety.

**Distinctions:** Some of the recognitions that Lakeland Schools have received.



The district is 1 of 16 in Tennessee to be designated

**Exemplary**





# Our Mission

Maximize the potential of property to accelerate the success  
of our clients and our people.

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