



# 1947 E BROOKS RD. MEMPHIS, TN 38116

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED

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OFFERING MEMORANDUM



# EXCLUSIVELY *PRESENTED BY*



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 5857 Fisher Rd., East  
Syracuse, NY 13057

## **PROPERTY OVERVIEW**

Executive Summary  
Investment Highlights

## **FINANCIAL OVERVIEW**

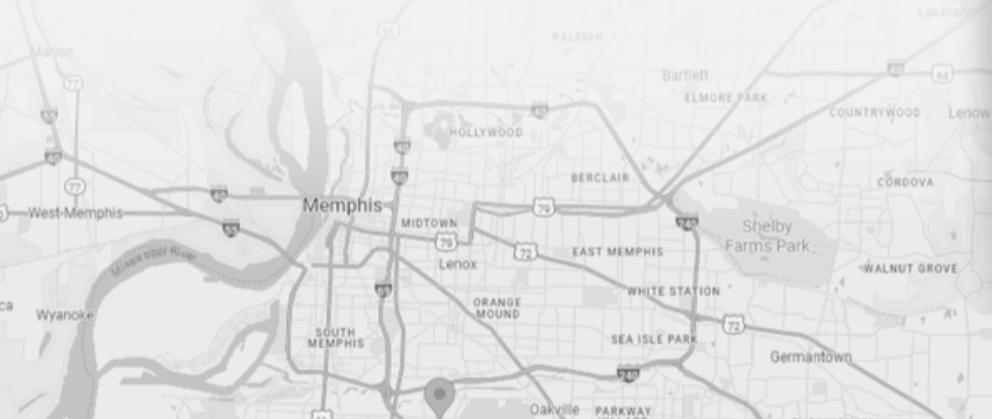
Financial Summary  
Rent Roll  
Tenant Summary

## **LOCATION OVERVIEW**

About Memphis, TN  
Demographics  
Amenities Map

# EXECUTIVE SUMMARY

This property, located at 1947 E Brooks Rd. in Memphis, TN, offers a unique opportunity for buyers seeking a well-positioned asset in a growing urban area. The building spans 22,800 SF, featuring 9 drive ins and a clear height of 16'-18'. It is situated right outside of downtown Memphis and directly west of the Memphis International Airport, providing easy access to key transportation routes and local amenities.



## THE OFFERING

<b>Offering Price</b>	\$4,000,000
<b>Building SF</b>	22,800 SF
<b>Year Built</b>	1965
<b>Lot Size (Acres)</b>	4.84
<b>Parcel ID</b>	078008 00005
<b>Zoning Type</b>	EMP
<b>Clear Height</b>	16'-18'
<b>Drive Ins</b>	9

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Minutes away from downtown Memphis and close access to Memphis International Airport.



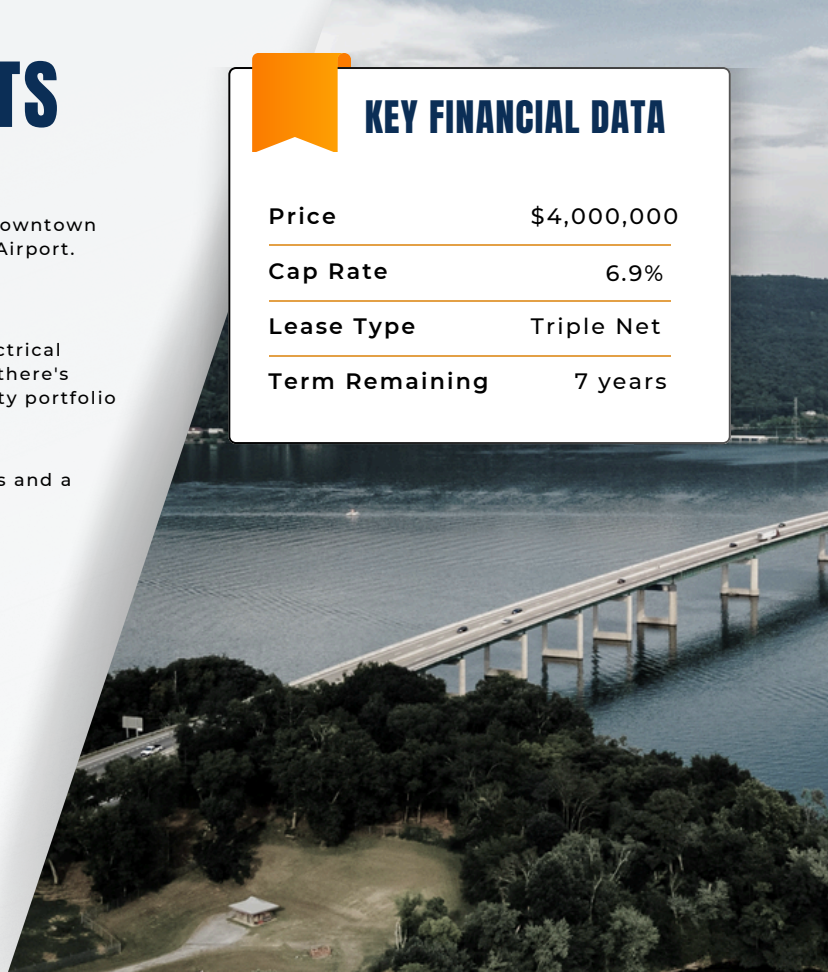
**Expansive Space:** With a spacious 4.80-acre fully electrical fenced lot and a 22,800 SF industrial/office building, there's ample room for growth and expansion of your property portfolio in a city experiencing increased demand.



**Strategic Features:** Benefit from nine overhead doors and a clear height of 16'-18'

## KEY FINANCIAL DATA

Price	\$4,000,000
Cap Rate	6.9%
Lease Type	Triple Net
Term Remaining	7 years



# FINANCIAL SUMMARY



**1947 East Brooks Rd.  
Memphis, TN 38116**



**Price  
\$4,000,000**



**Cap Rate  
6.9%**



**Occupancy  
100%**

## BUILDING SUMMARY

Rentable Building Area	22,800 SF
Total Building Area	22,800 SF
Land Area	4.8 Acres
Stories	1
Drive In Doors	9
Clear Height	16'-18'

## FINANCIAL SUMMARY

Price	\$4,000,000
Price/SF	\$175.44
NOI	\$275,367
Cap Rate	6.9%
Total Tenants	1
Occupancy	100%

# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>POTENTIAL GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$275,364	\$280,871	\$289,297	\$297,976	\$306,916	\$316,123
TAX & INS; MANGEMENT FEE	\$18,994	\$19,374	\$19,761	\$20,157	\$20,560	\$20,971
EFFECTIVE GROSS REVENUE	\$294,358	\$300,245	\$309,058	\$318,133	\$327,476	\$337,094
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$11,836	\$12,073	\$12,314	\$12,561	\$12,812	\$13,068
INSURANCE	\$7,158	\$7,301	\$7,447	\$7,596	\$7,748	\$7,903
TOTAL OPERATING EXPENSES	\$18,994	\$19,374	\$19,761	\$20,157	\$20,560	\$20,971
NET OPERATING INCOME	\$275,364	\$280,871	\$289,297	\$297,976	\$306,916	\$316,123

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# RENT ROLL

## 1947 EAST BROOKS RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Other Income	Lease From	Lease To
Space 1	First Student Inc.	22,800	\$275,364	\$12.08		04/15/2021	07/31/2031
TOTAL		22,800	\$275,364	\$12.08			



# TENANT SUMMARY



## ***First Student***

A North American provider of school bus services. The company works with districts in 38 states and 7 Canadian provinces, carrying approximately 5 million students daily. In addition to its regular routes, First Student also provides special-needs transportation, field trip services, and charter bus rentals.

### **LEASE OVERVIEW**

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<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	04/15/2021
<b>Lease Expiration</b>	07/31/2031
<b>Base Term Remaining</b>	7 years
<b>Options</b>	Extension Term
<b>Rental Increase</b>	+3% Annually
<b>Tenant Purchase Rights</b>	ROFR

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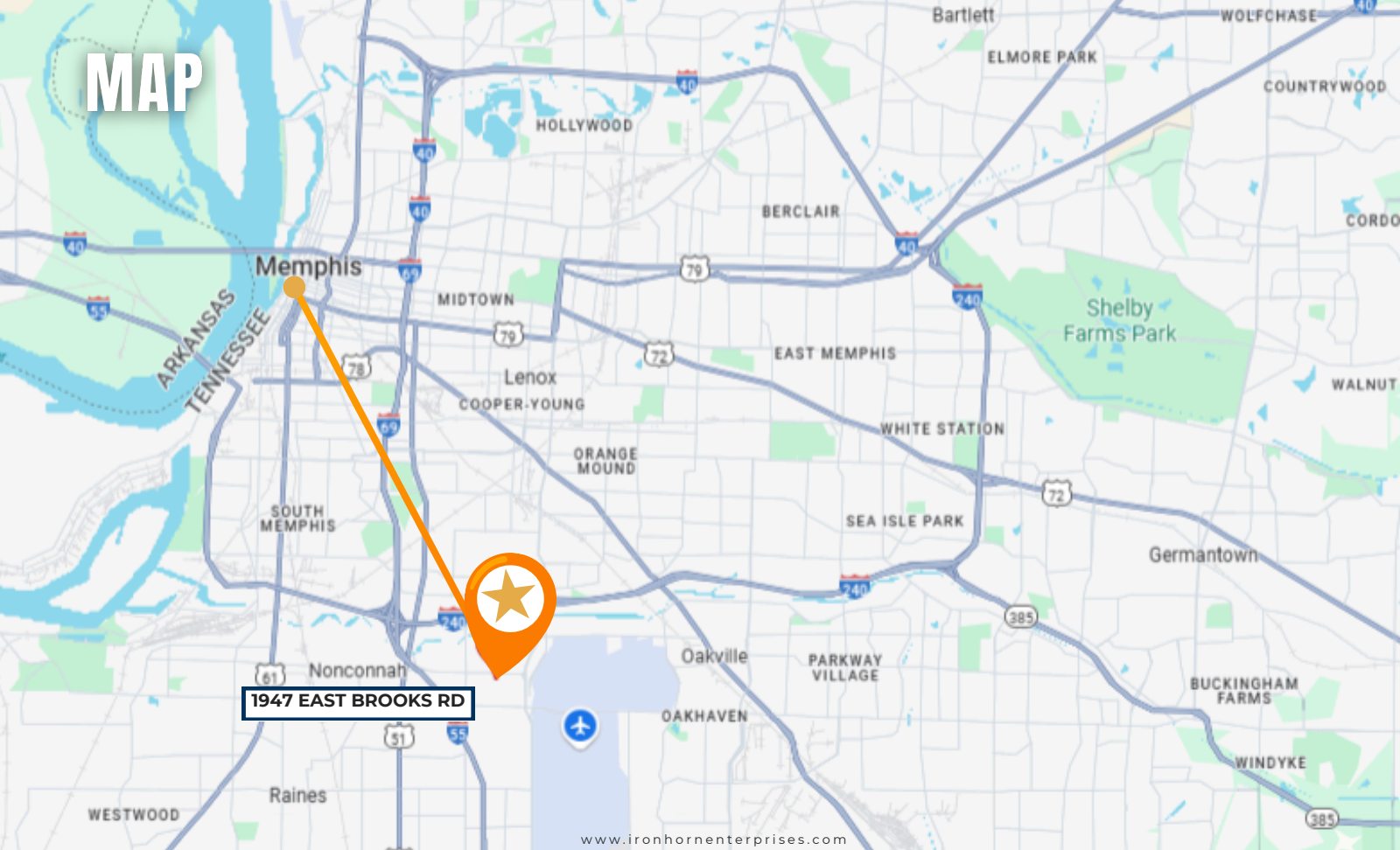


# ABOUT MEMPHIS, TN

Memphis, TN is a prime location for industrial real estate, driven by its central U.S. location, robust transportation infrastructure, and strong logistics sector. The city is a major hub for distribution and warehousing, benefiting from its proximity to key highways (I-40, I-55), railroads, the Mississippi River, and Memphis International Airport—home to FedEx's global cargo hub. These assets attract e-commerce, logistics, and manufacturing companies seeking efficient access to domestic and international markets. With affordable land, skilled labor, and a low cost of doing business, Memphis offers significant opportunities for industrial development and investment, despite challenges like labor shortages.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	6,205	51,846	186,204
<b>2024 ESTIMATE</b>	6,127	51,485	185,384
<b>2020 CENSUS</b>	5,432	47,130	172,856
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	2,150	20,329	73,856
<b>2024 ESTIMATE</b>	2,132	20,193	73,601
<b>2020 CENSUS</b>	1,923	18,470	68,824
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	39,185	45,343	50,864

# MAP



1947 EAST BROOKS RD

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