

FOR SALE

Will Subdivide

STERLING FARMS DEVELOPMENT

Mixed Use Development - Jackson, TN 38305



OFFERING SUMMARY

Sale Price:	SUBJECT TO OFFER
Land:	65 Acre Mixed Use <i>Developer will Subdivide</i>
Retail Out Parcels:	9 Available
Medium Size Lots:	2 Available (2-5 Acres)
Large Lots:	5 Acres - 30 Acres
Apartment Site:	20 Acres
Zoning:	SC-1 Planned Commercial Zone
Market:	North Jackson, West Tennessee

PROPERTY HIGHLIGHTS

- Retail Out Parcels - Medium Lots - Large Lots
- Premium North Jackson Location - By Pass Visibility
- Food Services - Financial Services - Medical
- Retail Big Box
- Premium Planned Commercial Site
- High growth Corridor - 45 miles East of new Ford Elect, Blue Oval City Super Site
- Memphis 80 miles West
- Nashville 120 miles East



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PROPERTY DESCRIPTION

Sterling Farms is a 65 acre mixed use development in Jackson, Tennessee, whose design accommodates a diverse mix of uses while successfully blending Residential, Multifamily, Retail, Restaurants, Office, and Senior Housing. This mix of uses within the Conceptual Development Illustration provides broad community services: retail, office, restaurants, hospitality, and immediate area services: medical offices, professional services, restaurants, and small retail shops. This potential development arrangement will set a precedent for future development in this corridor. Sterling Farms Development supports North Jackson's vibrant Medical expansion with the Pasmore Lane Medical Complex of Baptist Memorial Hospital located 1 mile north.

LOCATION DESCRIPTION

This 65 acre tract of land, located just north of Oil well road on 45 Bypass Frontage Road, Sterling Farms boasts extensive Bypass visibility with 2 key red light access to all of North Jackson. This mixed use development will be a resource for providing services for Jackson's premier growth corridors north of Interstate 40.



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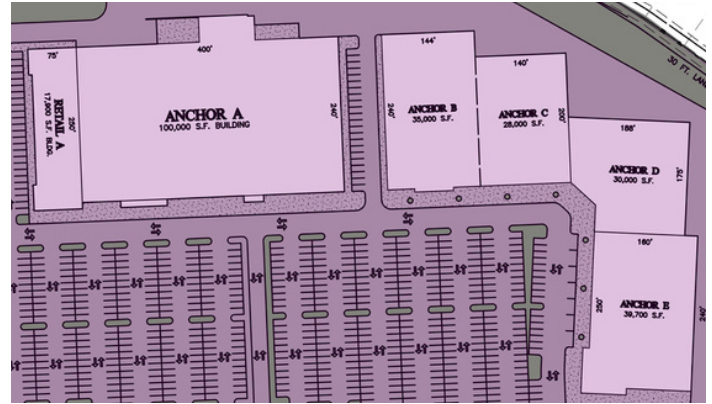
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PROPOSED SITE POSSIBILITIES - Developer will Subdivide



RETAIL DEVELOPMENT OPPORTUNITY

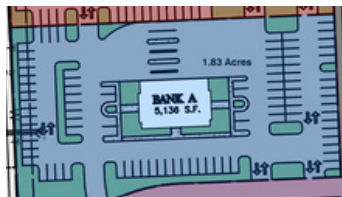


29 ACRES

This 29 acre portion could be subdivided for a potential 5-10 acre Senior Housing opportunity.

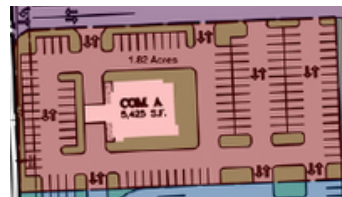
FINANCIAL SERVICES

1.90 ACRES



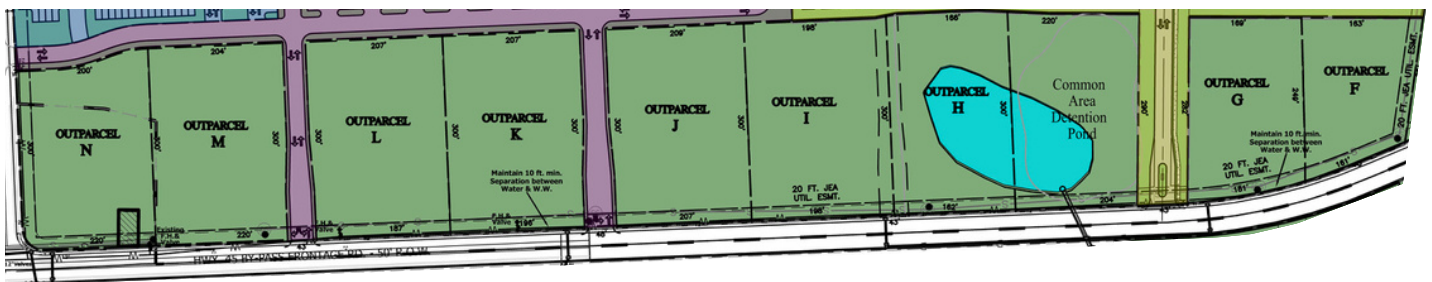
MEDICAL SERVICES

1.82 ACRES



OUTPARCEL LOT SIZES (ACRES)

N	M	L	K	J	I	H	G	F
1.29	1.39	1.41	1.41	1.43	1.48+-	1.28+-	1.07	0.84



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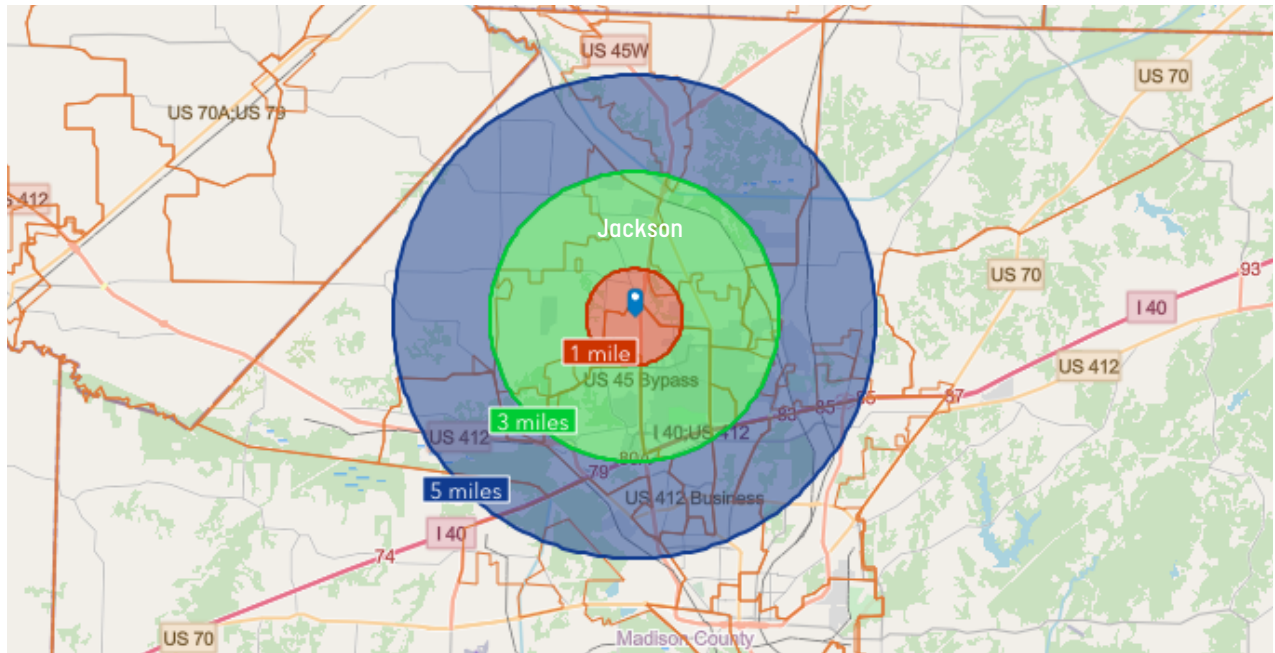
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DEMOGRAPHICS



1 MILE			3 MILES			5 MILES		
5,390 Population	36.6 Median Age		24,806 Population	37.9 Median Age		21,265 Population	38.9 Median Age	
2.3 Average Household Size	\$58,707 Median Household Income		2.5 Average Household Size	\$61,124 Median Household Income		2.4 Average Household Size	\$49,371 Median Household Income	
78% White Collar	11% Blue Collar	11% Services	73% White Collar	16% Blue Collar	11% Services	65% White Collar	23% Blue Collar	12% Services
	0.5% Unemployment Rate			2.5% Unemployment Rate			5.4% Unemployment Rate	
\$58,707 Median Household Income	\$28,732 Per Capita Income	\$93,851 Median Net Worth	\$61,124 Median Household Income	\$31,293 Per Capita Income	\$151,479 Median Net Worth	\$49,371 Median Household Income	\$25,061 Per Capita Income	\$76,930 Median Net Worth



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