

LAND FOR SALE

PRIME DEVELOPMENT OPPORTUNITY

15+ Acres Fronting Highway 64

HWY 64 & Walker Springs Dr. | Lakeland, TN Area

HWY 64

15

710' Width

945' Depth

HWY 64

OPTIONS:

- Sub-Divide
- Ground Lease
- Build-To Suite

***\$5.50 PSF**

EXCLUSIVELY LISTED BY:

GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
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⇒ INVESTMENT Highlights

Gill Properties, Inc, is pleased to present a significant commercial tract of land in the rapidly growing Highway 64 corridor.

This unique opportunity provides a prime location with exposure to major roads, making it an ideal location for various types of commercial development, such as multi-family, self-storage, office complex, retail center, etc.

Secure this versatile property and take advantage of it's high visibility and strategic positioning on Highway 64.

- 4 miles to I-269, 385/Hwy 64 Interchange
- ± 2.5 miles to I-40/Hwy 64 Interchange
- 25 minutes to the new  Plant in Stanton, TN



- ✓ 15 (+/-) Acres | 710' fronting Highway 64
- ✓ **City Connections:** Water, Sewer & Utilities
- ✓ **Zoned:** PUD with C-P and O-G
- ✓ **Options:** Can be sub-divided, Ground Leased or Build to Suit
- ✓ **Location:** Minutes from the cities of Lakeland, Bartlett, Arlington, and Oakland

Offered at
\$3,593,700

⇒ AREA Demographics



City Water & Sewer
Connected

POPULATION

HOUSEHOLDS

AVG HH INCOME

1 MILE

7,114

2,804

\$84,893

3 MILE

80,493

30,219

\$108,367

5 MILE

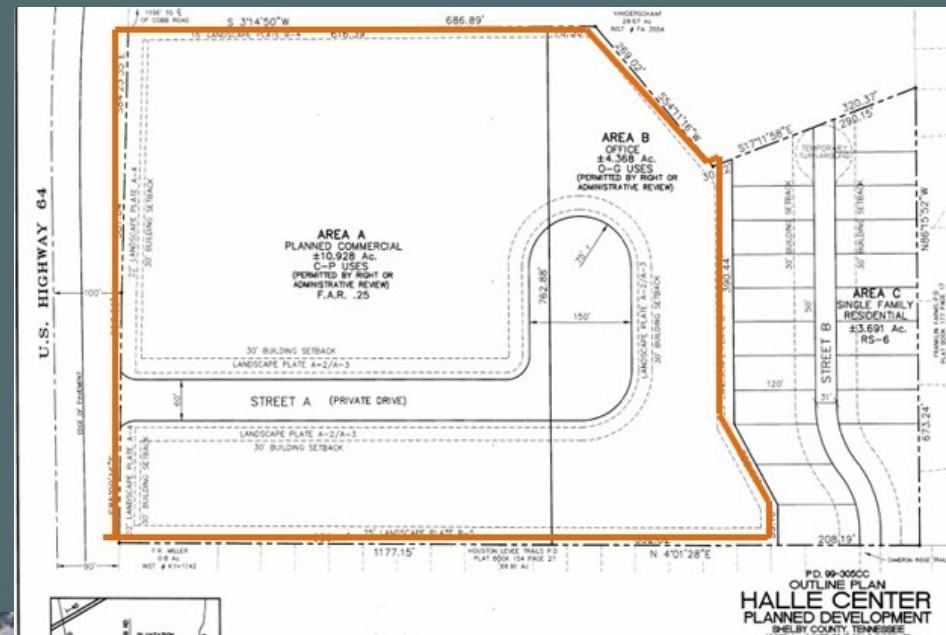
275,193

104,385

\$112,254

⇒ AERIAL PUD Plan

For Sale: 15+ ACRES
Price: \$3,593,700



HIGHWAY 64

CONTACT US:

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