

FOR SALE

Prime Commercial Land w/ HWY 64 Frontage

10111 HIGHWAY 64

Shelby County, Tennessee

N. Houston Levee Rd./Canada Rd and Cobb Rd.



City Water & Sewer
Connected



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BROKER:
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GILL
PROPERTIES

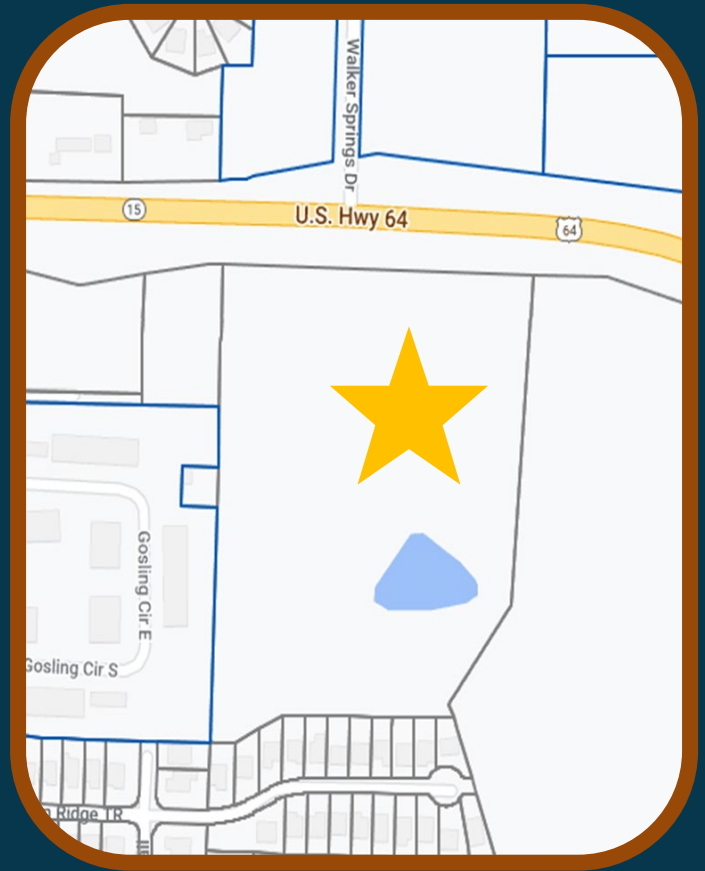
INVESTMENT

Summary

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.



Offered at \$3,593,700

INVESTMENT

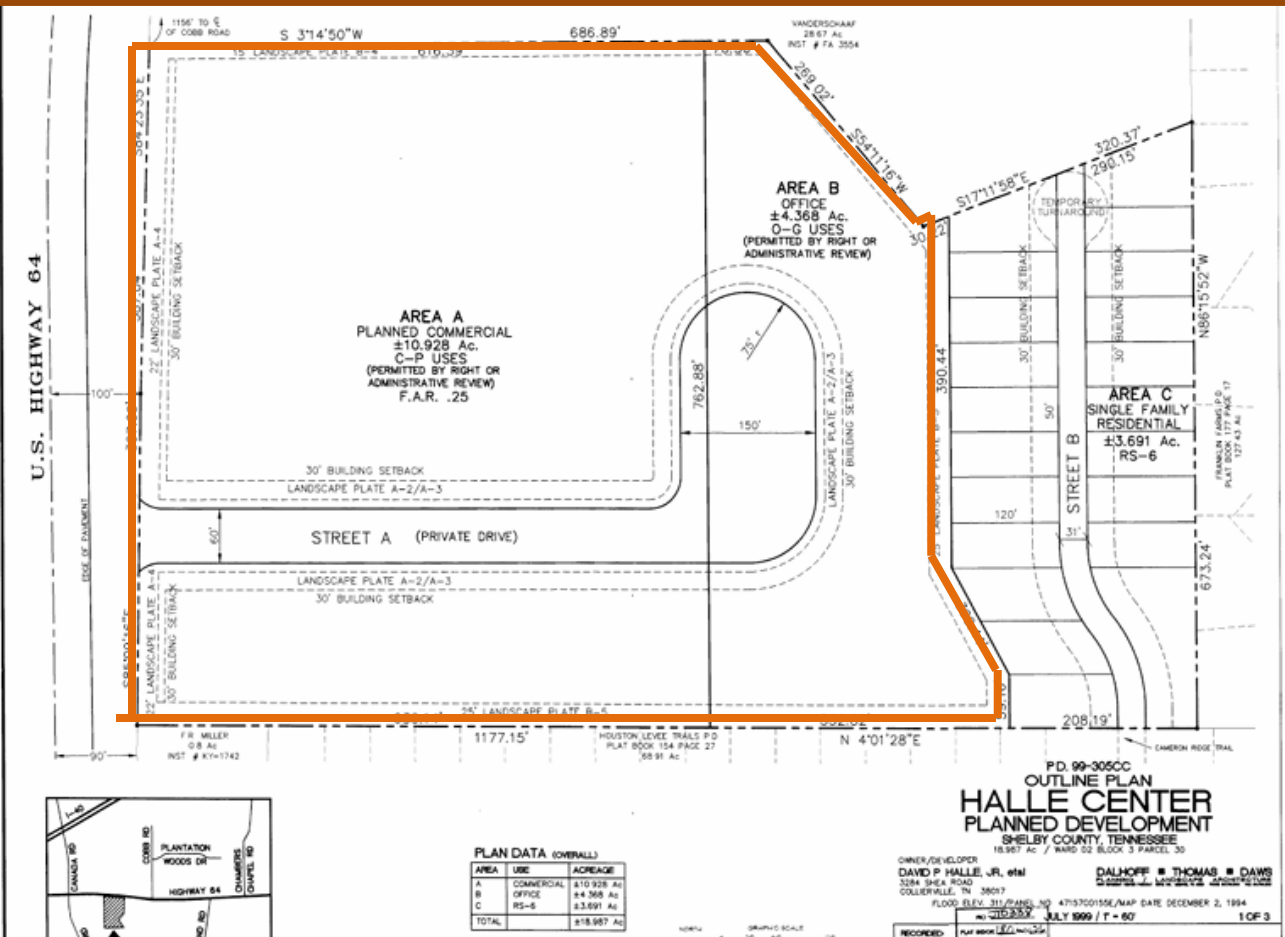
Highlights

- Prominently located in the Hwy 64 retail corridor
- Minutes from Lakeland, the City of Bartlett, Arlington, and Oakland
- 15 (+/-) Acres | 710' fronting Highway 64
- City WATER, SEWER & UTILITIES Available
- Zoned: PUD with C-P and O-G
- **Options:** Sub-dividing, Ground Lease & Build to Suit
- 4 miles to I-269/Hwy 64 Interchange
- ± 2.5 miles to I-40/Hwy 64 Interchange
- 25 minutes to the new  Plant in Stanton, TN

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8130 Macon Station, Suite 114
Memphis, TN 38018
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PUD PLAN | AERIAL

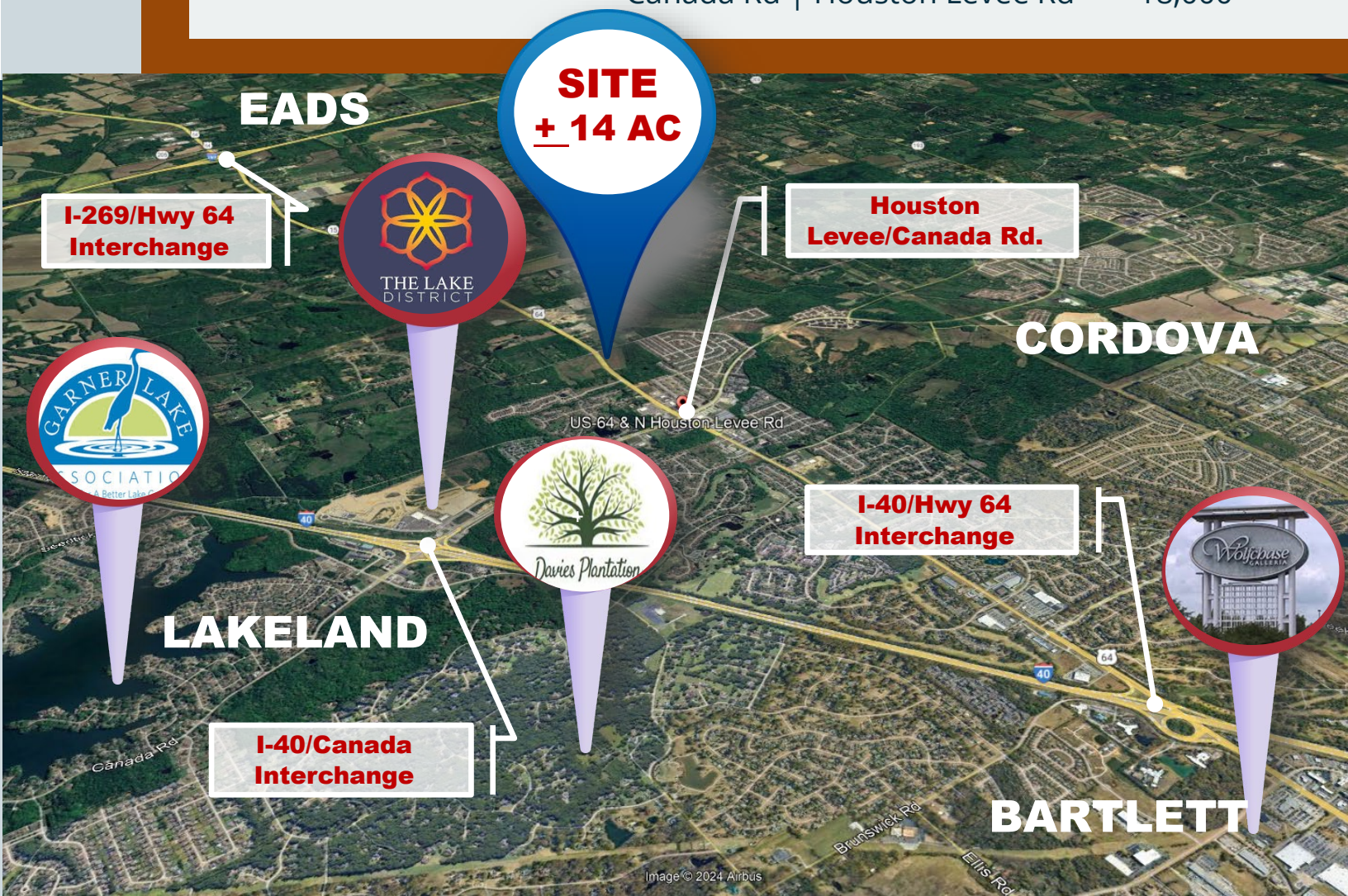


Demographics

(5 Mile Radius)	2023
Total Population	83,271
Number of Households	31,486
Average Household Income	\$103,596
Total Businesses	3,306
Total Employees	31,929
Median Age	39.4
Consumer Spending	\$1.1 Billion

Traffic

TDOT AADT	2023
Highway 64	35,000 +
Canada Rd Houston Levee Rd	18,000 +





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CONTACT US

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