

WEST RAINES ROAD INDUSTRIAL ASSEMBLAGE

Memphis, TN | Shelby County | Raines Corridor

HEAVY INDUSTRIAL LAND / ASSEMBLAGE OPPORTUNITY

OFFERING PRICE **\$3,000,000**

Sold as a single 178.22-acre assemblage — not available for individual parcel purchase.

178.22 AC	5	IH	\$16,833	Assemblage
Total Acreage	Parcels	Zoning	Price / Acre	Sale Structure

Parcel ID	Address	Acres	Zoning
082013 00073	1502 W Raines Rd	17.736	IH
082013 00074	0 Raines Rd	1.470	IH
082013 00075	0 Raines Rd	0.103	IH
082013 00091	0 W Raines Rd	143.330	IH
082013 00093	0 Raines Rd	15.580	IH
TOTAL		178.219	IH

PROPERTY & CORRIDOR OVERVIEW

Gray Realty Partners is pleased to offer a 178.22-acre heavy industrial (IH) assemblage along the Raines Corridor in southwest Memphis, Shelby County. The offering comprises five contiguous parcels sold together as a single transaction for \$3,000,000, a blended price of \$16,833 per acre. Anchored by a 143.330-acre tract — one of the largest contiguous heavy industrial land positions available in the Memphis market — the assemblage is rounded out by four adjoining and infill parcels along W Raines Road, offering scale and configuration flexibility for a single user or developer.

PROPERTY HIGHLIGHTS

- 178.219 total acres of IH-zoned heavy industrial land
- Anchored by a 143.330-acre contiguous tract — rare scale for the Memphis market
- Uniform IH zoning across all five parcels
- Sold together as one transaction — not divisible
- Suitable for build-to-suit industrial, distribution/logistics, or land banking

LOCATION & CORRIDOR CONTEXT

- Southwest Memphis, within Shelby County's core heavy industrial submarket
- Proximity to major freight and distribution infrastructure serving the Memphis logistics market
- Consistent with Memphis's position as a national distribution hub
- Corridor has sustained industrial demand and comparable heavy-industrial land activity

