



FranklinStreet

Whitten Rd

Hillshire Dr

Site
±.54 AC

6845 HILLSHIRE DRIVE

Memphis, TN 38133

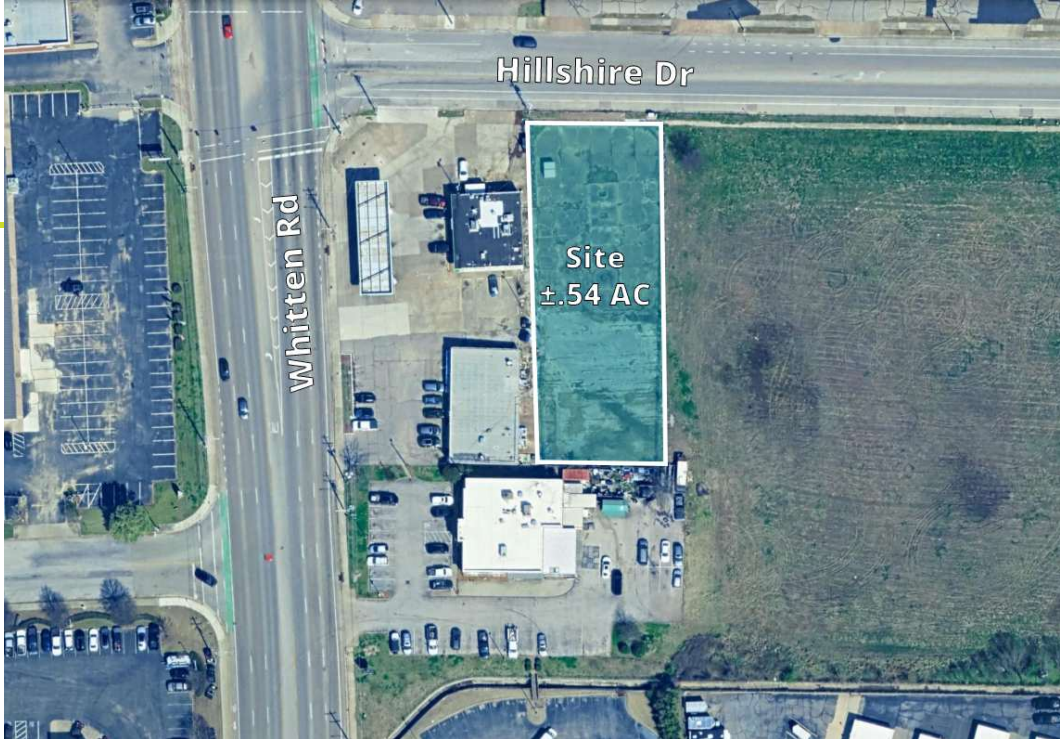
PROPERTY DETAILS

Property Description

Franklin Street partnered with Cushman & Wakefield U.S. is pleased to present qualified investors the opportunity to acquire the enclosed vacant land in Memphis, TN. The site is positioned at/near the intersection of Hillshire Drive and Whitten Road, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Memphis MSA.

INVESTMENT DETAIL

Address	6845 Hillshire Dr., Memphis, TN 38133
Size	±.54 AC
Price	\$325,000
Parcel ID	095300 00165
Zoning	CMU-1
County	Shelby
Traffic Count	4,490 VPD



RETAIL MAP



LOCATION OVERVIEW

ABOUT MEMPHIS

Memphis, Tennessee, situated on the banks of the Mississippi River in Shelby County, is a historic city with a population of 607,581 as of 2024, showing a gradual demographic change since 2020. Renowned as the “Home of the Blues” and the “Birthplace of Rock ‘n’ Roll,” Memphis has played a pivotal role in American music and civil rights history. With a median age of 34.3 years, the city reflects a vibrant and youthful community.

The economic landscape of Memphis is diverse and evolving, with a median household income of \$51,211 and a strong foundation in logistics, healthcare, manufacturing, and tourism. The city is home to major employers such as FedEx and St. Jude Children’s Research Hospital, and recent investments, including the BlueOval City project, are expected to further boost job creation and economic growth. Memphis continues to attract new businesses and entrepreneurs, leveraging its strategic location and transportation infrastructure.

Urban development in Memphis demonstrates a focus on revitalization and livability, with a homeownership rate of 47.6% and an average commute time of 22.2 minutes. The city offers a distinctive blend of Southern hospitality and urban energy, featuring iconic attractions like Beale Street, Graceland, and the National Civil Rights Museum. Lively neighborhoods such as Cooper-Young and Midtown, along with a flourishing food scene and annual festivals, contribute to the city’s unique character and enduring appeal.



6845 Hillshire Drive
Memphis, TN 38133

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