

FOR SALE

+10 ACRES

**GERMANTOWN PKWY & MACON RD
CORDOVA, TN 38018**

GERMANTOWN PKWY

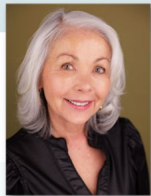


MACON RD

2+ AC

3+ AC

5+ AC



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GILL
PROPERTIES

**6815 Poplar Ave, Suite 110
Germantown, TN 38138
(901) 758-1100**

THE GREENLINE | WALKING/BYCYCLE 10.6 MILES

Cordova, TN 38018 | Shelby County Submarket

Prime Development Opportunity



Location

*Just East of Germantown Parkway,
fronting Macon Road and private drive,
Macon Depot Blvd.*



Price
\$1.75M



Lot Size
10 ± ACRES



Connections

All – Gas, Sewer & Utilities



Zoning
Commercial | CMU-1



Traffic
17,000 VPD

Excellent Location to Develop a Mixed-Use Concept in Cordova, Tennessee.

10 ± ACRES For Sale

Traffic Counts

Germantown Pkwy 60,000+

Macon Rd 17,400+

Highlights

- ✓ Multiple points of access, making it a great location for development.
- ✓ Located in the heart of the Cordova Retail Corridor, making it desirable for multi-family housing.
- ✓ One of the last undeveloped parcels in the Germantown Parkway Corridor.
- ✓ Zoned: CMU-1 Not limited but permitting retail, office, mixed-use, assisted living, and apartments.
- ✓ Direct access to the Shelby County Greenline.
- ✓ Exposure to 17,400+ Cars Per Day



Demographics

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|------------|---------------|---------------|---------------|
| Population | 9,724 | 63,541 | 151,039 |
| Households | 4,289 | 25,777 | 65,898 |
| HH Income | \$78,569 | \$91,234 | \$103,853 |



For more information:

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Jennifer Stewart (901) 652-3778



The Area

- ✓ Offers trendy shopping and dining options with the Wolfchase Galleria, Rafferty's, J Alexanders, Friday Tuna...
- ✓ Entertainment Options: Malco Theater, Shelby Farms Greenline, Cordova Bowling, Urban Air Adventure Park, Cordova Community Center, and Shelby Farms Park.
- ✓ Within a few miles to I-40, 240 and Walnut Grove Rd, making an easy commute to anywhere in the Shelby County area.
- ✓ Public Schools: Cordova Elementary, Middle and High School
- ✓ Private Schools: Cordova Christian Learning Academy, Lamplighter Montessori, and Evangelical Christian School
- ✓ Charter Schools: Beacon College Preparatory and Memphis School of Excellence Elementary

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