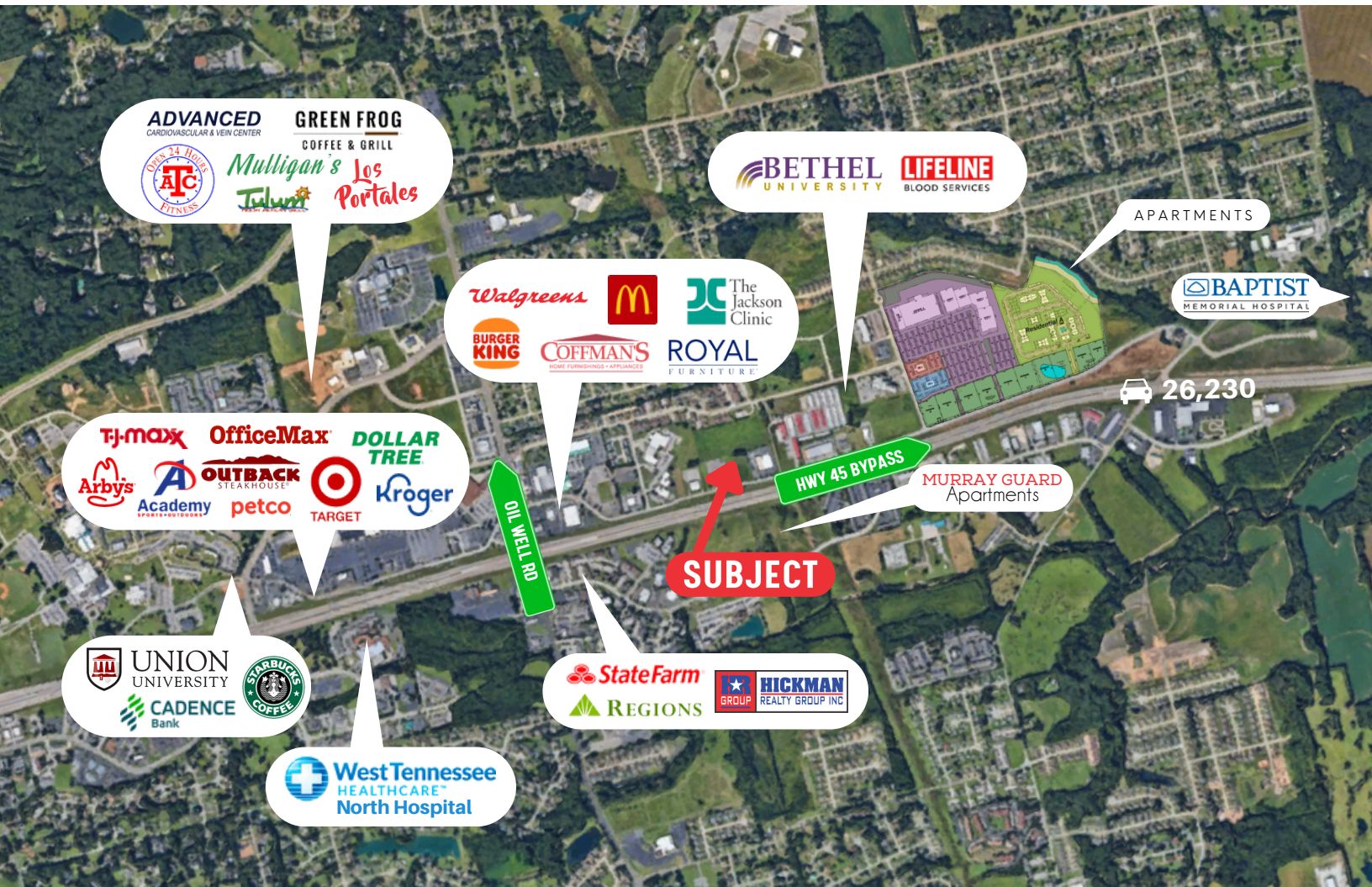


# FOR SALE - LOT

## 2949 HWY 45 BYPASS FRONTAGE

### Mixed Use Development - Jackson, TN 38305



## PROPERTY DESCRIPTION

**FOR SALE \$777,900 | 5.62 acres | SC-1 Zone**

5.62 acre lot. This lot is part of the Sterling Farm area. This mixed use development successfully blends Residential, Multifamily, Retail, Restaurants, Office, and Senior Housing. This mix of uses within the Conceptual Development Illustration provides broad community services: retail, office, restaurants, hospitality, and immediate area services: medical offices, professional services, restaurants, and small retail shops. This potential development arrangement will set a precedent for future development in this corridor. Sterling Farms Development supports North Jackson's vibrant Medical expansion with the Passmore Lane Medical Complex of Baptist Memorial Hospital located 1 mile north.

## LOCATION DESCRIPTION

This 5.62 acre tract of land, located just north of Oil well road on 45 Bypass Frontage Road, Sterling Farms boasts extensive Bypass visibility with 2 key red light access to all of North Jackson. This mixed use area will be a resource for providing services for Jackson's premier growth corridors north of Interstate 40.



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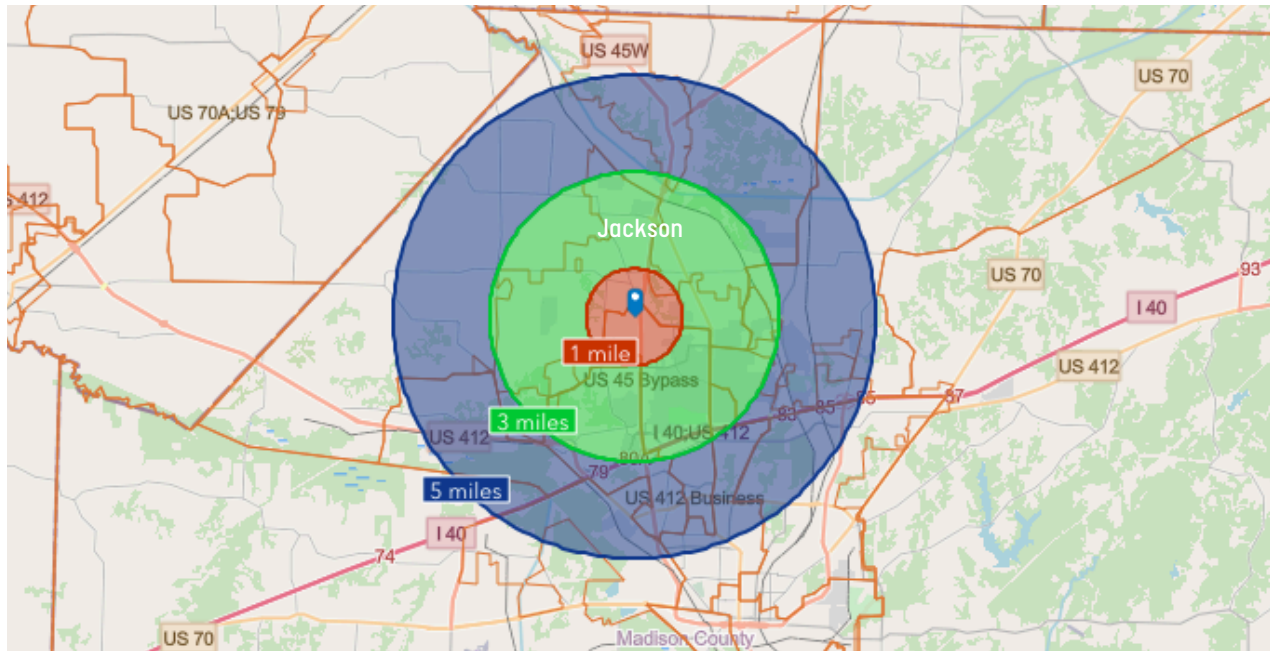


# FOR SALE - LOT

2949 HWY 45 BYPASS FRONTAGE

Mixed Use Development - Jackson, TN 38305

## DEMOGRAPHICS



1 MILE			3 MILES			5 MILES		
5,390	Population	36.6	24,806	Population	37.9	21,265	Population	38.9
2.3	Average Household Size	\$58,707	2.5	Average Household Size	\$61,124	2.4	Average Household Size	\$49,371
78%	White Collar	0.5%	73%	White Collar	2.5%	65%	White Collar	5.4%
11%	Blue Collar		16%	Blue Collar		23%	Blue Collar	
11%	Services		11%	Services		12%	Services	
\$58,707	Median Household Income	\$28,732	\$61,124	Median Household Income	\$31,293	\$49,371	Median Household Income	\$25,061
\$93,851	Per Capita Income		\$151,479	Per Capita Income		\$76,930	Per Capita Income	
	Median Net Worth			Median Net Worth			Median Net Worth	



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