

DEVELOPMENT OPPORTUNITY



109 Townhome Lots Available in The Lake District

- Within "The Lake District" a 160+ acre picturesque mixed-use community in Lakeland, Tennessee, just outside of Memphis
- Walking distance to restaurants and retail shops
- Builder ready
- 20 minutes from Ford's Blue Oval City

**SELLER - FINANCING
AVAILABLE**

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Colliers is pleased to present the opportunity to acquire 109 townhome lots, known as The Willows. The Willows is situated in The Lake District, a 160+ acre mixed use development in Lakeland, TN. The community, which already includes new free-standing and strip retail developments, will also include office space, hotels, apartments, single-family housing, additional retail and restaurants. Just east of the Wolfchase Galleria Mall, the property offers excellent visibility from Interstate 40 and Exit 20. Ford Motor Company's Blue Oval City, its largest manufacturing campus ever, is currently under construction just 20 minutes east on I-40.



Lot Mix

- 9 units constructed
- 9 lots with foundation poured
- 9 units constructed
- 91 vacant lots

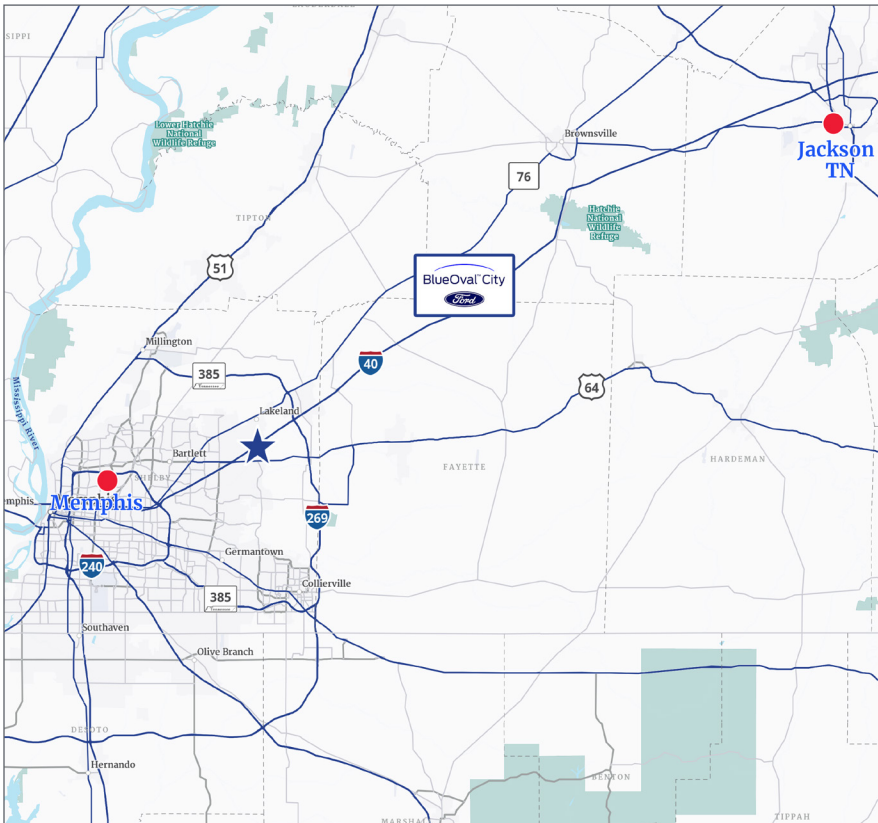
109 Total Lots

Neighborhood Retailers Include



Lakeland Facts

- Lakeland's population has almost doubled in last 20 years
- Great schools - Lakeland has a 70% rating
- Kid friendly - Lakeland has a 97% rating
- 79 homes were sold in Lakeland in October of 2024 for a median price of \$498,000
- Within a 20 minute drive to Ford's Blue Oval City



"The Lake District" Conceptual Rendering



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Exceptional. by Design

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