

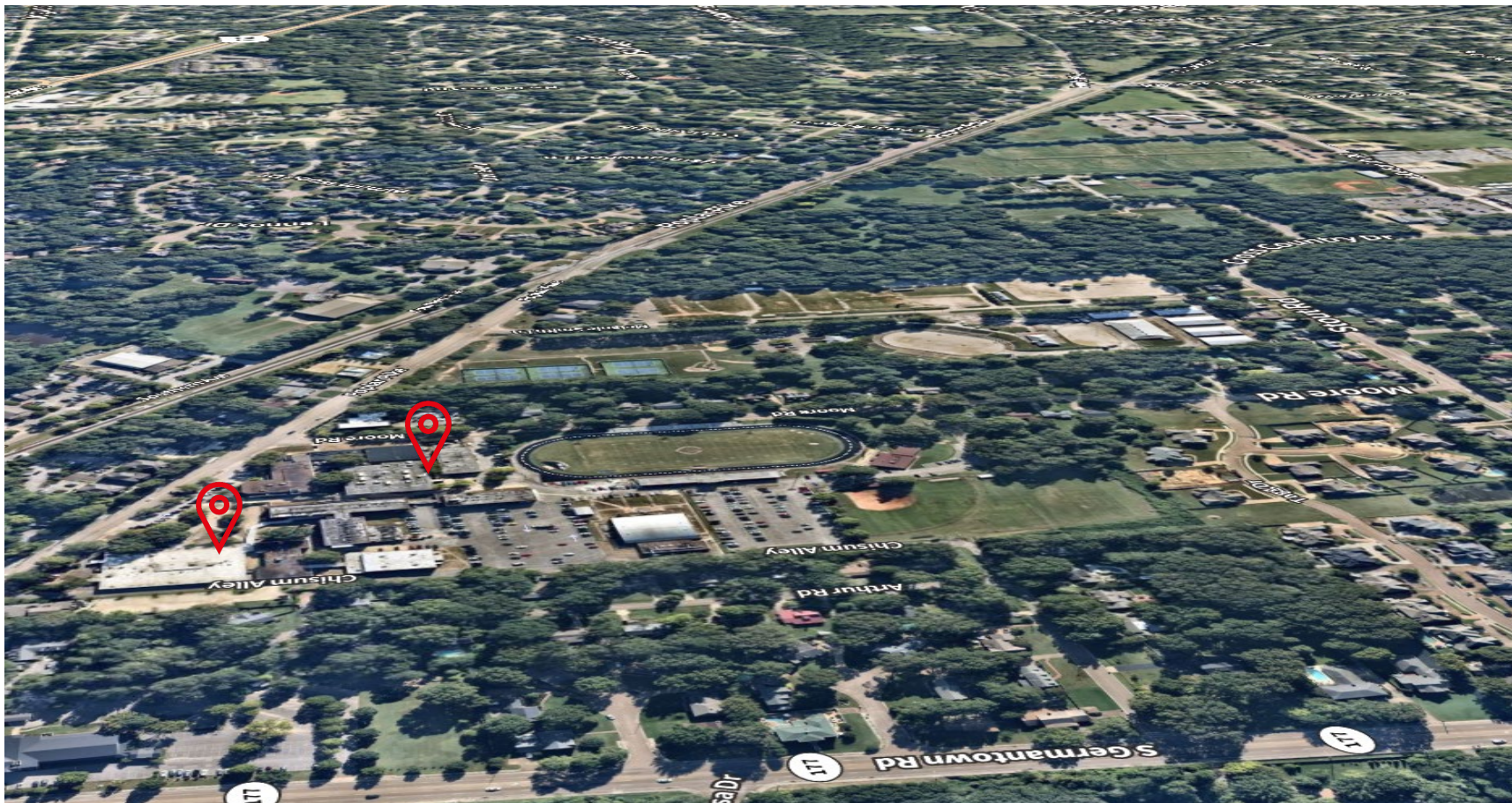


± 22.09 Acres

With 260,265 SF of Institutional Building Improvements

7649-7665 Poplar Pike

Germantown, TN 38138



Opportunity Highlights

- Availability - 2 parcels (A,B) totaling \pm 22 acres
- Location - Positioned in the heart of Germantown, TN
- Current Use – School and Athletic/Recreational Facilities

Location



Sites

Parcel A & B

Germantown High School

7649 Poplar Pike

7665 Poplar Pike

Nearby Retail

Apple Store
Shops of Saddle Creek
Walgreens
Thornwood
Kroger
Dollar Tree
Hobby Lobby
Whole Foods
The Fresh Market

Proximity

2.2 miles to TN-385
5.2 miles to I-240
8.3 miles to I-40
13 miles to International Airport
21 miles to Downtown Memphis

GERMANTOWN, TN

Community Overview

The Germantown community has one of the highest per household incomes in western Tennessee.

Established in 1814, this suburb of Memphis offers its residents the lowest crime rates for any city it's size in the State.

The parks and recreation department is nationally accredited with 27 parks and over 700 acres of dedicated area.



Population

40,123



Average Household
Income

\$154,163



Median Home Value

\$299,528



Median Age

45.3



Family Households

78.2%



Age 25+ High School grad or higher

98%

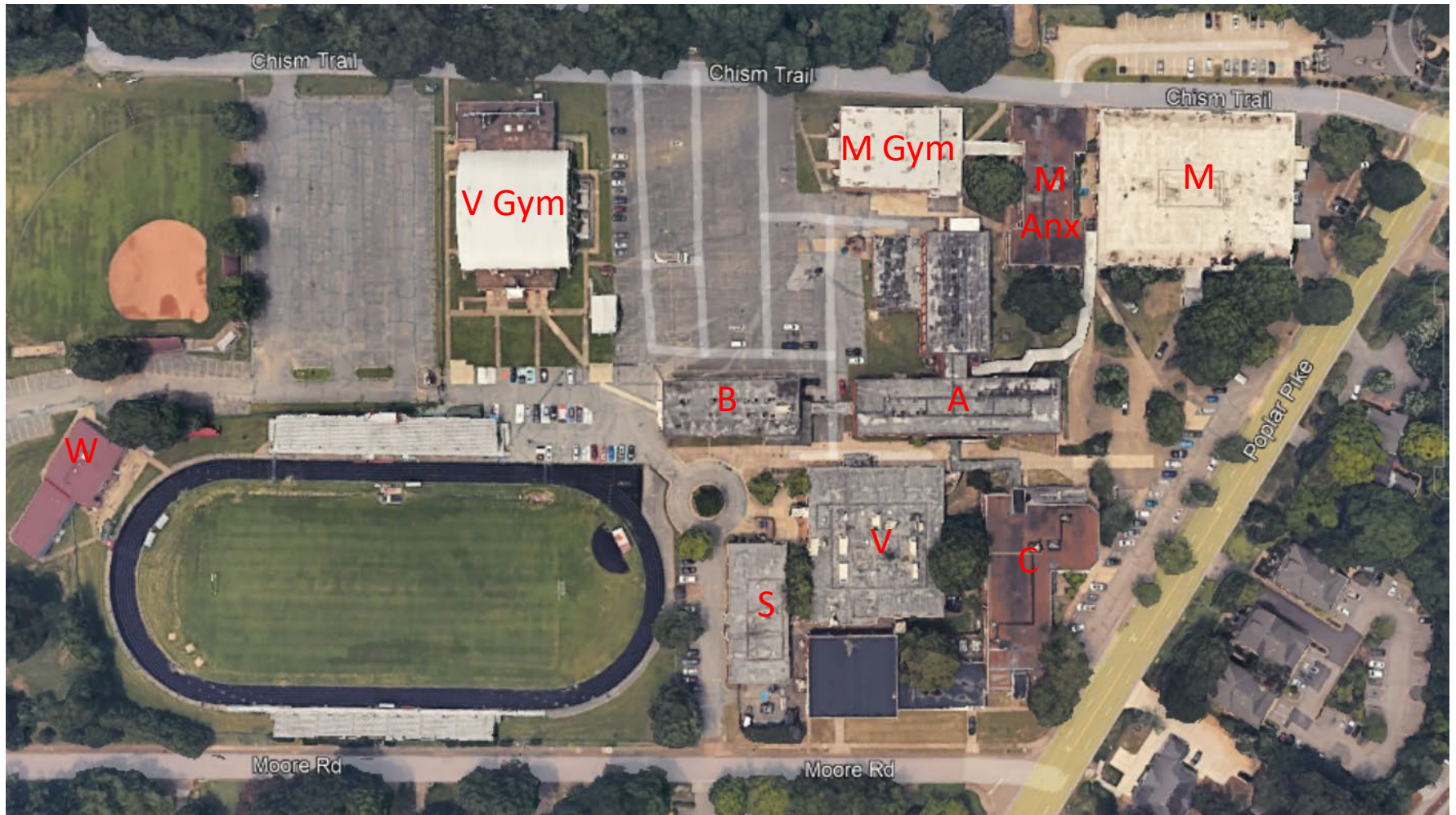


Bachelor's degree or higher

66%

Parcels A & B :

Germantown High School



Germantown High School



- Multiple Buildings: Approximately 260,265 SF
- Acreage: 22.96 Acres
- Built: 1959-1976
- Zoning: Residential

BUILDING AREAS			
Building	Use	Area (SF)	Year Built
M	Offices, Library & Classrooms	32,080	1964
M-Annex	Classrooms	19,370	1967
M-Gym	Gymnasium	10,730	1967
A	Cafeteria, Laboratories & Classrooms	59,060	1964 & 1967
B	Laboratories & Classrooms	15,380	N/A
C	Theater, Classrooms & Band Room	44,930	1973
V	Offices, Classrooms & TV Studio	44,140	1976
S	Shop	10,670	1976
V-Gym	Gymnasium	20,580	1959
W	Football Fieldhouse	6,325	NA
Total		260,265	



Tax Parcel Map

Parcels A & B Germantown High School

7649 Poplar Pike

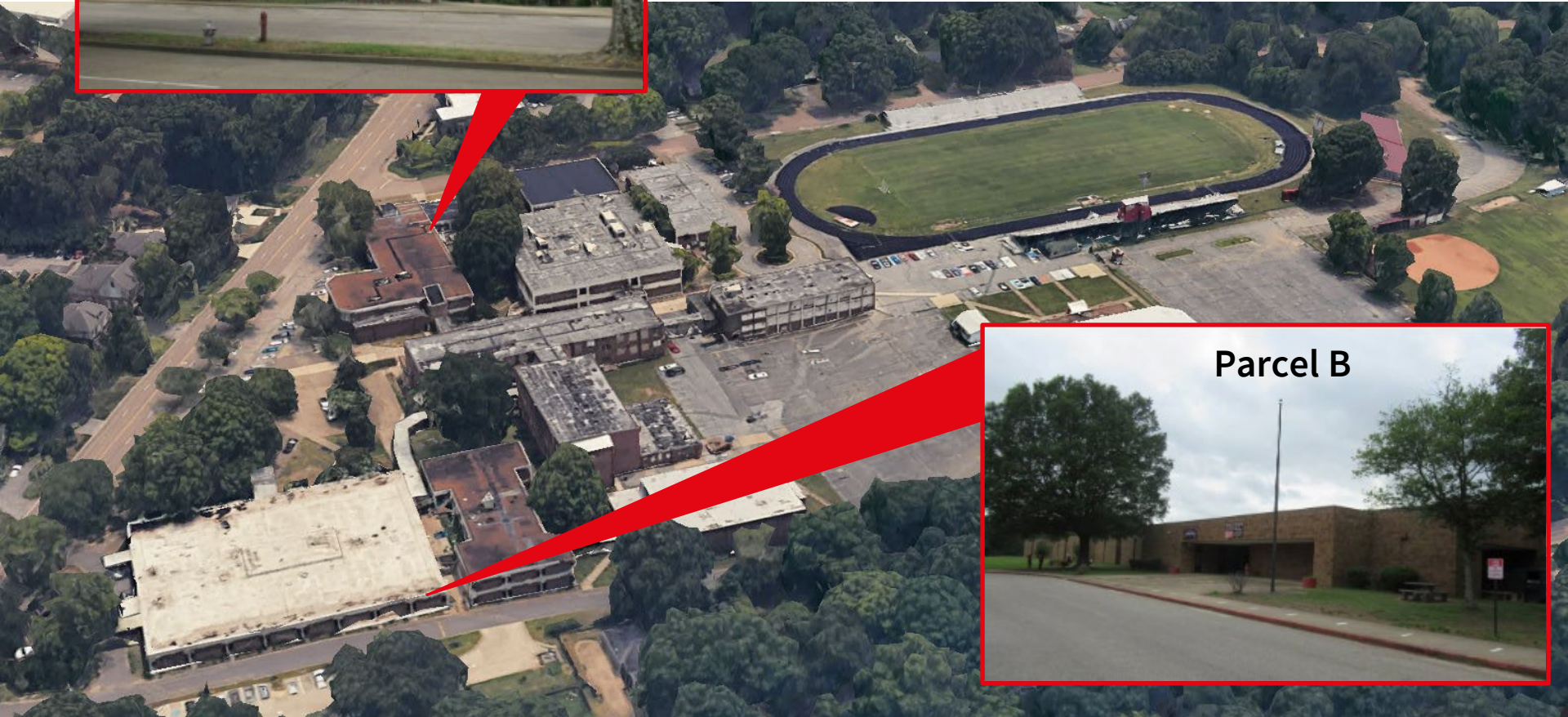
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7665 Poplar Pike

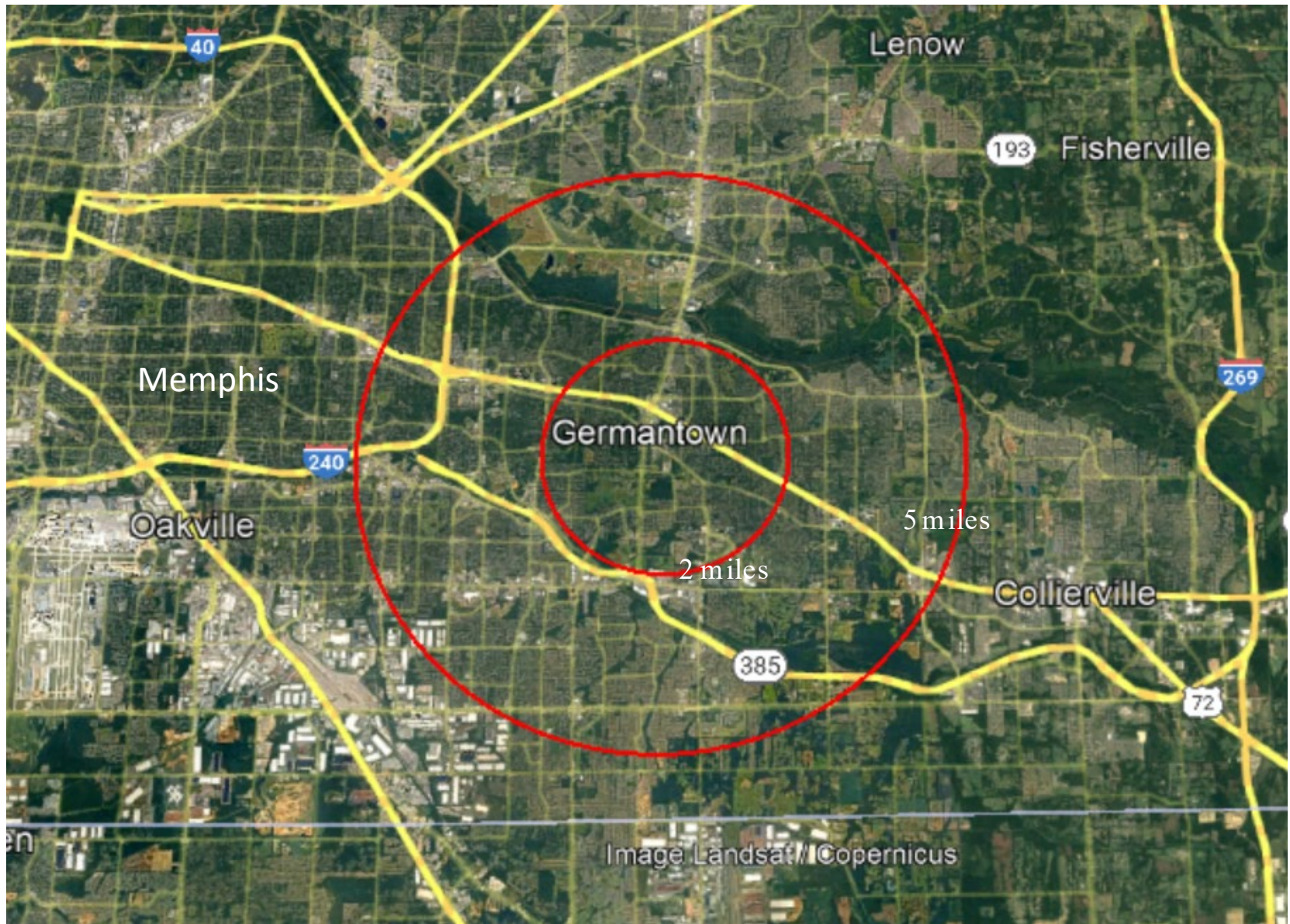
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Site photos:

Germantown High School



Demographics : 2 & 5-Mile Radius



Demographics

Key Facts

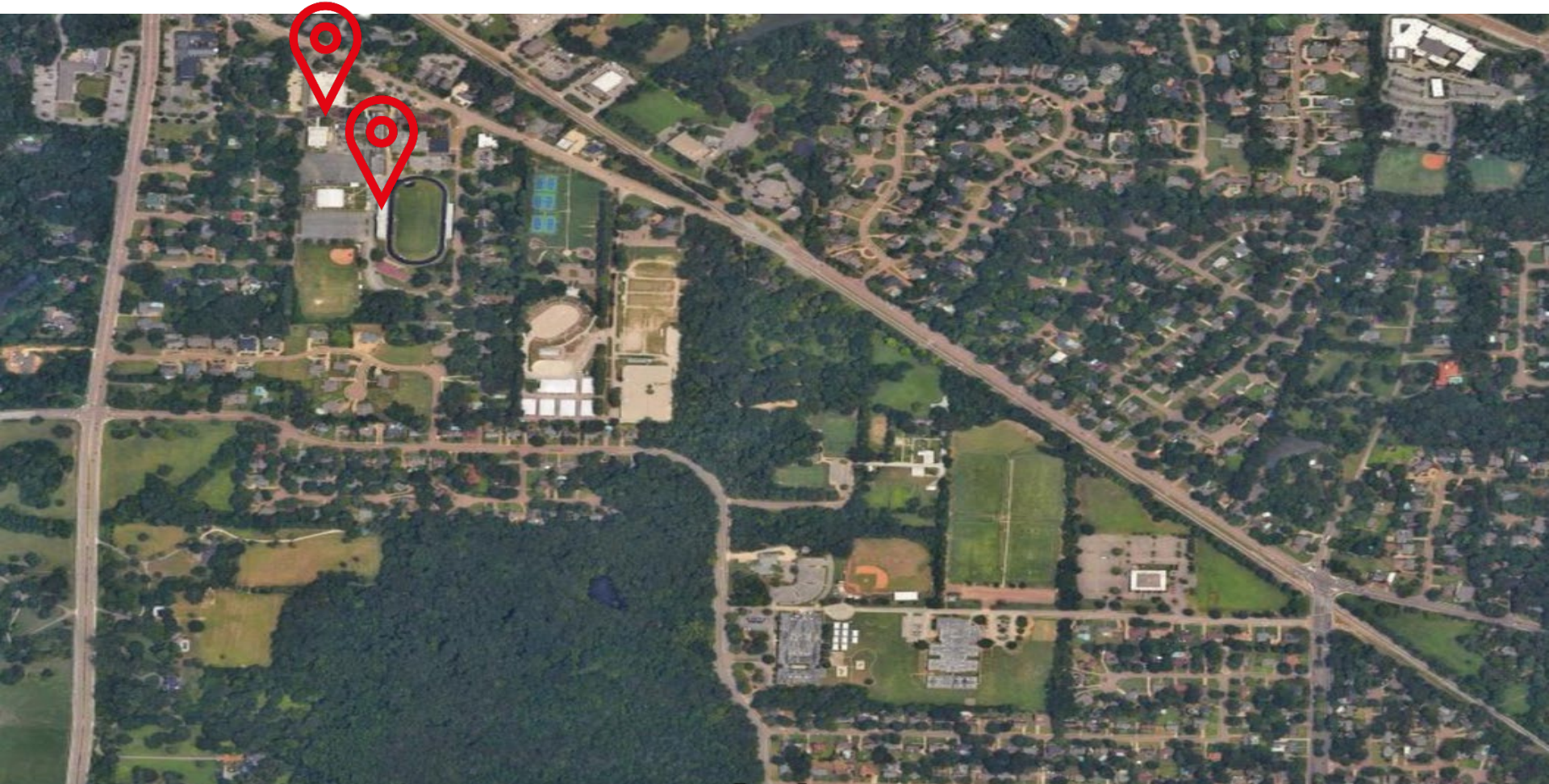
	2 miles	5 miles
Total population	34,099	193,530
Households	14,259	77,745
Median household income	\$99,004	\$74,180

Employment

	2 miles	5 miles
White collar	78%	68%
Blue collar	14%	77,745
Services	10%	13%
Unemployment rate	2.1%	4.2%

Education

	2 miles	5 miles
No high school diploma	2%	5%
High school graduate	12%	20%
Some college	22%	27%
Bachelor's/Graduate/Professional	64%	47%



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