



Available  
Land

47± AC

7765 Ellis Rd.  
Bartlett, TN 38133

### Why Invest in Bartlett?

**Bartlett is one of Tennessee's fastest - growing suburbs, with a strong local economy, a welcoming atmosphere, and a vibrant community. The city is consistently recognized for its safety, affordability, and quality of life, making it a hotspot for residential growth and development.**

brother  
at your side

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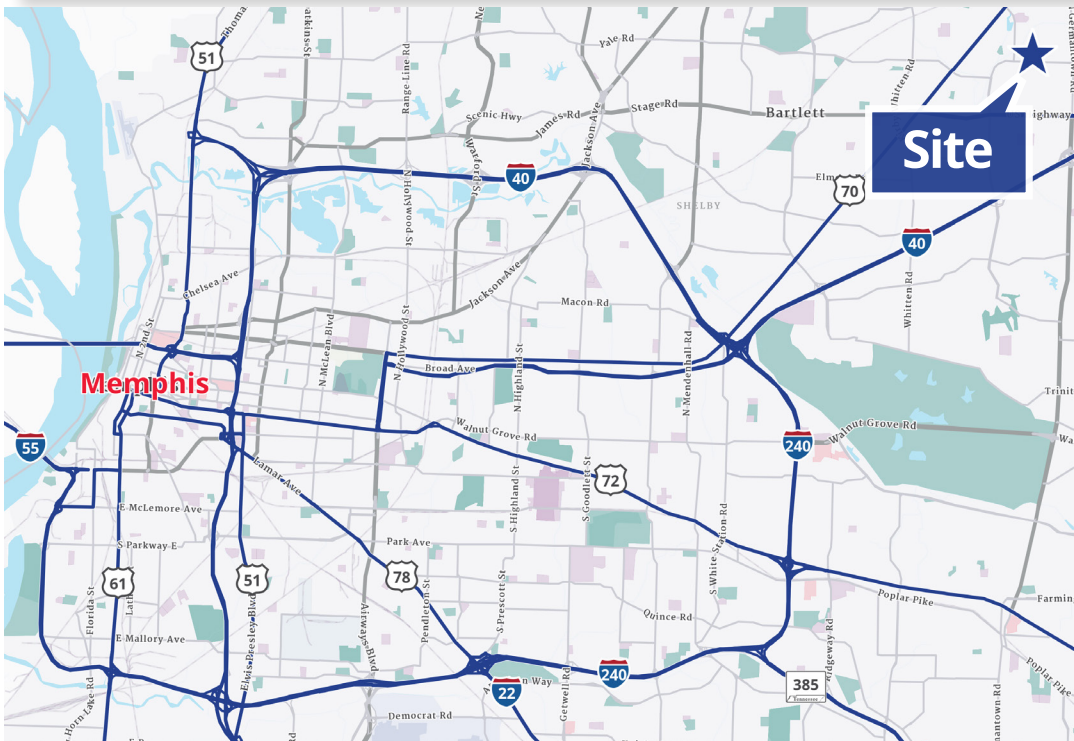
Colliers is pleased to present 7736 Ellis Road, located at the northeast corner of Brother Boulevard and Appling Road. Nestled in the heart of Bartlett, Tennessee, this expansive 47-acre parcel presents a rare opportunity to own prime land in one of the region's most desirable suburbs. Known for its exceptional quality of life, Bartlett is a thriving city that seamlessly blends small-town charm with modern conveniences. The property offers the perfect combination of space, location, and opportunity, making it ideal for developers, users and investors.

### Key Features and Attributes






- Situated in the heart of Bartlett, a premier suburban destination recognized for its family-friendly environment, low crime rates, and award-winning schools. Proximity to Memphis ensures easy access to urban conveniences, including employment hubs, cultural attractions, and healthcare services. Minutes from major retail centers, including Wolfchase Galleria, local dining establishments, and boutique shopping.
- Easy access to major transportation routes, including I-40 and Hwy. 64, ensures convenient commutes to Memphis and other nearby cities.
- Close to local parks, walking trails, and recreational facilities, including the popular Bartlett Recreation Center and Shelby Farms Park.
- Residential designation allows for flexibility in project scope, from single-family homes to gated communities or mixed-use residential areas.
- With steady population increases in Bartlett, there is significant demand for new housing, offering opportunity for builders and developers.
- The property benefits from proximity to existing city utilities, including water, sewer, electricity, and high-speed internet, simplifying the development process (verification required).



# AREA RETAILERS



## AREA DEMOGRAPHICS

-  **Population**  
1-Mile: 4,648  
3-Miles: 54,895  
5-Miles: 155,420
-  **Median Age**  
1-Mile: 42.7  
3-Miles: 40.9  
5-Miles: 39.4
-  **Households**  
1-Mile: 1,686  
3-Miles: 21,170  
5-Miles: 61,156
-  **Average HH Income**  
1-Mile: \$129,156  
3-Miles: \$125,568  
5-Miles: \$123,029
-  **Average Home Value**  
1-Mile: \$333,020  
3-Miles: \$315,875  
5-Miles: \$313,285

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