

Jean Dr Industrial Package

OFFERING MEMORANDUM

3212 Jean Dr
Memphis, TN 38118



BRADEN, BRADEN & BRADEN
COMMERCIAL REAL ESTATE

Jean Dr Industrial Package

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*Exclusively Marketed By: Braden Braden and Braden LLC Real Estate Brokers;
Curtis L Braden Principle Broker*

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01	Executive Summary
.....	Investment Summary

OFFERING SUMMARY

ADDRESS	3212 Jean Dr Memphis TN 38118
COUNTY	Shelby
MARKET	Memphis
SUBMARKET	Airport
BUILDING SF	11,066 SF
LAND ACRES	.66
LAND SF	28,750 SF
YEAR BUILT	1974
YEAR RENOVATED	2020
APN	073006 00033
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$700,000
PRICE PSF	\$63.26

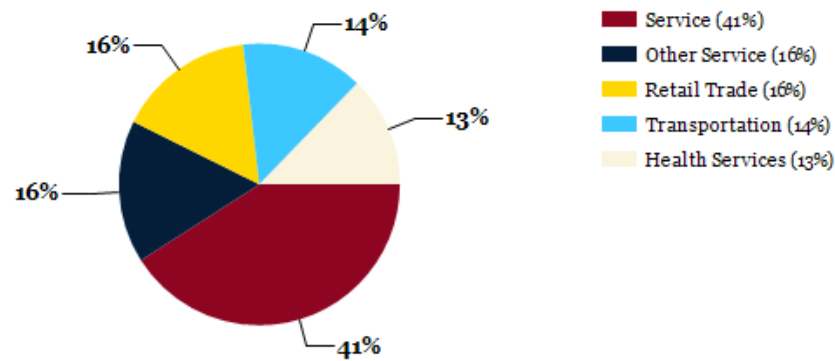
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	2,616	60,614	174,414
2025 Median HH Income	\$38,266	\$37,972	\$44,444
2025 Average HH Income	\$52,020	\$53,377	\$71,524

02

Location

- Location Summary
- Local Business Map
- Aerial View Map

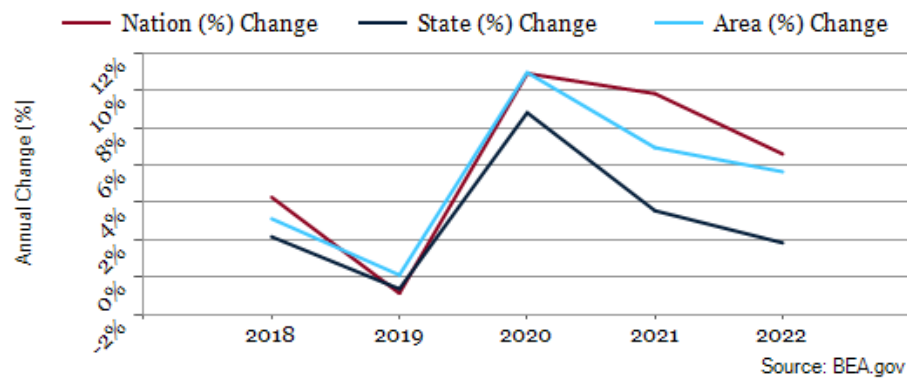
Major Industries by Employee Count

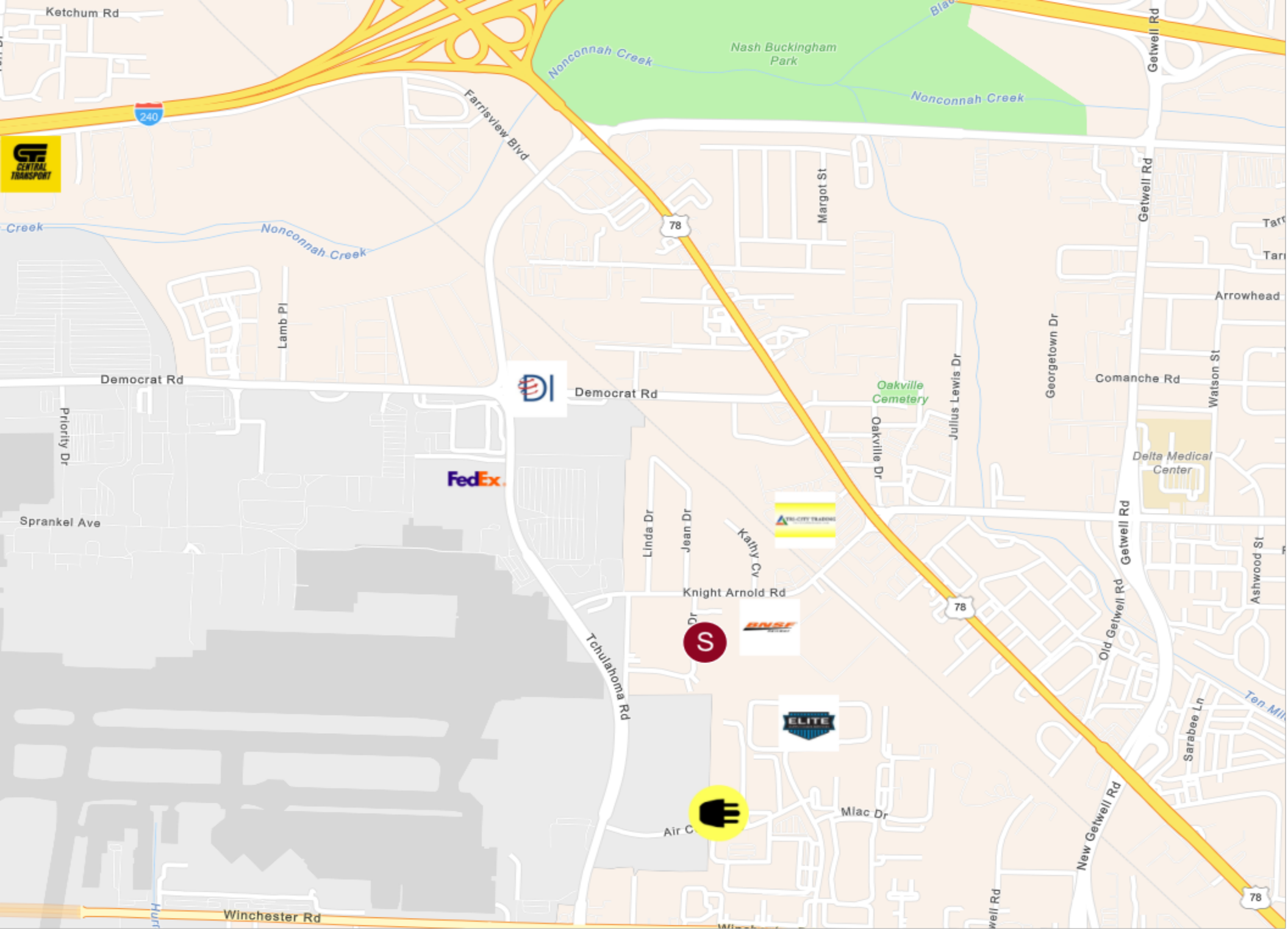


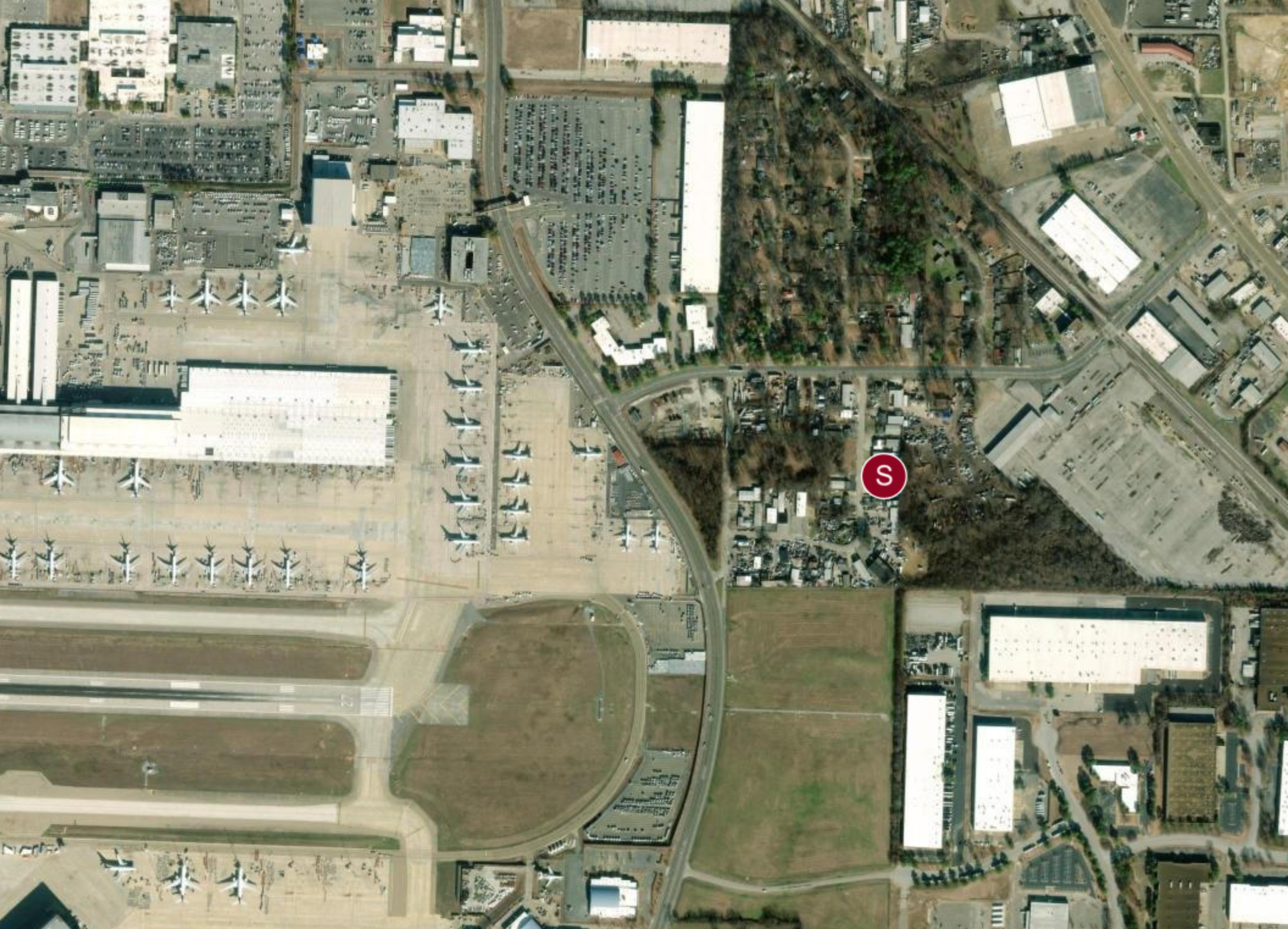
Largest Employers

FedEx	30,000
Shelby County Schools	15,500
Methodist Le Bonheur Healthcare	13,000
Baptist Memorial Health Care	11,500
U.S. Government	10,000
State of Tennessee	7,000
Smith & Nephew	7,000
AutoZone	5,000

Shelby County GDP Trend







03 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	11,066
LAND SF	28,750
LAND ACRES	.66
YEAR BUILT	1974
YEAR RENOVATED	2020
# OF PARCELS	2
BUILDING CLASS	C
LOCATION CLASS	C
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	25
CEILING HEIGHT	10'
DOCK HIGH DOORS	2
GRADE LEVEL DOORS	5



3212 JEAN Dr



3204 JEAN DR













Demographics

Demographics

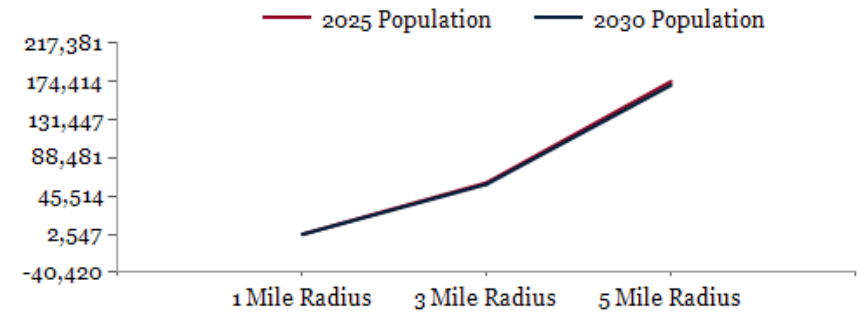
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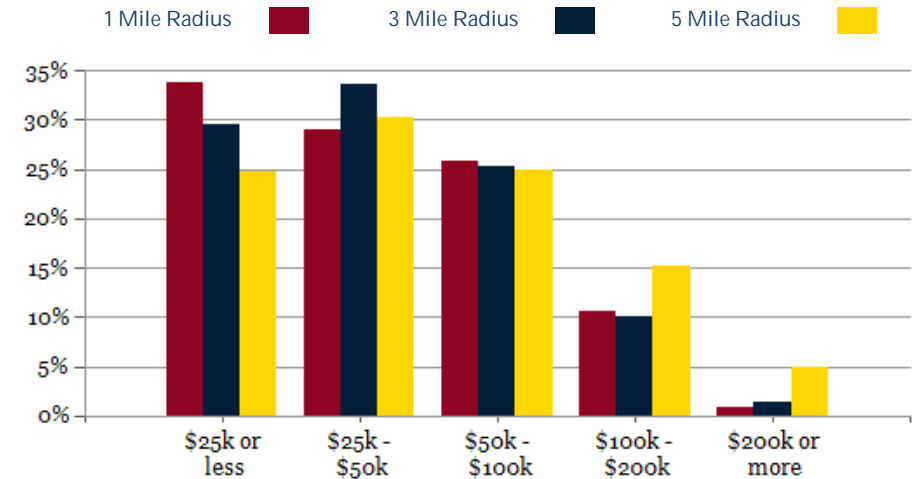
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,969	75,953	209,618
2010 Population	3,284	65,518	184,556
2025 Population	2,616	60,614	174,414
2030 Population	2,547	58,937	170,257
2025-2030: Population: Growth Rate	-2.65%	-2.80%	-2.40%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	182	3,623	9,790
\$15,000-\$24,999	144	2,981	7,759
\$25,000-\$34,999	108	3,534	9,491
\$35,000-\$49,999	172	3,977	12,039
\$50,000-\$74,999	174	3,759	11,089
\$75,000-\$99,999	76	1,907	6,635
\$100,000-\$149,999	68	1,788	7,870
\$150,000-\$199,999	34	481	2,874
\$200,000 or greater	9	328	3,493
Median HH Income	\$38,266	\$37,972	\$44,444
Average HH Income	\$52,020	\$53,377	\$71,524

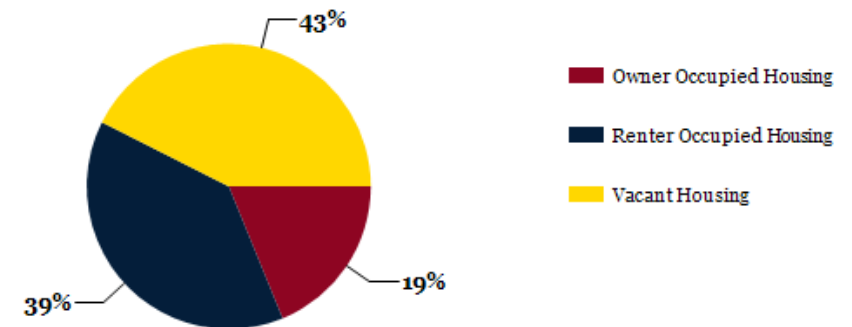
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,113	29,430	86,716
2010 Total Households	1,157	22,770	70,436
2025 Total Households	969	22,384	71,044
2030 Total Households	961	22,311	71,076
2025 Average Household Size	2.67	2.69	2.43
2025-2030: Households: Growth Rate	-0.85%	-0.35%	0.05%



2025 Household Income



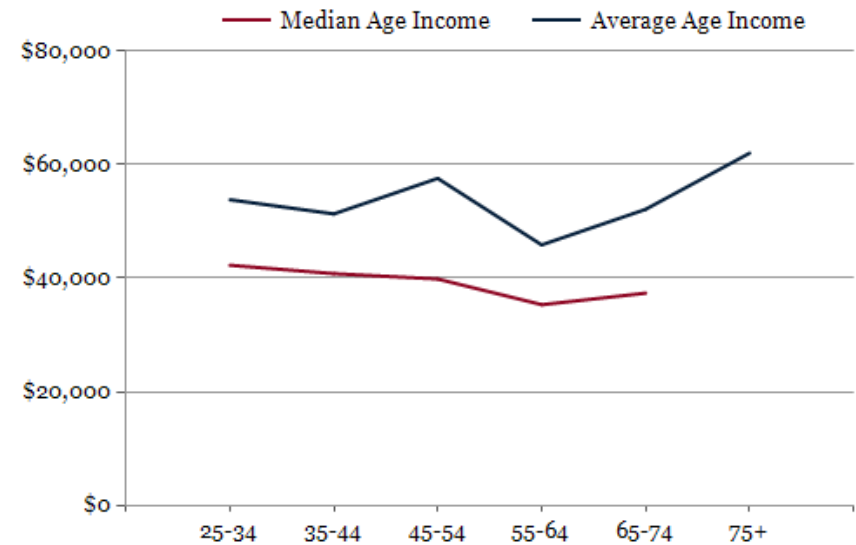
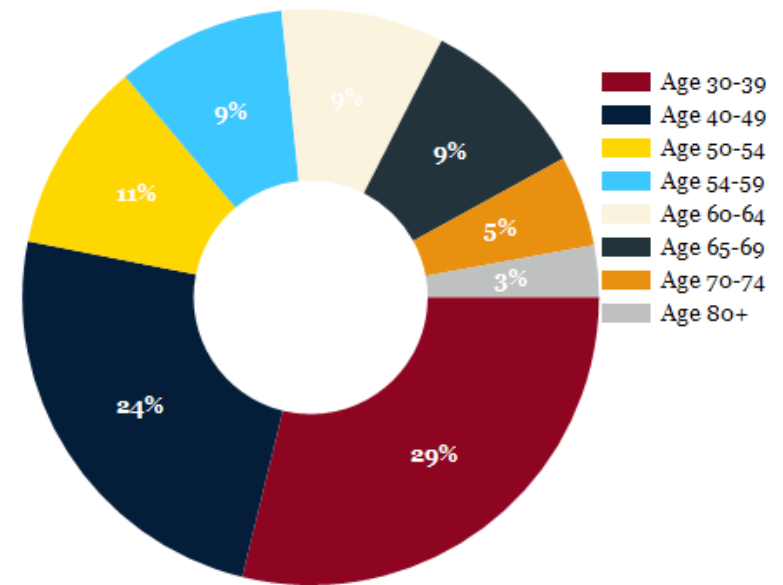
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	222	4,729	14,072
2025 Population Age 35-39	185	4,331	12,025
2025 Population Age 40-44	173	3,975	11,024
2025 Population Age 45-49	170	3,352	9,496
2025 Population Age 50-54	152	3,179	9,277
2025 Population Age 55-59	134	3,069	9,173
2025 Population Age 60-64	129	3,342	10,164
2025 Population Age 65-69	134	2,878	9,311
2025 Population Age 70-74	72	1,922	6,792
2025 Population Age 75-79	41	1,238	4,452
2025 Population Age 80-84	18	630	2,495
2025 Population Age 85+	16	536	2,480
2025 Population Age 18+	1,909	43,547	131,846
2025 Median Age	33	33	35
2030 Median Age	36	35	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,273	\$40,637	\$48,375
Average Household Income 25-34	\$53,825	\$55,662	\$71,162
Median Household Income 35-44	\$40,790	\$40,988	\$50,364
Average Household Income 35-44	\$51,321	\$56,600	\$79,338
Median Household Income 45-54	\$39,853	\$41,698	\$51,708
Average Household Income 45-54	\$57,582	\$57,809	\$81,681
Median Household Income 55-64	\$35,323	\$38,568	\$45,994
Average Household Income 55-64	\$45,865	\$53,986	\$75,190
Median Household Income 65-74	\$37,359	\$35,452	\$39,970
Average Household Income 65-74	\$52,132	\$47,827	\$63,976
Average Household Income 75+	\$62,022	\$47,809	\$61,908



05 Company Profile

Company Bio
Advisor Profile



Ever existing is a general insecurity in real estate market stabilization, thus, our company has set itself the task of providing quality investment services for our clients and catalyzing strong economic assets for the communities in which we live and invest.

Braden, Braden & Braden is an established full-service real estate firm founded in 2003 and proudly originated and based in Memphis, TN. The company is the largest minority commercial real estate firm in the states of Tennessee, Mississippi, and Arkansas, as it is comprised of highly experienced and highly skilled brokers.

Braden, Braden & Braden's reputation is founded on the ability to deliver a wide range of commercial real estate investment services to long-time clients, corporate organizations, government entities, and high-value individuals in addition to individuals who are new to commercial real estate investing. More specifically, we are practiced in the acquisition and disposition of residential & commercial assets, commercial leasing, and analysis of financial, demographic, and market data. Our company is fully equipped to handle all deals within the scope of our services and the intention is to enable clients both local and nationwide to take advantage of our services, valuable strategies, and standard of eminence to accomplish all real-estate goals.

OUR MISSION STATEMENT

At Braden, Braden & Braden, our mission is to educate, encourage, and assist members of our community to secure quality investments. We provide our clients with advantageous property solutions, to encourage community development & expansion and to foster trusted, long-term relationships with our clients by maintaining our reputation as a premier, full-service commercial real estate brokerage firm. Our strategies are based on maximum exposure and optimal results for every deal. Licensed in Tennessee, Mississippi, and Arkansas.

OUR VISION

Alongside the mission we commit to our clients, the company operates under a vision of revolutionizing the “face” of the commercial real estate profession by developing and cultivating black real estate professionals, thereby increasing the number of minority individuals in a historically less diverse profession.



John Cornes
CCIM / Affiliate Broker / CFO

John Cornes, CCIM earned a Bachelor of Business Administration with a concentration in Accounting from LeMoyne-Owen College, and has used that knowledge in various industries, including airline, medical and government. He is currently a Real Estate Affiliate Broker representing local and national buyers and sellers of real estate investment and personal properties.

John has been a licensed Affiliate Real Estate Broker since January 2008. He holds licenses in Tennessee and Mississippi and is a Multi-Million Dollar Club member of both states. His current focus is in commercial and residential representation. He has represented multi-family clients from 2 units to 300+ units, Office Buildings and Multi-Tenant Retail, and as an investor he renovates single family and multi-family properties for rent and sale.

He strongly believes in community involvement and has exhibited this through his fraternity, Alpha Phi Alpha, Fraternity, Inc., the Memphis City Schools Connect Mentoring Program and by annually volunteering for the National Civil Rights Museum and the Diggs Krauss Sickie Cell Walk. John was recognized as "Greek of the Year" by the Memphis Pan Hellenic Council and was nominated for the Commercial Appeal Community Service Jefferson Awards and CFO of the Year by the Memphis Business Journal.

John is the immediate-past President Frayser Community Development Corporation, a leading CDC in Memphis that owns 115 homes, commercial property and annually develops new construction, and the Freedom Preparatory Academy Charter School where he also serves as Treasurer, which he helped guide from one school to now one of the leading multi-state Charter school networks operating in Tennessee and Alabama.

John is also a current board member of the Memphis Metro CCIM chapter, National Pan-Hellenic Council – Memphis chapter, and is a former Board Member of Alpha Memphis Education Foundation and Trezevant High School Alumni Association

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