

FOR SALE

+ 84.2 ACRES

**3320 S. GERMANTOWN RD.
Memphis, TN 38119**

Players Club Parkway

 **FIELDSTONE**
APARTMENTS

+/- 84.2 AC

*Boundary lines are approximate and for
illustrative purposes only*

***1,000 SF**

GERMANTOWN RD FRONTAGE

S. GERMANTOWN RD.

Callis Cut Off Rd.



TOPGOLF

GILL
PROPERTIES

**6815 Poplar Ave, Suite 110
Germantown, TN 38138
(901) 758-1100**



For Sale

An exceptional **84.2± acre development opportunity** in one of Memphis' most dynamic growth corridors. Located directly behind **Topgolf Memphis** and surrounded by high-traffic retail, dining, and entertainment, this site offers unmatched visibility and accessibility. With direct access to **385**, the property is ideally positioned for a **Mixed-Use Development**.

Development Opportunity

This Land Presents

an ideal canvas for creating a vibrant mixed-use development, senior living community or office park.

1,000 SF | GERMANTOWN RD. FRONTAGE



Location

3320 South Germantown Rd.,
Memphis, TN 38119



Price

\$2.5M



Total Size

84.02 ± AC



Traffic

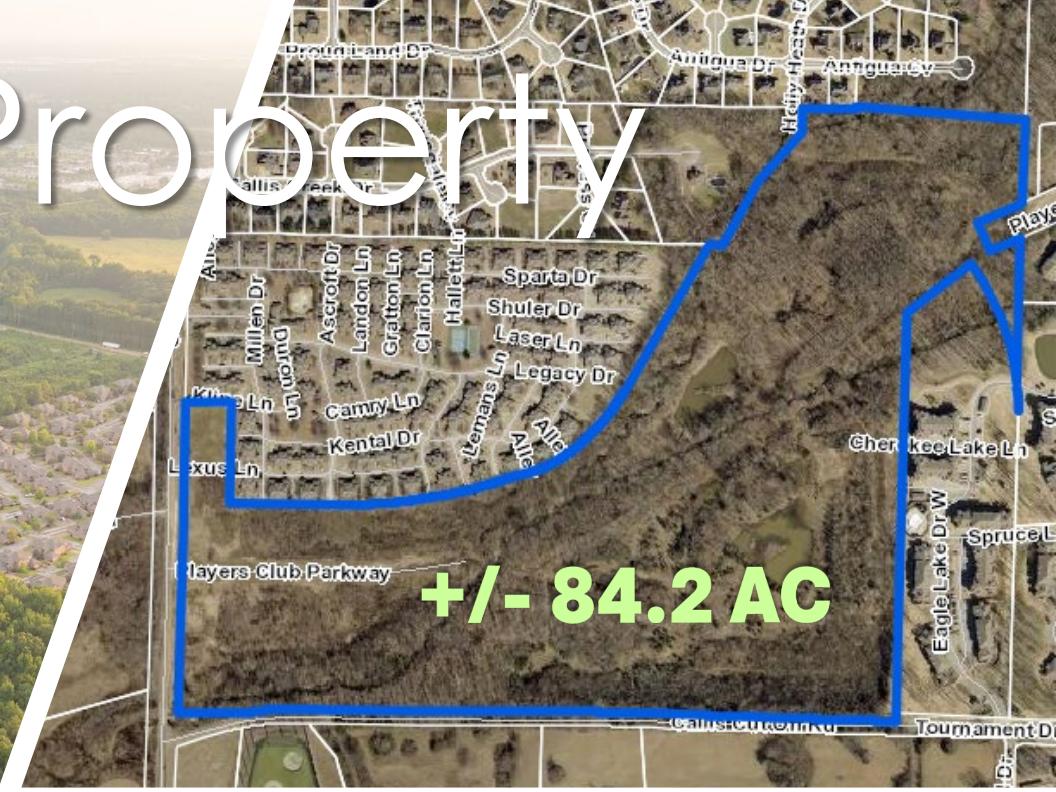
13,700+ VPD

This rare large-scale tract combines **accessibility, demographics, and demand**, making it one of the most compelling development sites in the Memphis metro.

GILL
PROPERTIES

6815 POPLAR AVE, SUITE 110 | GERMANTOWN, TN 38138 | 901.758.1100

The Property



Available 84.2 Parcel | Located behind
Topgolf Memphis
Averaging 384,000 Visitors a Year



For more Information:
Ray Gill
Cell: (901) 378-4930
Office: (901) 758-1100
ray@gillprop.com

Area Data

Traffic

Germantown Rd	12,595+
Winchester Rd	36,370+
Interstate 385	92,180+

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,926	87,261	182,374
Households	3,200	35,100	71,512
HH Income	\$108,308	\$93,958	\$100,717

Commute

Downtown Memphis, TN	16.6 miles
Germantown, TN	4.3 miles
Collierville, TN	10 miles
Olive Branch, MS	9.8 miles
Silo Square – Southaven, MS	17 miles

For more Information:
Ray Gill
Cell: (901) 378-4930
Office: (901) 758-1100
ray@gillprop.com



Highlights

...area is still growing!



Exceptional Location: Immediate access to 385, and Winchester Rd., making an easy commute to anywhere in the Shelby County and Southaven, MS area.



Entertainment Options: Windyke Country Club, Top Golf, Mike Rise Soccer Fields, TPC Southwind and Pickleball Kingdom.



Shopping and Dining Options: Exceptional on Winchester Road, Lowe's, Costco, JCPenney's, The Juicy Crab, Olive Gardens, Marshalls, and more...

