

# FOR SALE

**+ 84.2 ACRES**

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

Players Club Parkway

FIELDSTONE  
APARTMENTS

*The Wyndham Apts.*

**+/- 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



WINCHESTER RD

HWY 385



3320 S. GERMANTOWN RD.  
MEMPHIS, TN 38119

84.2 ± ACRES

*Boundary lines are illustrative only*

# 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

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



### Traffic

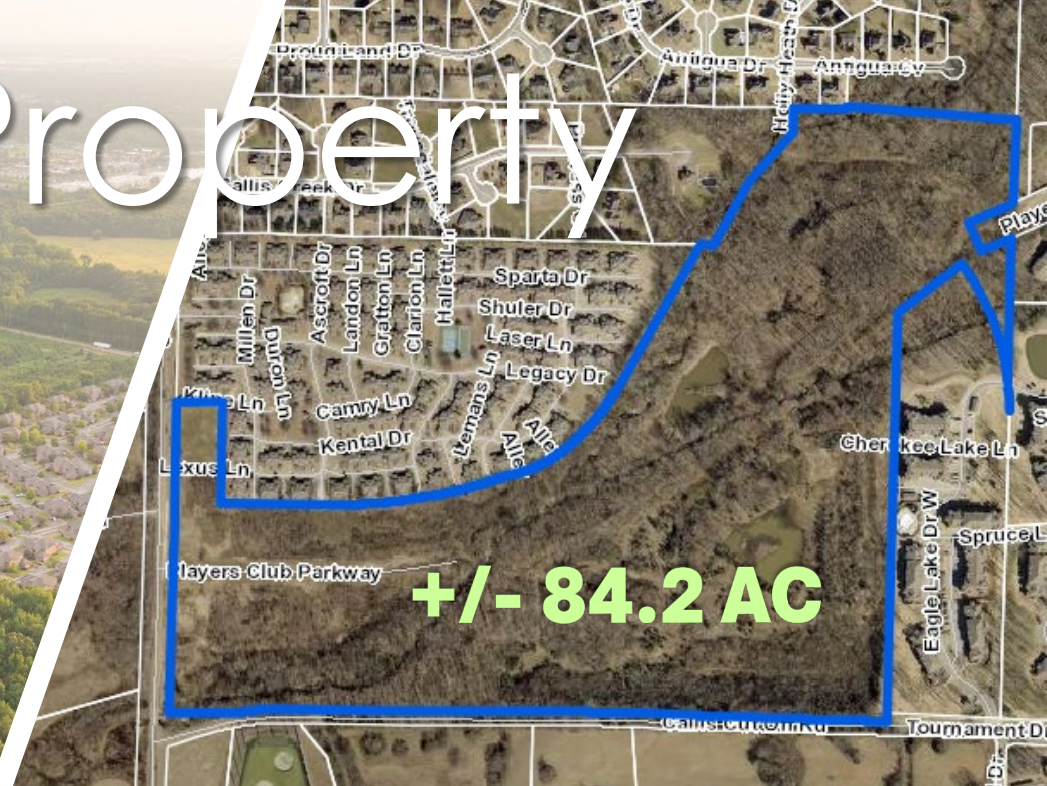
13,700+ VPD

**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](mailto:ray@gillprop.com)





# Area Data

## Traffic

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

## 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

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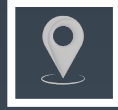
## Demographics

	<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



# 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...

