

# Kirby Gate Lots Available

Along 385 At Kirby Pkwy & Quince Rd.



## Property Info

- Recent \$60 Million development to include a Senior Living Center and Memory Care.
- Property has flexible mixed-use zoning in place under a planned unit development and may be purchased in bulk or as individual lots.
- Build to suit options available.
- Allowed uses include retail, office, office showroom, hotel, drive-through restaurants, medical facilities and mid-rise active adult.

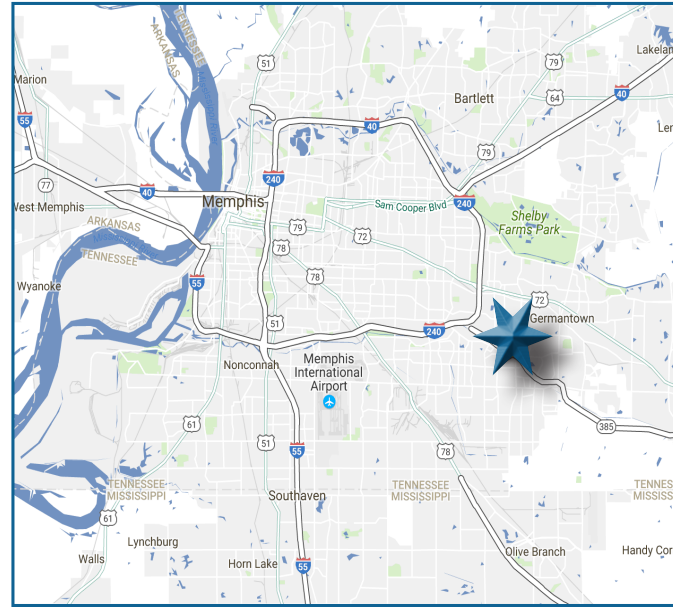
# Kirby Gate Land Parcels

Kirby Pkwy & Quince Rd. Memphis, TN 38119

# For Sale

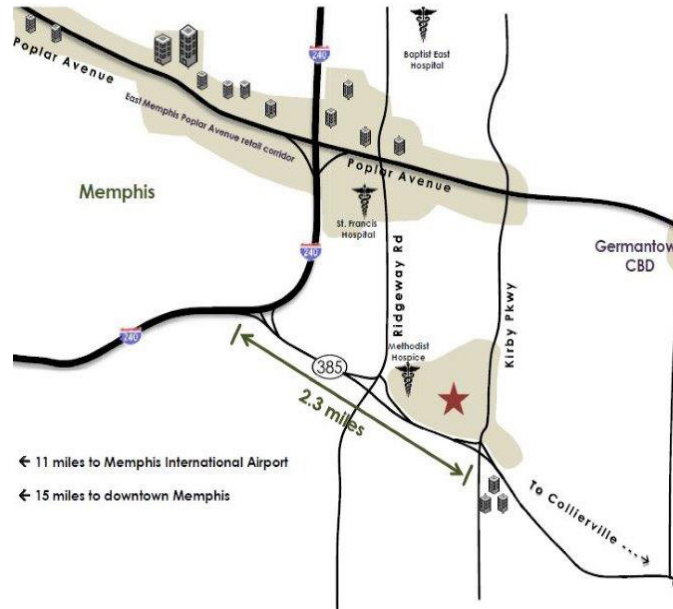
## Project Amenities

- Flexible lot lines
- Full utilities on site including fiber optics
- Fully improved major roads
- Immediate access to a signalized freeway interchange (SR 385)
- Full City services
- Ample allowable building heights and floor area ratios
- High profile project anchors such as Methodist Hospice Care, Kroger, Walgreens, Starbucks, Wendy's, Bluff City, Jaguar, Land Rover, Acorn Medical Research, and Exxon



## Area Amenities

- Centralized location: 2 minutes from the Interstate 240 loop, 5 minutes from the East Memphis Poplar office/retail corridor, 10 minutes from downtown Germantown, 15 minutes from Memphis International Airport and 20 minutes from downtown Collierville
- Convenient to fully improved major thoroughfares
- Over 500,000 square feet of business users within 1 mile
- Excellent neighborhood demographics



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	13,241	94,547	219,108
Avg HH Income	\$57,367	\$71,800	\$80,716
Traffic Counts	Kirby Dr. 35,127 VPD	HWY 385 - 122,526 VPD	

## Contact Us

**Don Drinkard**

Vice President

+1 901 260 1058

don.drinkard@cbre.com

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