

FOR SALE

TWO PRIME COMMERCIAL LOTS

0 CROOKED CREEK ROAD
COLLIERVILLE, TN 38017

LOT 2

LOT 1

.69 AC

.67 AC

CROOKED CREEK ROAD

POPLAR AVENUE

Boundary lines are approximate and for
illustrative purposes only

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GILL
PROPERTIES



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

Asking Price

Lot 1 | .67 AC \$355K

Lot 2 | .69 AC \$360K



2 Lots For Sale

Gill Properties is pleased to offer **Two Prime Commercial Lots totaling 1.36± acres**, located at the **Collierville/Germantown border**, in one of Shelby County's most dynamic and affluent growth corridors!

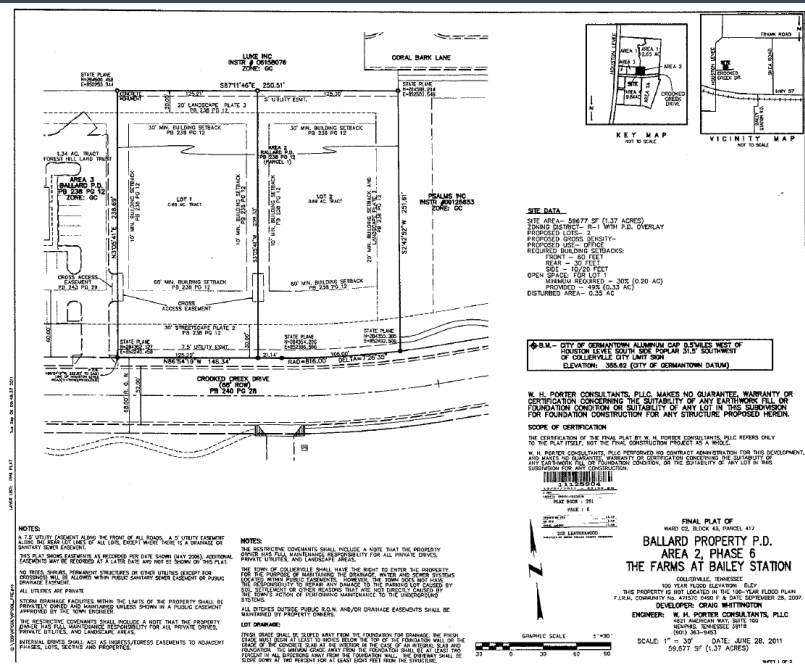
...the area is still growing!

ZONED: GC – flexible commercial zoning in a High-Income Trade Area

AREA RETAILERS: Kohl's, Kirkland's, Kroger's, Michael's, Ulta's, Longhorn Steakhouse, Huey's and more...

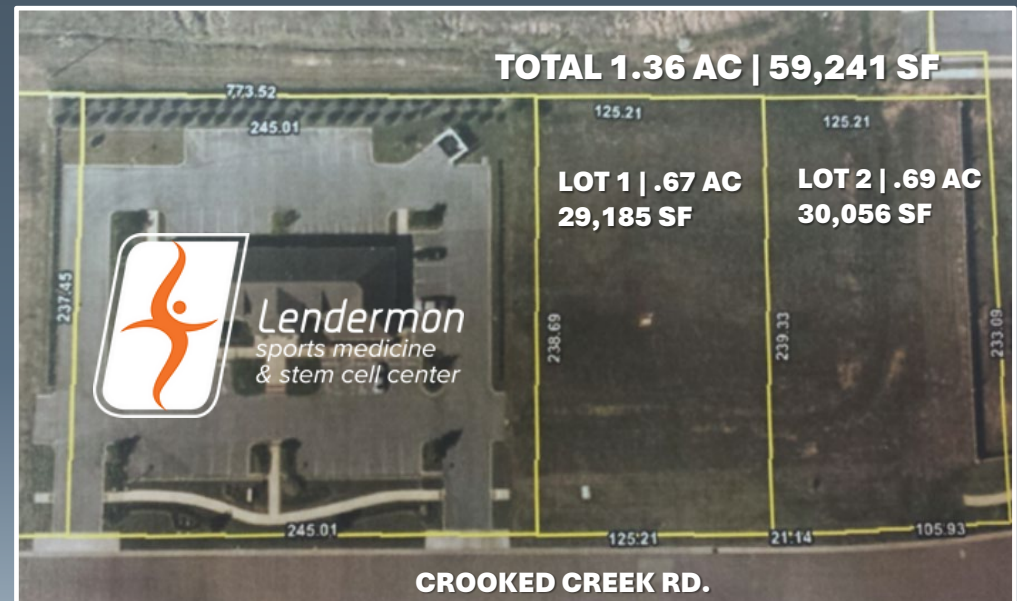
ESTABLISHED AREA: Top-Rated Schools, Baptist Memorial Hospital-Collierville and some of the most affluent Residential Neighborhoods.

CORPORATE HEADQUARTERS: Orgill, Mueller Industries, JuicePlus, Fedex, MCR Safety, and Bank Tennessee



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Area Data

Traffic

Poplar Avenue	25,470+
S Houston Levee Rd	20,300+



150-year-old city with a small-town feel and big-time business growth

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,072+	43,618+	102,089+
Households	1,474+	16,440+	39,612+
HH Income	\$154,064	\$140,824	\$127,695

