

# FOR SALE TWO PRIME COMMERCIAL LOTS

0 CROOKED CREEK ROAD  
COLLIERVILLE, TN 38017

LOT 2

LOT 1

.69 AC

.67 AC

CROOKED CREEK ROAD

Boundary lines are approximate and for  
illustrative purposes only

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# Asking Price

Lot 1 | .67 AC \$355K

Lot 2 | .69 AC \$360K

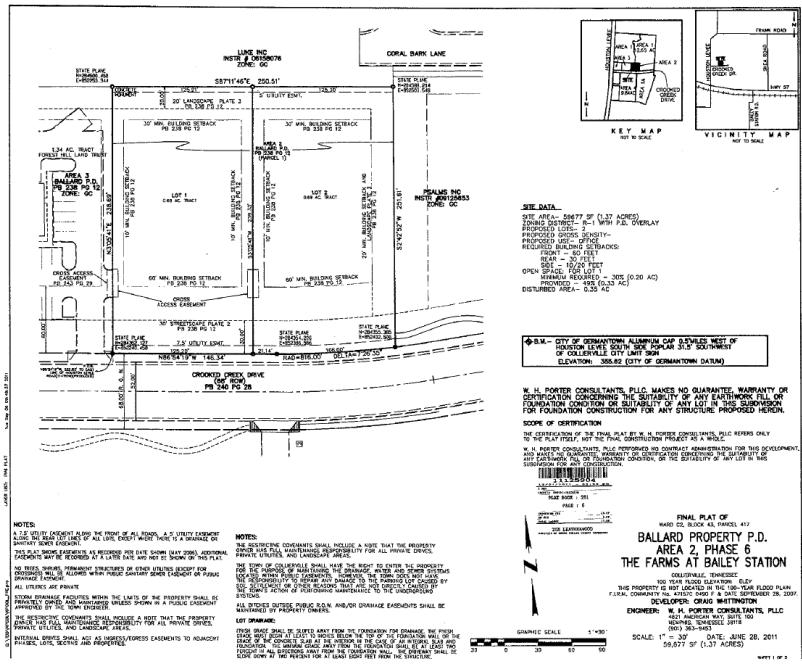


## 2 Lots For Sale

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

# Highlights

...the area is still growing!



**FOR MORE INFORMATION:**  
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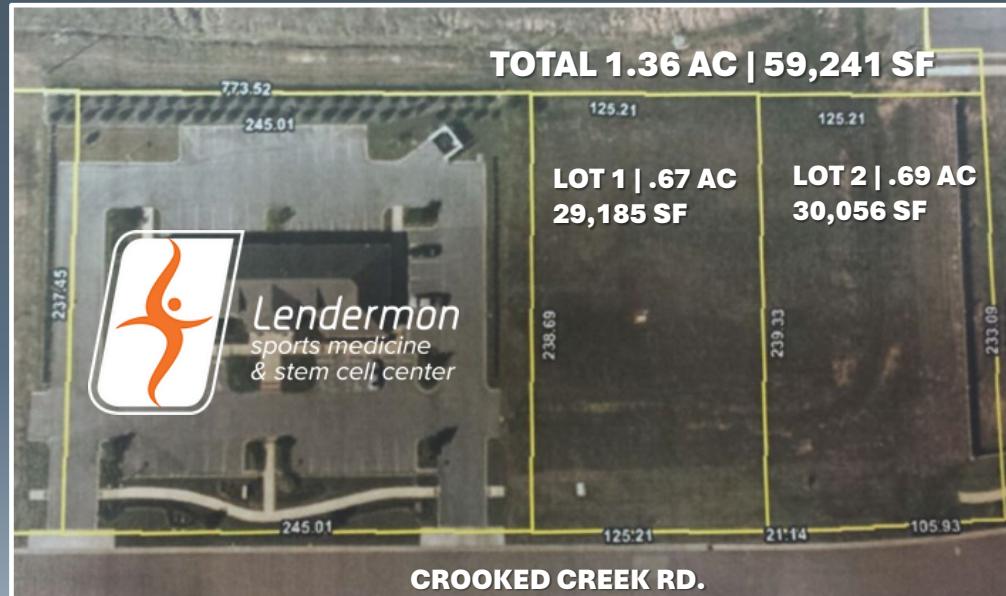
**EXCEPTIONAL LOCATION:** located at the Collierville west gateway and minutes to Germantown making it an ideal site for clinics, professional offices and other work concepts..

**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



# 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

