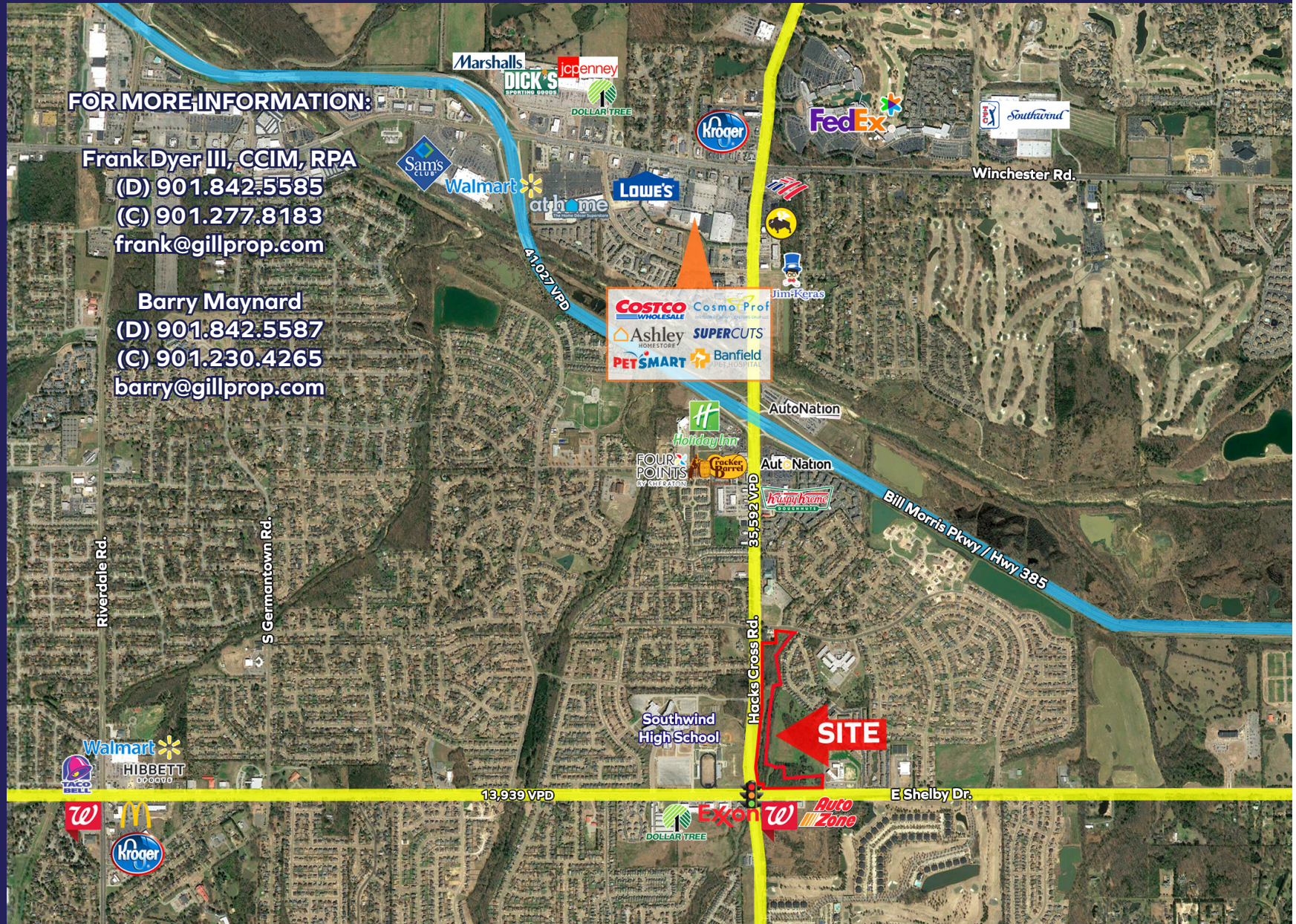


SALE | LEASE | BUILD TO SUIT

22.44 AC @ NEC Hacks Cross Rd. & E Shelby Dr.
Memphis, TN 38125

GILL
PROPERTIES

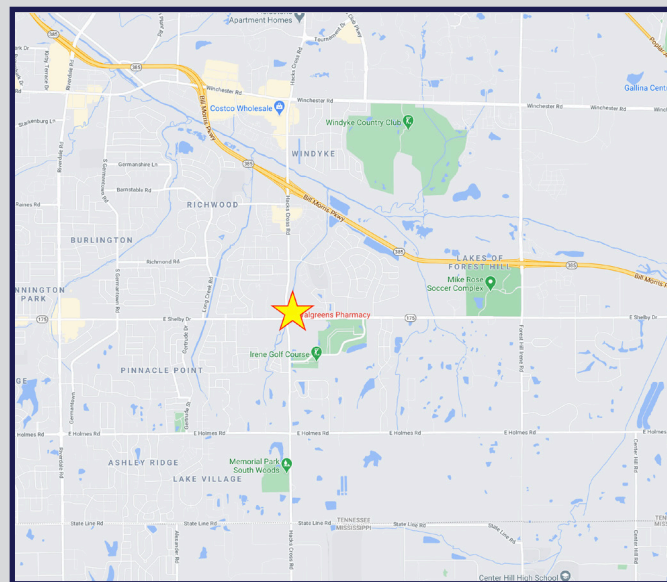


22.44 AC @ NEC Hacks Cross Rd. & E Shelby Dr. Memphis, TN 38125

GILL PROPERTIES

PROPERTY HIGHLIGHTS

- ◇ COMING SOON: retail center anchored by national brand fuel station & ground up apartment complex
- ◇ Located in Southeast Memphis at major intersection of Hacks Cross & E Shelby Dr.
- ◇ Up to 16,856 SF of retail available
- ◇ Multiple outparcel opportunities along Hacks Cross and E Shelby
- ◇ Lease Rate: Negotiable
- ◇ Sale Rate: Negotiable



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	10,098	55,138	138,120
HOUSEHOLDS	3,637	20,336	51,809
AVERAGE HH INCOME	\$82,456	\$76,471	\$82,058

TRAFFIC COUNTS

Hacks Cross Rd.	35,592 VPD
E Shelby Dr.	13,939 VPD

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions

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SALE | LEASE | BUILD TO SUIT

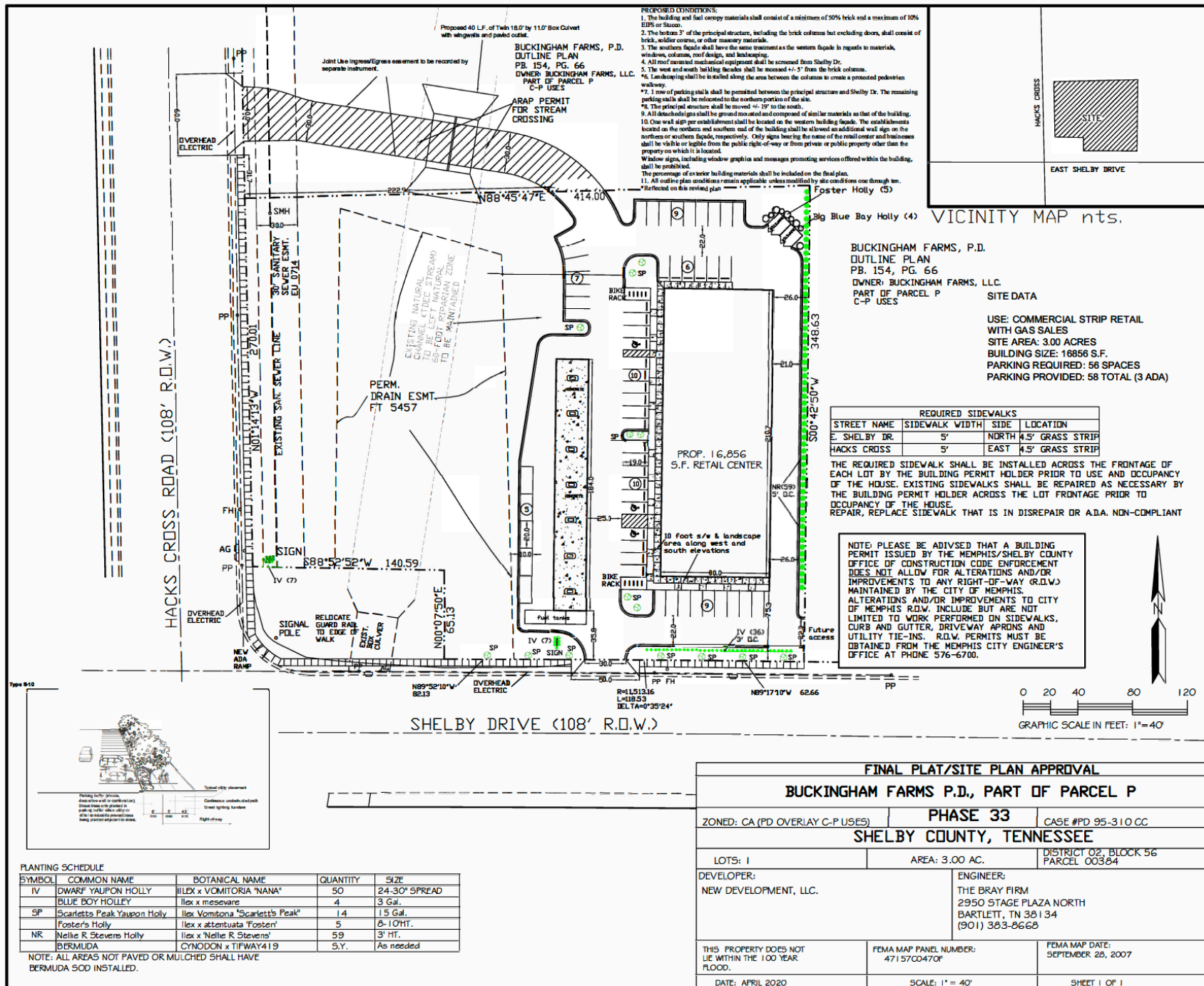
22.44 AC @ NEC Hacks Cross Rd. & E Shelby Dr.
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GILL
PROPERTIES



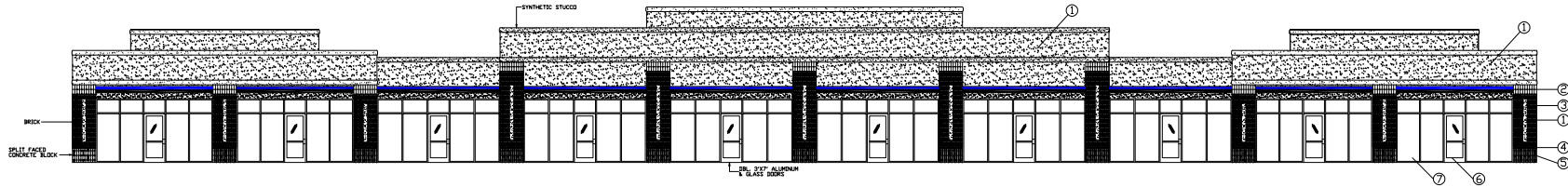
PROPOSED SITE PLAN

Fuel Station & Retail Building



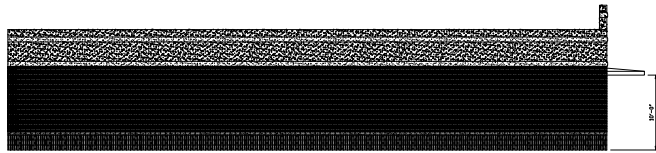
ELEVATIONS

Fuel Station & Retail Building



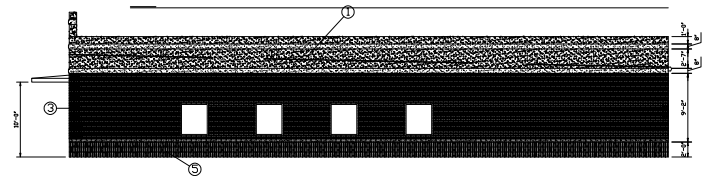
WEST ELEVATION

1/8" = 1'-0"



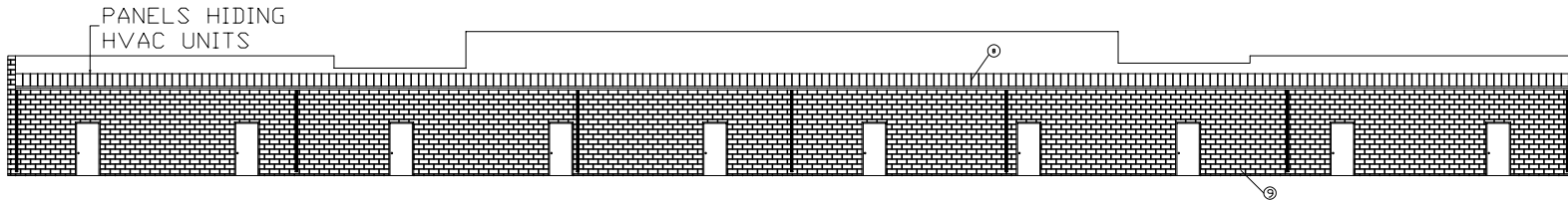
NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

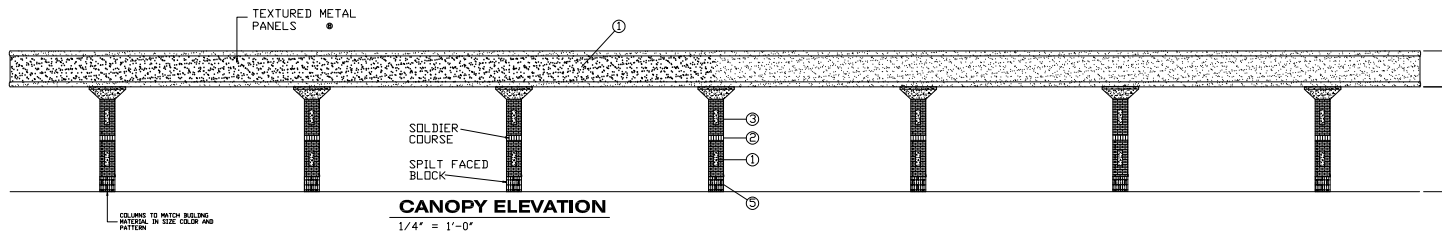
1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

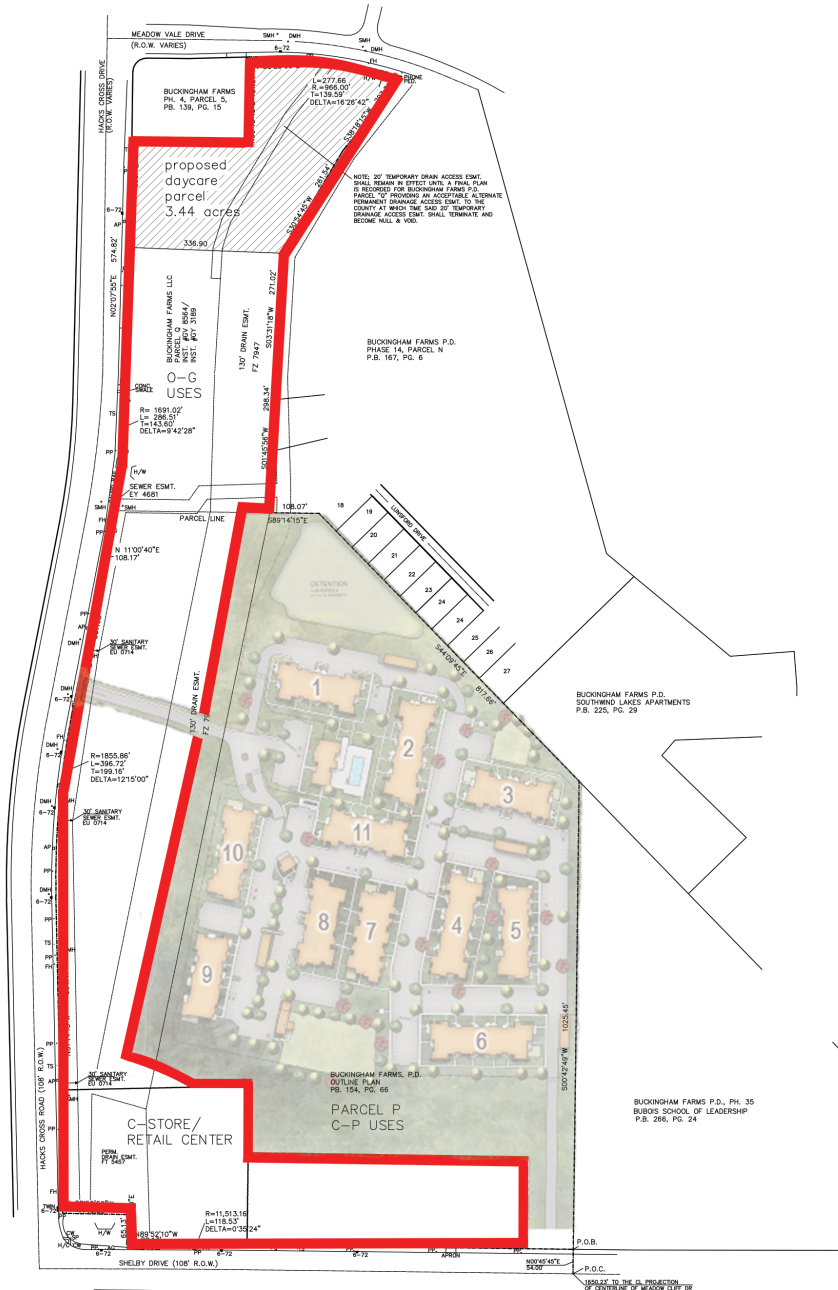
- | | |
|----------------------|-----------------------------|
| 1. STUCCO | SAND 103 (52) Envision |
| 2. SOLIDER COURSE | ELDERWOOD-ACME BRICK |
| 3. BRICK | ALBANY-BORAL BRICK |
| 4. STONE COPING | |
| 5. SPLIT FACED BLOCK | SLATE STONE-KIRCHNER |
| 6. ALUMINUM | DARK SILVER |
| 7. GLASS | WHITE SPANDRAL |
| 8. ROOF | GALVALUM |
| 9. BLOCK | PEPPERCORN-SHERWIN-WILLIAMS |



CANOPY ELEVATION

1/4" = 1'-0"

Survey



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