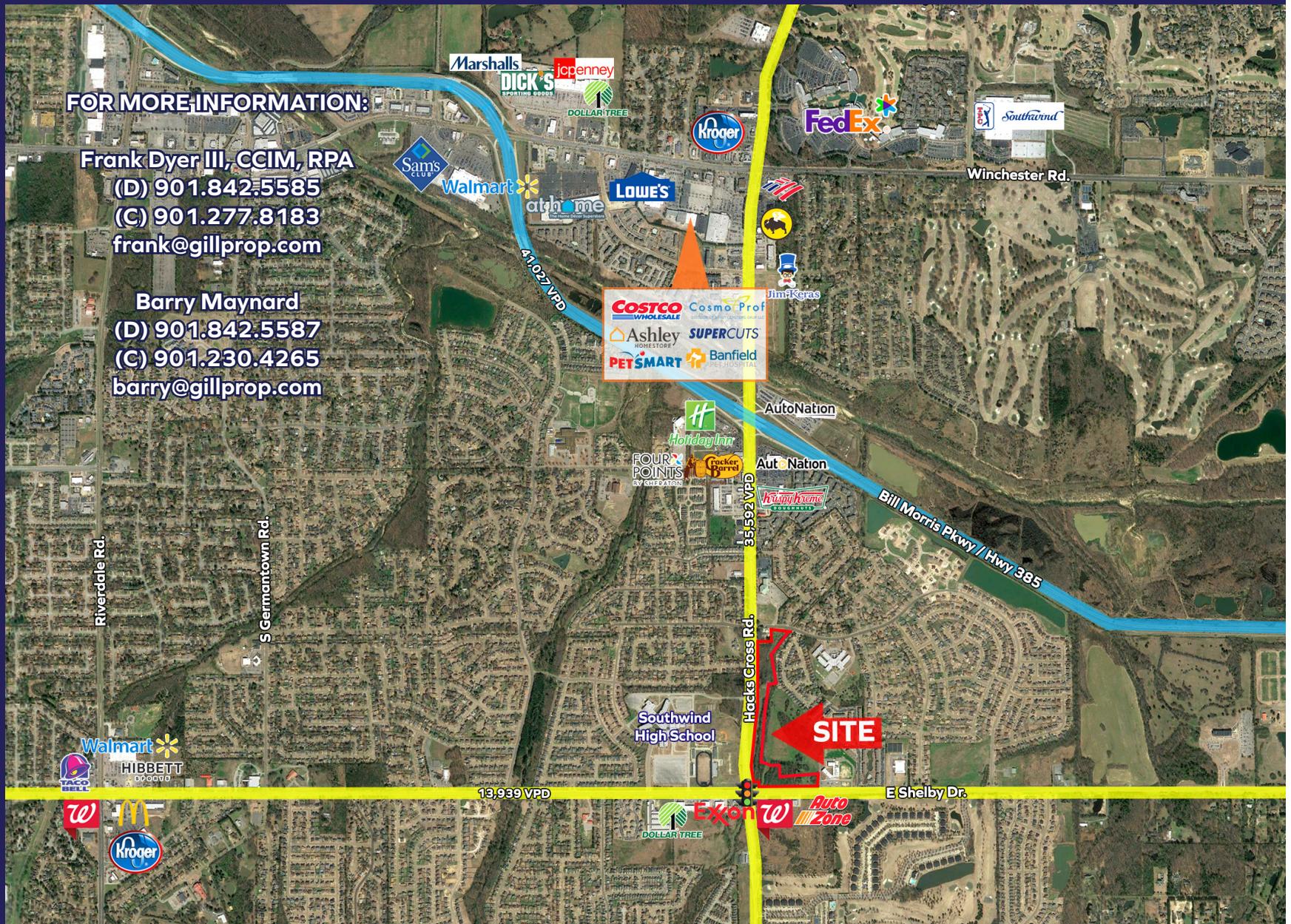


SALE | LEASE | BUILD TO SUIT

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

GILL PROPERTIES

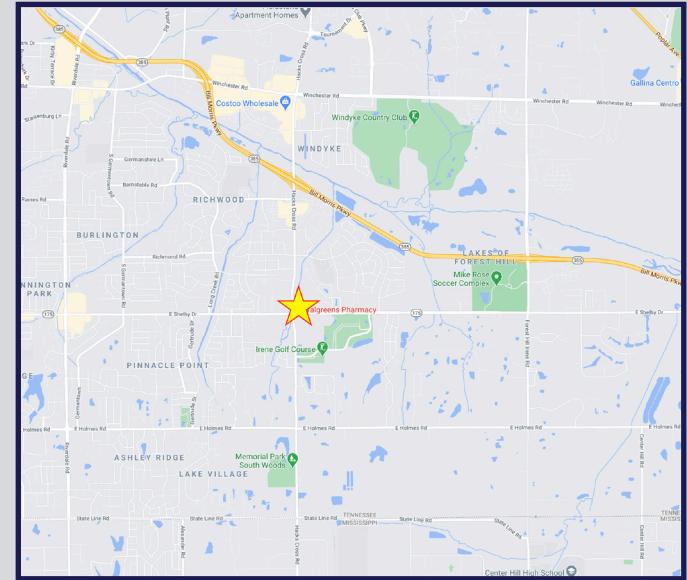


22.44 AC @ NEC Hacks Cross Rd. & E Shelby Dr.
Memphis, TN 38125

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

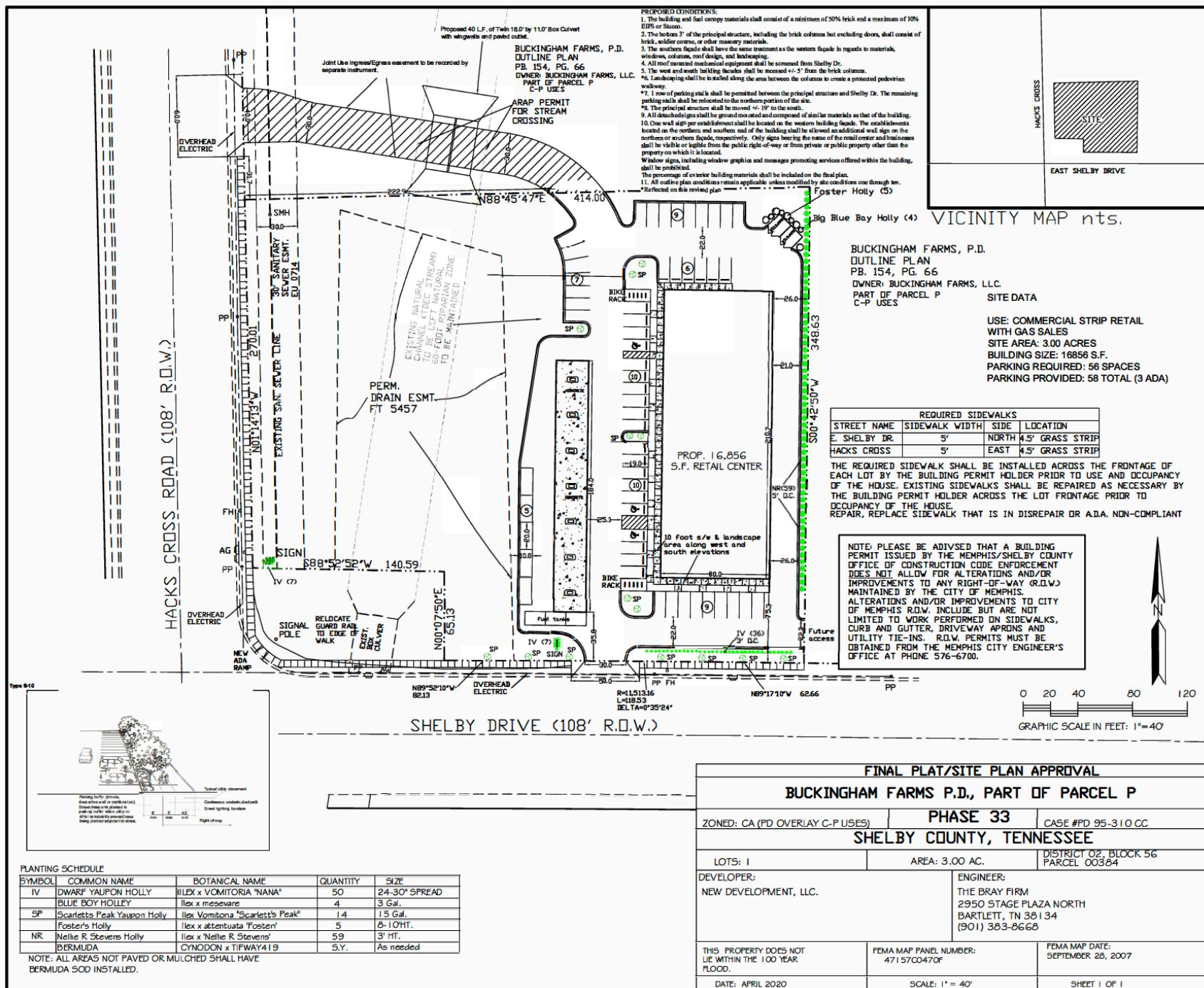
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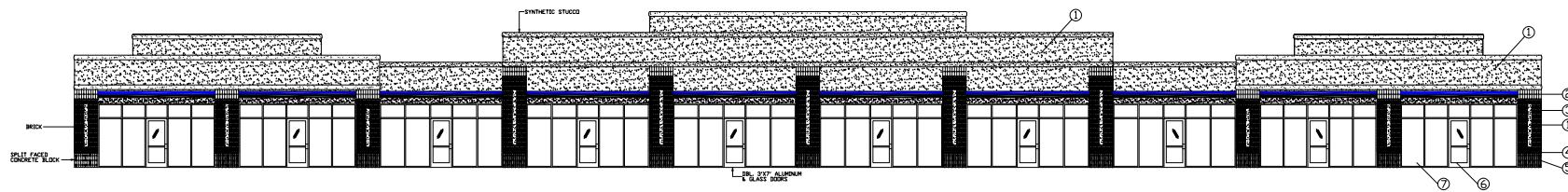
PROPOSED SITE PLAN

Fuel Station & Retail Building



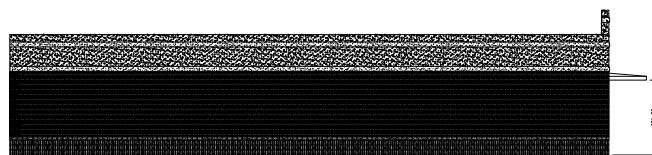
ELEVATIONS

Fuel Station & Retail Building



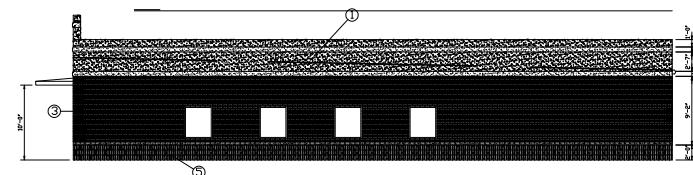
WEST ELEVATION

1/8" = 1'-0"



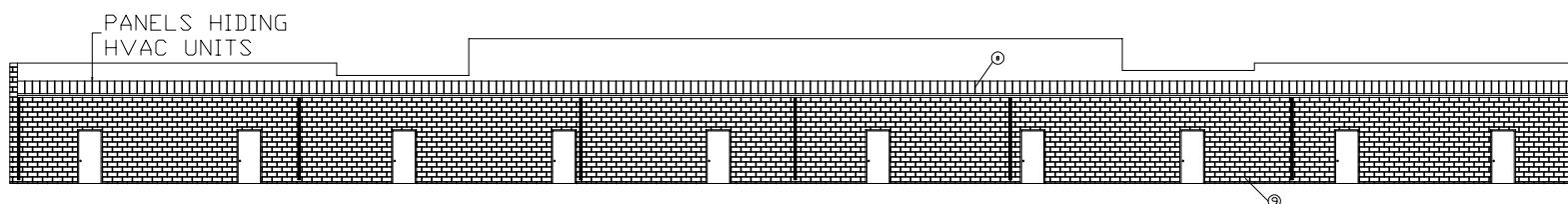
NORTH ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

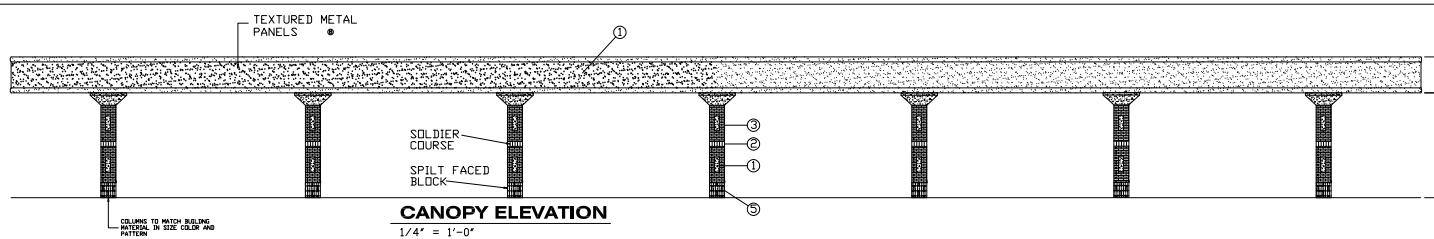
1/8" = 1'-0"



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	SLATE STONE-KIRCHNER
5. SPLIT FACED BLOCK	DARK SILVER
6. ALUMINUM	WHITE SPANDRAL
7. GLASS	GALVALUM
8. ROOF	PEPPERCORN-SHERWIN-WILLIAMS
9. BLOCK	



Survey

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