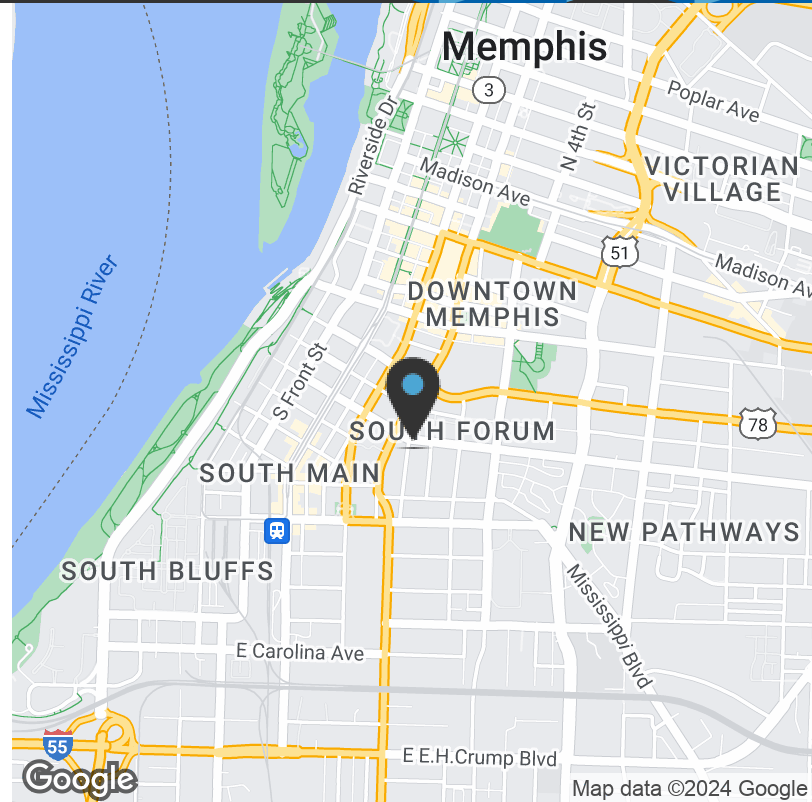


# 0 Vance

Memphis, TN 38126



## OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	0.4 Acres
Price / Acre:	\$1,625,000
Market:	Memphis
Submarket:	CBID

## PROPERTY OVERVIEW

Fantastic corner lot in the emerging South City/South Forum section of Downtown Memphis' CBID. Recent multi-million dollar investments occurring-north, south, east, and west of this location. From FedEx Logistics' new corporate headquarters to Wiseacre Brewery's new brewery and taproom, to nearby multi-family development projects. This territory represents one of the last remaining sections of Downtown Memphis awaiting additional investment and development. Additional nearby parcels (separately-owned) are available for larger site assemblage. Walking distance to FedEx Forum where the Memphis Grizzlies/U of M Tigers play, as well as concerts and national performances on a regular basis. Beale Street is due north where bars, restaurants, and live entertainment can be enjoyed seven days a week. Nearby hotels include the recently opened Central Station Hotel, the Arrive Hotel, Westin Beale Street, and the new Hyatt Centric Beale Street. Don't miss this great opportunity to get in the game!!! Please see the links below for additional information.

<https://www.highgroundnews.com/cities/SouthCity.aspx>

<https://www.brewbound.com/news/wiseacre-brewings-new-40000-sq-ft-brewery-taproom-in-downtown-memphis/>

<https://newsroom.fedex.com/newsroom/fedex-logistics-to-move-global-headquarters-to-downtown-memphis/>

[https://memphiscdcouncil.blogspot.com/files/udc\\_presentation-4-23-09nizzawithplanners.pdf](https://memphiscdcouncil.blogspot.com/files/udc_presentation-4-23-09nizzawithplanners.pdf)

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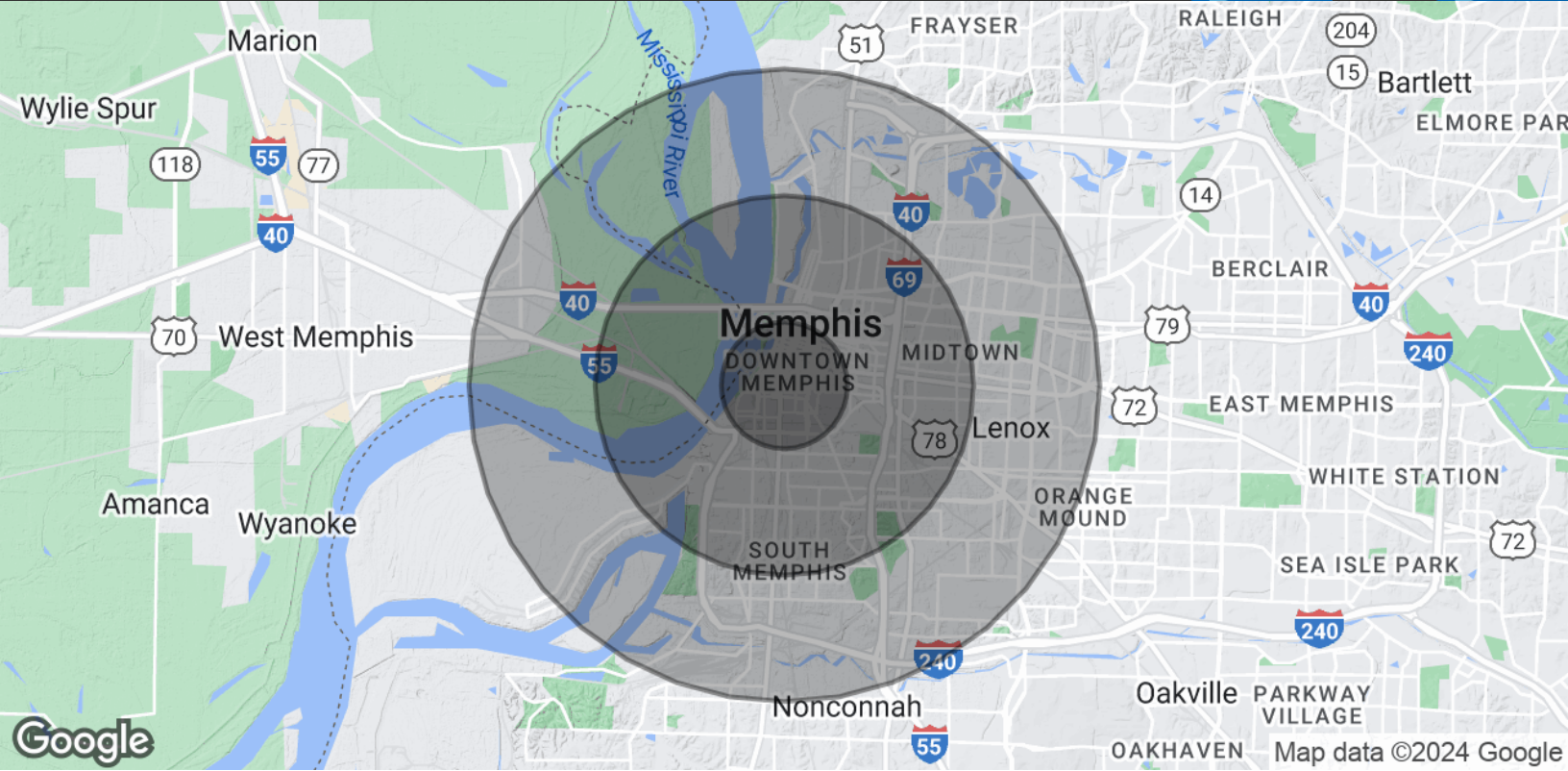
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,515	68,590	151,597
Average age	30.3	33.6	34.3
Average age (Male)	29.3	33.0	32.9
Average age (Female)	30.8	33.9	35.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,895	26,972	60,779
# of persons per HH	2.7	2.5	2.5
Average HH income	\$53,476	\$43,475	\$45,456
Average house value	\$322,368	\$221,768	\$204,961

\* Demographic data derived from 2020 ACS - US Census

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