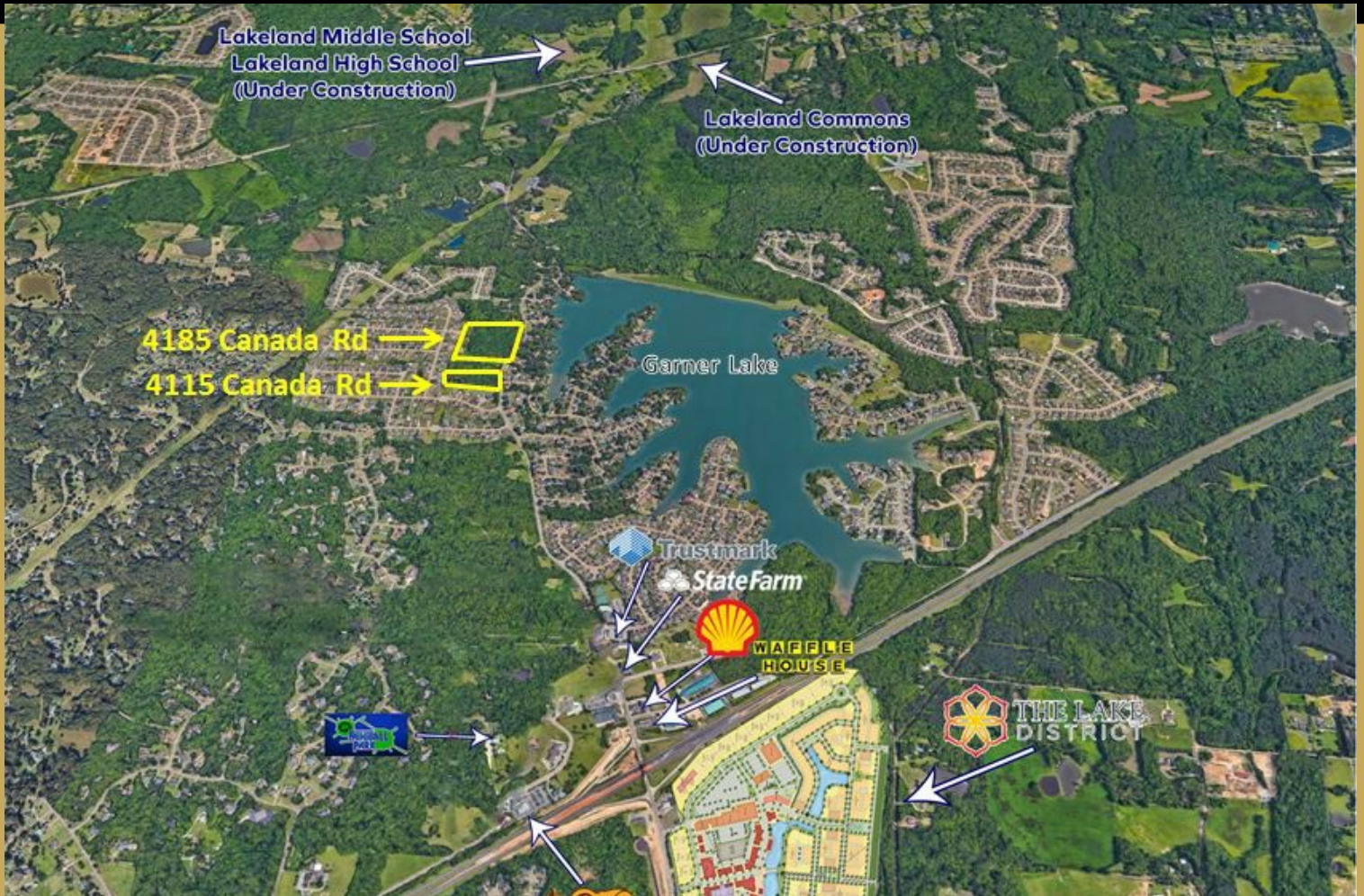



Offered At
4185 Canada Rd - \$569,000
4115 Canada Rd - \$299,000



 **4185 Canada Rd +/- 7.89ac**
4115 Canada Rd +/- 4.628ac
Lakeland, TN 38002

Key Lakeland-Central Lots just minutes away from new Lake District, Lakeland Commons and Lakeland High School Amenities!

Located just minutes away from The Lake District just outside the City of Memphis in Lakeland's booming suburban redevelopment surge.

These two lots are in the middle of a KEY re-development district, where new amenities and retail continue to come on-line at a fast clip, including over \$400 Million dollars of planned new Lake District Investments, newly completed Lakeland High School and Lakeland Commons projects. A walkable, just off the waterfront location to work and play and stay connected to one of the Memphis MSA's most Amenity-laden corridors.

Recent Total Population & (Avg HH Income)
 1 Mile: 3,585 (\$145,247) - 3 Mile: 28,680 (\$99,529)

Features

- Key Lakeland City-Center Location
- \$400M+ in New Development scheduled for immediately surrounding area
- 4185 Canada Rd features R2 Zoning & Potential to Build Multiple Units
- 4115 Features a Pond & makes a Lovely, Large Single-Family Home Site
- Long Term Feasibility



Wilson W. McCloy

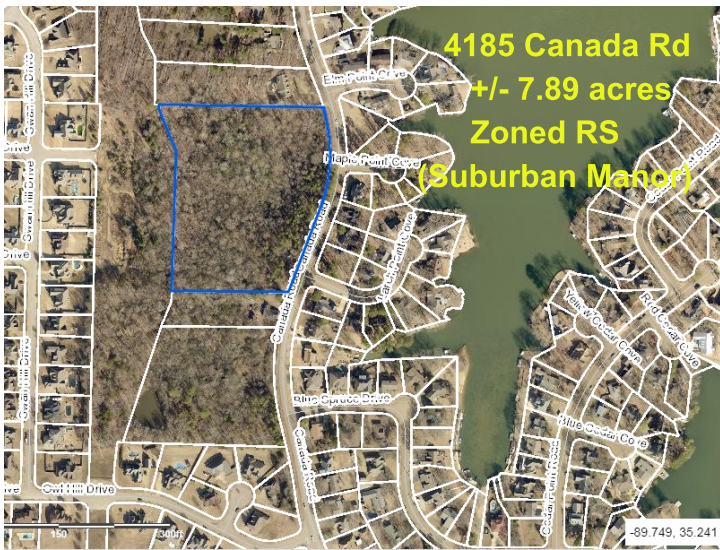
Crye-Leike Commercial
6525 Quail Hollow Rd, Ste 401
Memphis, TN 38120

TELEPHONE
 Office: 901.758.5670
 Cell: 901.481.5045

EMAIL
 wilson.mccloy@crye-leike.com

WEBSITE
www.crye-leike.com/commercial

TWITTER
 @wilsonmccloy



Two Poised and Lovely Lots present a strong City of Lakeland Re-Development Opportunity.
On-street utilities, new homes going up within a stone's throw. Two excellent Locations.
Access to Everything. Location, Location, Location and Long-term Lakeland-Center Staying-Power.



Memphis | Nashville | Little Rock | Chattanooga | Atlanta

Exclusively Offered
by Crye-Leike Commercial
6525 Quail Hollow Rd, Ste. 401
Memphis, TN 38120

To View the Space Contact - Wilson W. McCloy at 901.481.5045 or wilson.mccloy@crye-leike.com