

FOR SALE

212 Poplar Avenue Parking Lot, Memphis, TN



212 Poplar

CBRE

**0.86 Acres | 125 Parking Spaces | Opportunity Zone
Across Street from the Shelby County Criminal Justice Center**

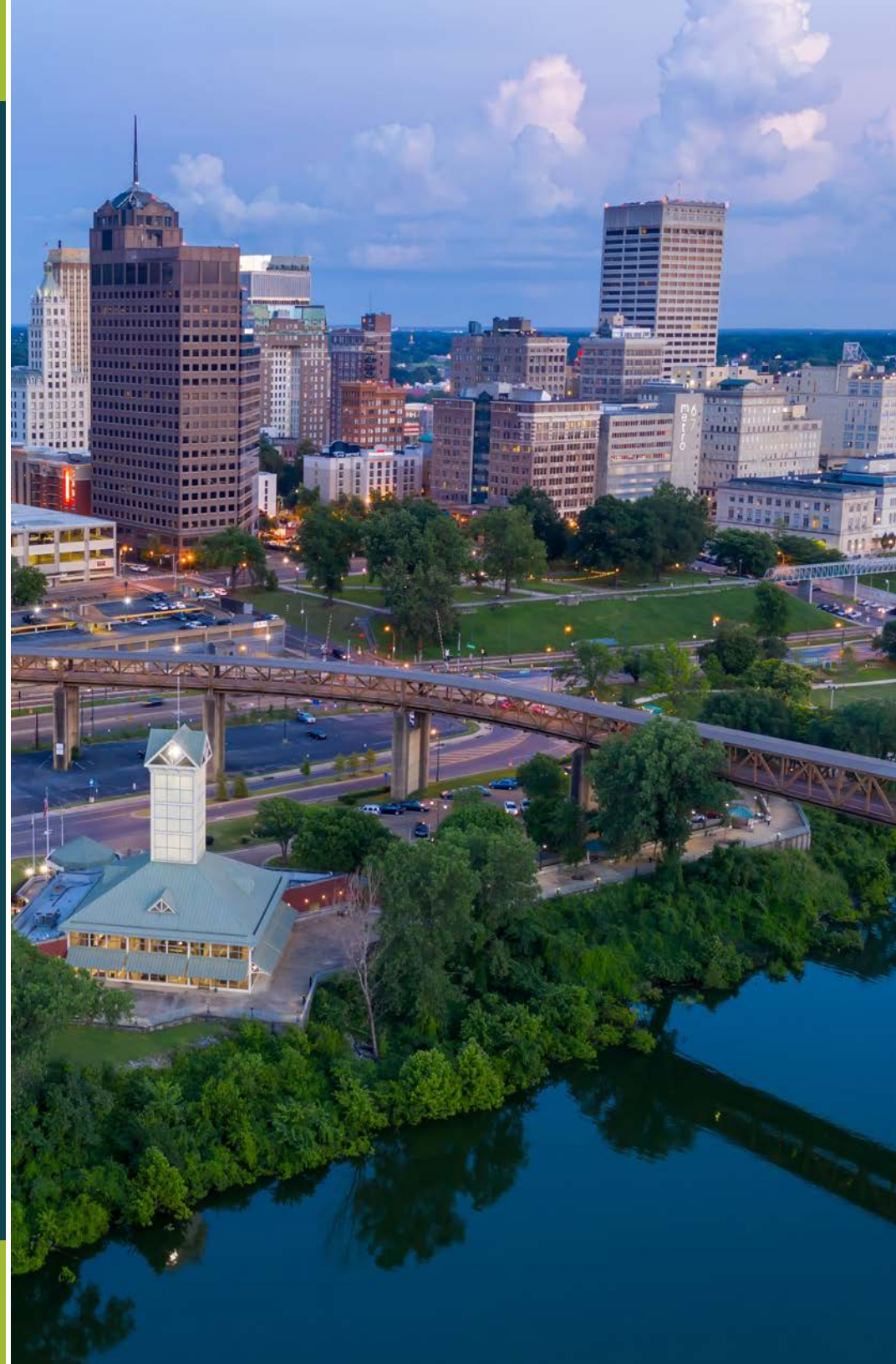
THE OFFERING

CBRE, as the exclusive advisor, is excited to present qualified investors with a unique opportunity to acquire a fee-simple interest in 212 Poplar Avenue ("the Property"). This strategically located 125-space surface parking lot serves the adjacent Shelby County Criminal Justice Center. Spanning 0.86 acres, the Property is situated in an Opportunity Zone in downtown Memphis, Tennessee.

Strategically located at the epicenter of city, county and federal court systems, 212 Poplar is within walking distance to courts, government offices, local law firms, and the Renasant Convention Center. Additionally, the Property offers convenient access to various amenities including dining options, hotels, and entertainment venues.

ASSET PROFILE

| | |
|---------------------------|--|
| Location: | 212 Poplar Avenue Memphis, TN 38103 |
| Site: | 0.86 Acres |
| Opportunity Zone: | Yes |
| Frontage: | +/- 260 feet on Poplar Avenue +/- 145 feet of depth |
| Tax Parcel No. | 001-043-00021-C |
| Parking: | 125 spaces |
| Demand Generators: | Transient parking lot for the Shelby County Criminal Justice Center |





OPPORTUNITY ZONE DEVELOPMENT POTENTIAL

- Located in an Opportunity Zone, allowing investors/developers to defer taxes on capital gains
- Only parking site currently for sale in Memphis CBD



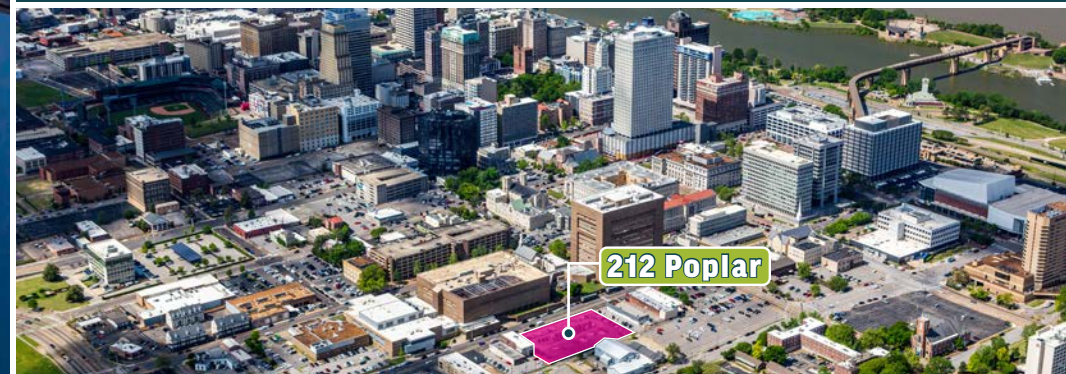
STRATEGIC LOCATION WITHIN EPICENTER OF COUNTY & FEDERAL COURT SYSTEMS

- Adjacent to Shelby County Criminal Justice Center, which specifically houses the Shelby County Sheriff's Office administrative offices, Criminal Courts, Municipal and Traffic Courts, Pretrial, Records and Identification, and the Shelby County Jail
- Well positioned within walking distance of U.S. and Shelby County Courts, federal and local government offices, as well as prominent local law firms and bail bond providers
- Less than 0.5 miles to:
 - Shelby County Justice Center (Criminal Courts, Municipal Courts, Sheriff's Office, County Jail)
 - Odell Horton Federal Building (U.S. District Court, IRS)
 - Federal Reserve Bank
 - Shelby County Courthouse (Various County Courts)
 - U.S. Bankruptcy Court
 - Memphis City Hall
 - Memphis (City) Police Department Headquarters



EXCEPTIONAL ACCESS AND CONNECTIVITY

- Poplar Avenue (U.S. Highway 72) represents the primary east/west transit corridor through the City of Memphis, running from Downtown to the suburbs of East Memphis, Germantown and Collierville
- Convenient access to I-40, one of the primary interstate routes for City and the region
- Close proximity to CBD's numerous in-demand amenities including dining, hotels, and entertainment venues
- Located 2.5 blocks from the recently renovated Renasant Convention Center, the Cannon Center for Performing Arts and the Sheraton Downtown Hotel, which is scheduled for \$150+M renovation by the City of Memphis
- Located 3.5 blocks from 100 N Main, a \$300M redevelopment project (In Progress) converting a former 37-story office tower into mixed-use



MEMPHIS, CBD



| | |
|---|---|
| 1 | Shelby County Criminal Justice Center Shelby County Criminal Court Shelby County General Sessions Criminal Court City of Memphis Municipal and Traffic Court Shelby County Jail |
| 2 | Shelby County Courthouse Shelby County Chancery Court Shelby County General Sessions Civil Court Shelby County Circuit Court Shelby County Probate Court Shelby County Veterans Court |
| 3 | Memphis Police Department Headquarters Government Offices (ABC, Housing & Development) |

| | |
|----|---|
| 4 | Odell Horton Federal Building U.S. Courts Western District of TN IRS |
| 5 | Federal Reserve Bank |
| 6 | City Hall |
| 7 | U.S. Immigration Court Memphis |
| 8 | U.S. Bankruptcy Court |
| 9 | Renasant Convention Center |
| 10 | Cannon Center for Performing Arts |
| 11 | Sheraton Downtown Hotel (Main Convention Center Hotel) |
| 12 | Crowne Plaza Hotel |

| | |
|----|---|
| 13 | Bass Pro Shops, Big Cypress Lodge Hotel |
| 14 | St. Jude Children's Research Campus |
| 15 | Uptown Square Apartments |
| 16 | 100 N Main Redevelopment (In Progress) |
| 17 | Sterick Building Redevelopment (In Progress) |
| 18 | Memphis Art Museum (Under Construction) |
| 19 | AutoZone Park (AAA Baseball) |
| 20 | AutoZone Headquarters |
| 21 | First Horizon Headquarters |
| 22 | Peabody Hotel |



MEMPHIS CBD

- Home to several of the Memphis MSAs distinguished corporations including the headquarters locations for AutoZone, FedEx Logistics, and First Horizon Bank
- City's premier entertainment district with AutoZone Park (AAA Baseball), Orpheum Theater, FedEx Forum (NBA, NCAA Basketball), Tom Lee Park (newly redeveloped riverside park), future Memphis Art Museum (under construction), and the Beale Street Entertainment District
- Campus location for internationally renowned St. Jude Children's Research Hospital, which is currently in a multi-year \$12.9B expansion project
- Approximately \$706M in incentivized projects planned, underway, or completed in the Downtown Memphis CBID since 2023

PARKING NOI

\$233,930

2024

125

Parking Spaces

EXCLUSIVE MARKETING ADVISORS

Johnny Lamberson

901.260.1060

john.lamberson@cbre.com

Terry Radford

901.260.1022

terry.radford@cbre.com

PARKING ADVISOR

Todd Casper

713.787.1945

todd.casper@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.