

# FOR SALE

Can be subdivided

## 00 CHLOE PLACE

Jackson, TN 38305



### PROPERTY OVERVIEW

High traffic Retail Development Site in a Premiere growth corridor For Sale - Will Subdivide. Ready for immediate development. Ideal for Fast Food - Restaurant - all Retail uses. Anchored by Starbucks, Food Giant, McDonalds, Sonic, Burger King, Wendy's, Taco Bell. Owner will subdivide.

### LOCATION HIGHLIGHTS

- High growth Corridor - 45 miles East of new Ford Super Site - Blue Oval City
- 360,000+ Annual visitors to Ballpark & Sportsplex
- Great Wolf Lodge at Exit 87 proposed to break ground in 2025
- Top traffic count:
  - Interstate 40 - 50,000
  - Hwy 412 - 20,000
- Memphis 80 miles West
- Nashville 120 miles East

### OFFERING SUMMARY

Sale Price:	<b>\$12.00 - \$15.00 PSF</b>
Lot Size:	<b>+/- 7 Acres</b>
Will Subdivide:	<b>Yes, See Proposed Plan Lots Priced with Proposal</b>
Zoning:	<b>SC-1 Planned Commercial Zone</b>
Market:	<b>National/Regional West Tennessee</b>



**CHRIS CAROTHERS, CCIM, ALC**

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The Prospect League is a top summer collegiate wood bat baseball league that provides a venue to allow MLB Scouts to watch collegiate prospects in competition while also providing family friendly, affordable baseball entertainment to the community.



The West Tennessee Healthcare Sportsplex with 360,000+ annual visitors, operated by the City of Jackson, TN, is the Southeast's premier youth baseball facility with 17 lighted baseball fields sitting on 70 acres to offer "The Best Travel Ball Experience."



Indoor trampoline park full of one-of-a-kind attractions designed to push your limits, allow you to fly higher and just have tons and tons of fun.



Great Wolf Lodge Tennessee, a highly anticipated addition to the Great Wolf Lodge family of resorts, promises an unforgettable vacation experience for hikers and campers alike. Known for their indoor water parks, unique designs and themes in each location, and additional amenities offered by the resorts, this upcoming destination is sure to excite outdoor enthusiasts.



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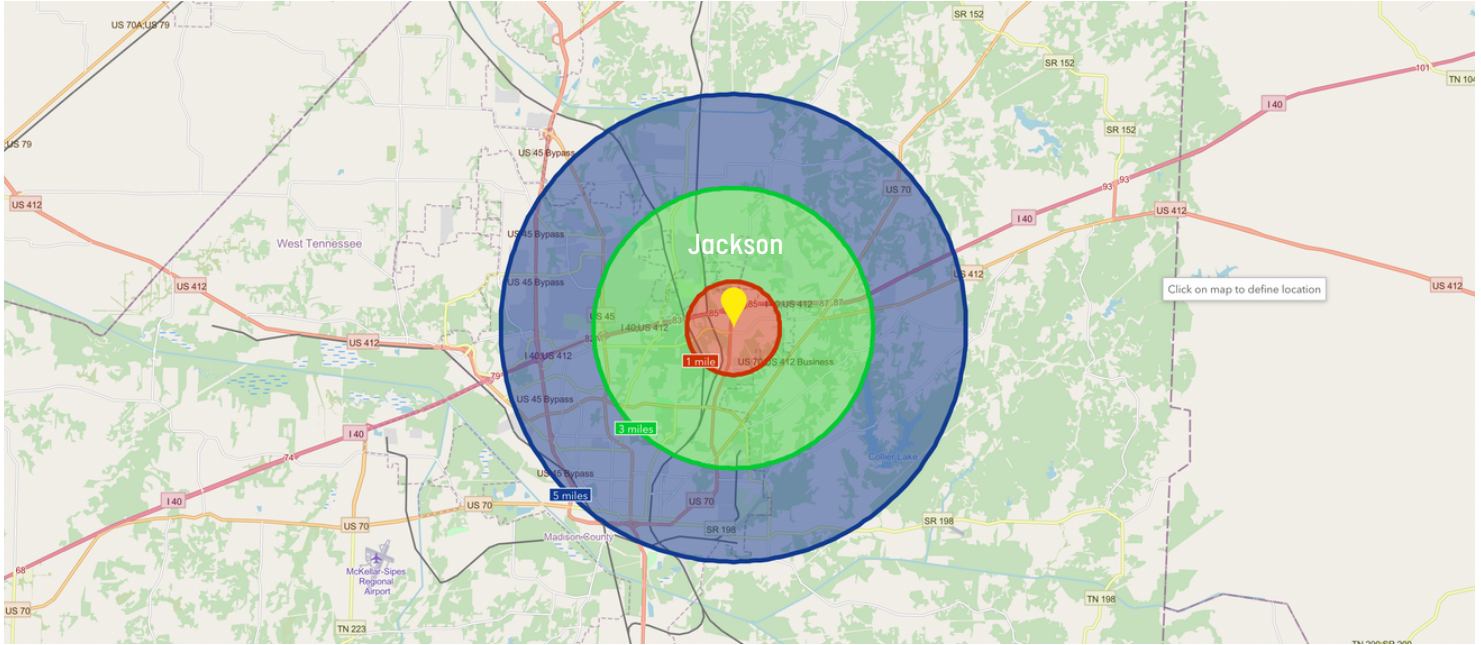
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## DEMOGRAPHICS



1 MILE			3 MILES			5 MILES		
Population <b>266</b>	Median Age <b>34.3</b>	Average Household Size <b>2.5</b>	Population <b>17,630</b>	Median Age <b>37.1</b>	Average Household Size <b>2.4</b>	Population <b>43,426</b>	Median Age <b>36.8</b>	Average Household Size <b>2.3</b>
Median Household Income <b>\$50,895</b>	White Collar <b>50.7%</b>	Blue Collar <b>33.8%</b>	Median Household Income <b>\$51,261</b>	White Collar <b>55.8%</b>	Blue Collar <b>24.6%</b>	Median Household Income <b>\$47,347</b>	White Collar <b>57.4%</b>	Blue Collar <b>21.9%</b>
Services <b>16.2%</b>	Unemployment Rate <b>5.6%</b>	Services <b>16.2%</b>	Services <b>19.7%</b>	Unemployment Rate <b>5.0%</b>	Services <b>19.7%</b>	Services <b>20.7%</b>	Unemployment Rate <b>5.4%</b>	Services <b>20.7%</b>
Median Household Income <b>\$50,895</b>	Per Capita Income <b>\$22,764</b>	Median Net Worth <b>\$45,620</b>	Median Household Income <b>\$51,261</b>	Per Capita Income <b>\$26,341</b>	Median Net Worth <b>\$81,582</b>	Median Household Income <b>\$47,347</b>	Per Capita Income <b>\$25,687</b>	Median Net Worth <b>\$36,824</b>



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