

# 2974 KATE HYDE BLVD

BARTLETT, TN 38133

FOR SALE

SCALE: 1"=50'

Walmart

LOT 3

Retail - Commercial  
9,000 s.f.  
67 Parks  
150'

SITE DATA CHART:

	ACRES	LOT S.F.	OPEN SPACE S.F.	OPEN SPACE %	
LOT 1	1.786	77,811	18,635	23.9%	EXISTING
LOT 2	1.208	52,614	11,154	21.2%	EXISTING
LOT 3	1.746	76,076	36,868	48.5%	PROPOSED
TOTAL	4.740	206,501	66,657	32.3%	

KATE HYDE BOULEVARD  
(84' R.O.W.)

## LOCATION DESCRIPTION

Land available between Lowe's and Walmart on US-64 in the Wolfchase trade area of Memphis

## PROPERTY HIGHLIGHTS

- 1.746 acre parcel For Sale
- Sale Price: \$650,000
- Located in the Wolfchase trade area, the premier shopping area of the Memphis MSA and across from the Wolfchase Galleria Mall
- Traffic Counts (AADT): US-64 (36,620) and Germantown Pkwy (73,408)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,753	60,122	152,837
Daytime Population	11,218	60,926	143,558
Households	1,225	23,445	59,162
Average HH Income	\$89,672	\$92,759	\$92,977

TSCG

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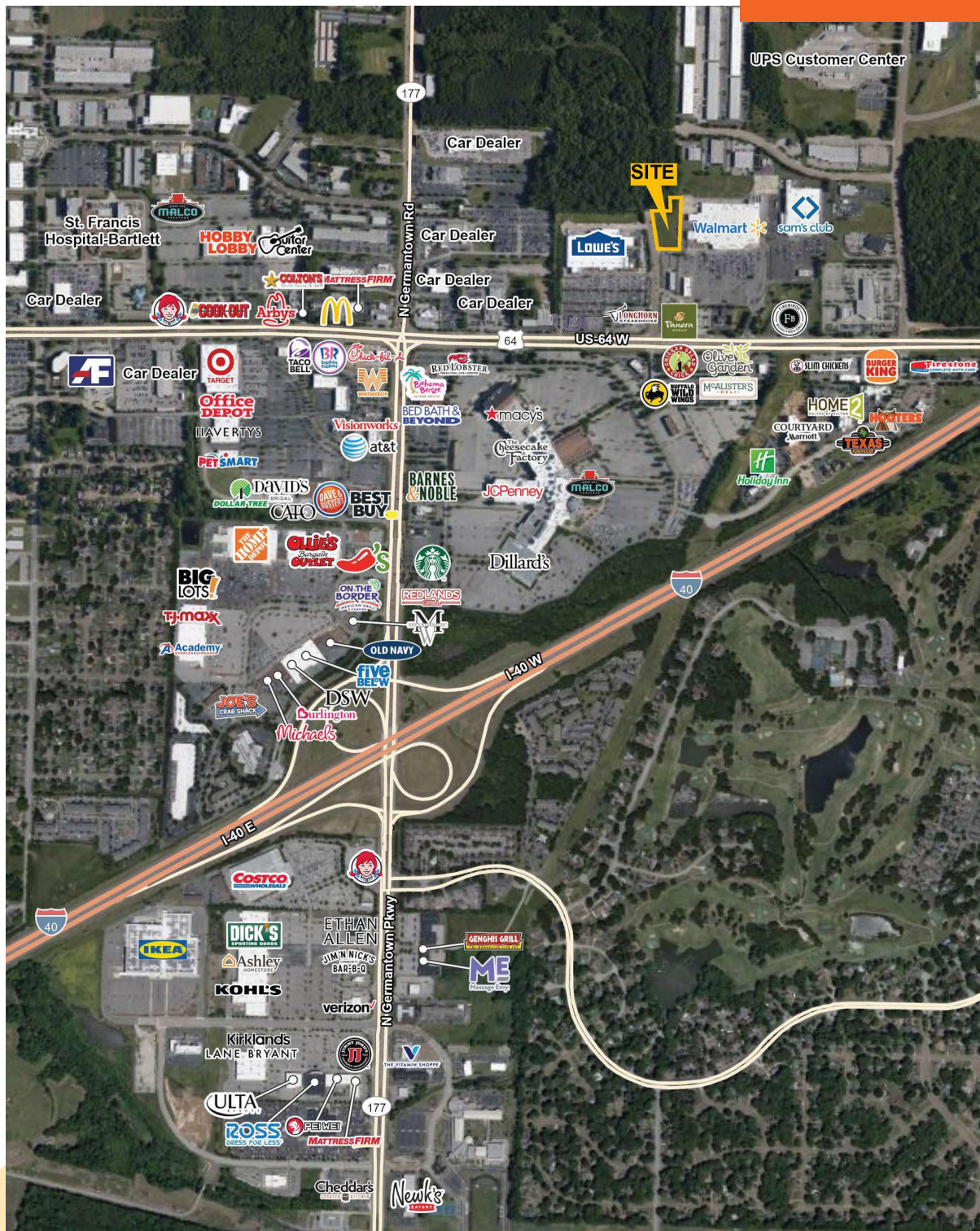
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