

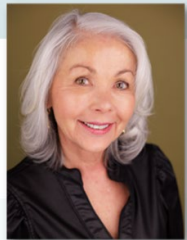
FOR SALE

+ 4.72 ACRES

Located at the entrance of Cordova the Town
Cordova, TN 38018

MACON RD 13,000+ VPD

10.6 MILES OF WALKING/BYCYCLE TRAILS



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GILL
PROPERTIES

6815 Poplar Ave, Suite 110
Germantown, TN 38138
(901) 758-1100





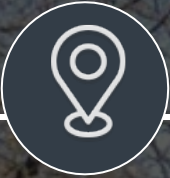
Beautiful 4.72 ± ACRES

For Sale

Introducing an exceptional **Macon Crossing** opportunity, this 4.72-acre parcel on Macon Road, situated East of Dexter Lane, offers a prime location at the entrance of Cordova the Town in Cordova, TN 38018. Featuring 3.49 acres zoned for versatile commercial use including office space, retail shops, multi-family residences, townhouses, and residential space above retail or office setups, this property presents endless possibilities for development. With an outline plan permitting 200 multi-family units and 120,000 SF of retail and office space, this property is an ideal canvas for creating a vibrant mixed-use development. Benefit from the existing infrastructure with two buildings already on site, including a 3,624 SF space with a restaurant build-out. Don't miss this chance to be part of a thriving community within walking distance of the Shelby Farms Greenline.

Cordova, TN 38018 | Shelby County Submarket

Development Opportunity



Location

All four parcels are located at the entrance of "Cordova the Town" Subdivision



Price
Negotiable



Total Size
4.72 ± ACRES



Connections

All – Gas, Sewer & Utilities

This Land Presents

endless possibilities for development. With an outline plan permitting 200 multi-family units and 120,000 SF of retail and office space, this property is an ideal canvas for creating a vibrant mixed-use development.



Traffic
13,000+ VPD



The Property



within the city boundaries but has retained its countryside, natural landscape!
A slower pace and strong sense of community is where this land lies.

Contact us for more details:

Patty Bullock (901) 488-1008 Jennifer Stewart (901) 652-3778

The Area



Exceptional Location: Within a few miles to I-40, 240 and Walnut Grove Rd, making an easy commute to anywhere in the Shelby County area.



Entertainment Options: Malco Theater, Shelby Farms Greenline, Cordova Bowling, Urban Air Adventure Park, Cordova Community Center, and Shelby Farms Park.

Shopping and Dining Options: Exceptional on Germantown Parkway with the Wolfchase Galleria, Rafferty's, J Alexanders, Friday Tuna and much more...



Public Schools: Cordova Elementary, Middle and High School

Private Schools: Cordova Christian Learning Academy, Lamplighter Montessori, and Evangelical Christian School

Charter Schools: Beacon College Preparatory and Memphis School of Excellence Elementary

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Demographics

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|------------|---------------|---------------|---------------|
| Population | 9,646 | 62,244 | 144,429 |
| Households | 4,137 | 25,003 | 57,609 |
| HH Income | \$82,564 | \$95,327 | \$104,905 |

