

Kirby Gate Lots Available

Along 385 at Kirby Parkway & Quince Road
 Memphis, TN 38119



Overview

The Offering

- Approximately 83 total gross acres of available land, with contiguous parcels as large as 29.5 acres.
- Property has flexible mixed-use zoning in place under a planned unit development and may be purchased in bulk or as individual lots.
- Build to suit options available.
- Allowed uses include retail, office, office showroom, hotel, drive-through restaurants, medical facilities and mid-rise active adult.

Project Amenities

- Flexible lot lines
- Full utilities on site including fiber optics.
- Fully improved major roads.
- Immediate access to a signalized freeway interchange (S.R. 385)
- Full City services
- Ample allowable building heights and floor area ratios
- High profile project anchors such as Methodist Hospice Care, Kroger, Walgreens, Starbucks, Wendy’s, Bluff City Jaguar and Land Rover, Acorn Medical Research, Exxon and Memphis Specialty Hospital (under contract).

Area Amenities

- Centralized location: 2 minutes from the Interstate 240 loop, 5 minutes from the East Memphis Poplar office/retail corridor, 10 minutes from downtown Germantown, 15 minutes from Memphis International Airport and 20 minutes from downtown Collierville.
- Convenient to fully improved major thoroughfares
- Over 500,000 square feet of business users within 1 mile.
- Excellent neighborhood demographics.



Demographics

	Population	Avg. HH Income
1 Mile	13,583	\$73,385
Daytime	13,466	
3 Mile	96,436	\$83,820
Daytime	95,581	
5 Mile	206,733	\$90,120
Daytime	204,431	
2009 Avg. Daily Traffic Counts	385 – 34,930	Quince - 27,050