

# Kirby Gate Lots Available

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

## Aerial Site Plan



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## 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).

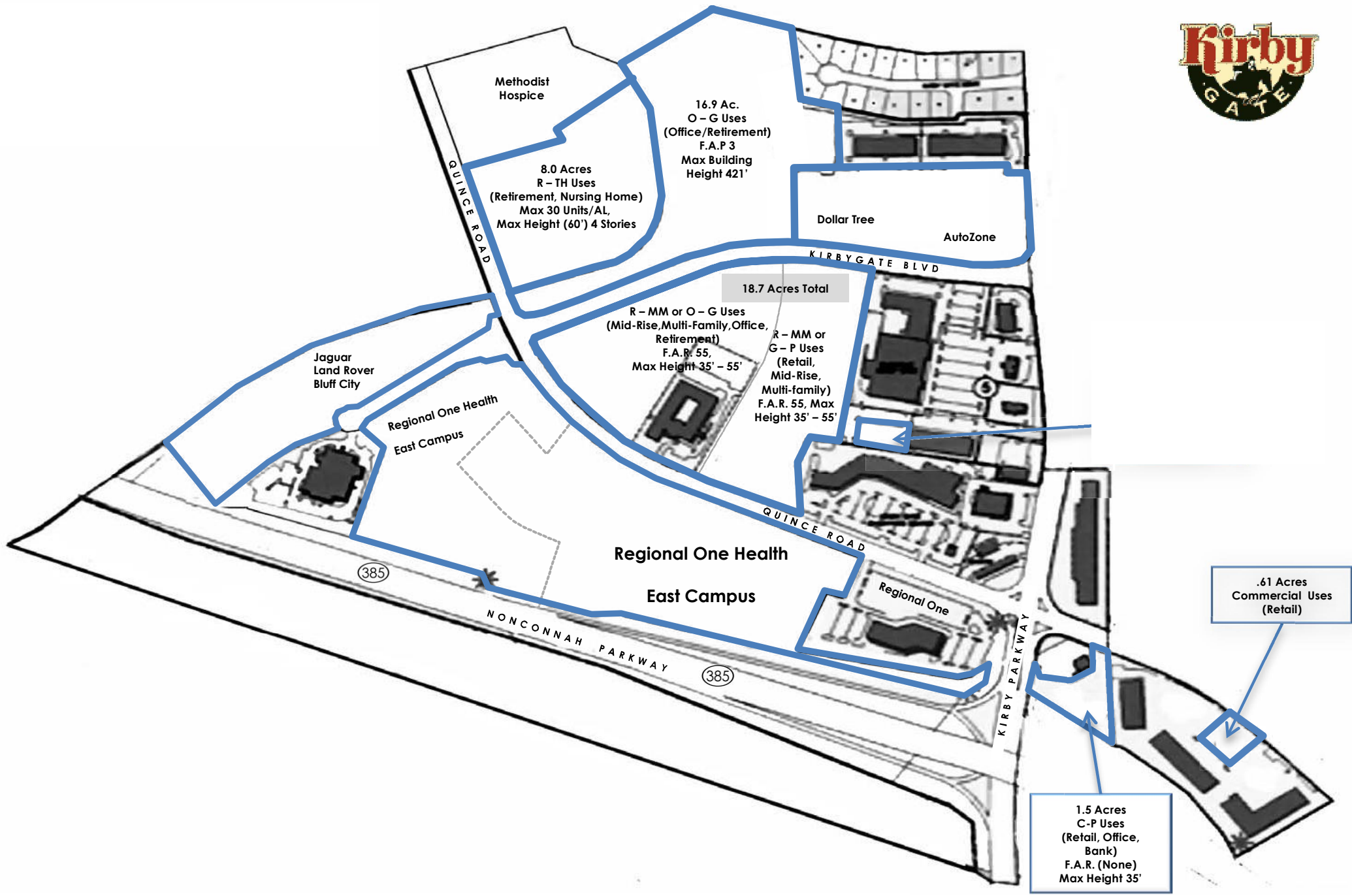
### Area Amenities

- 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

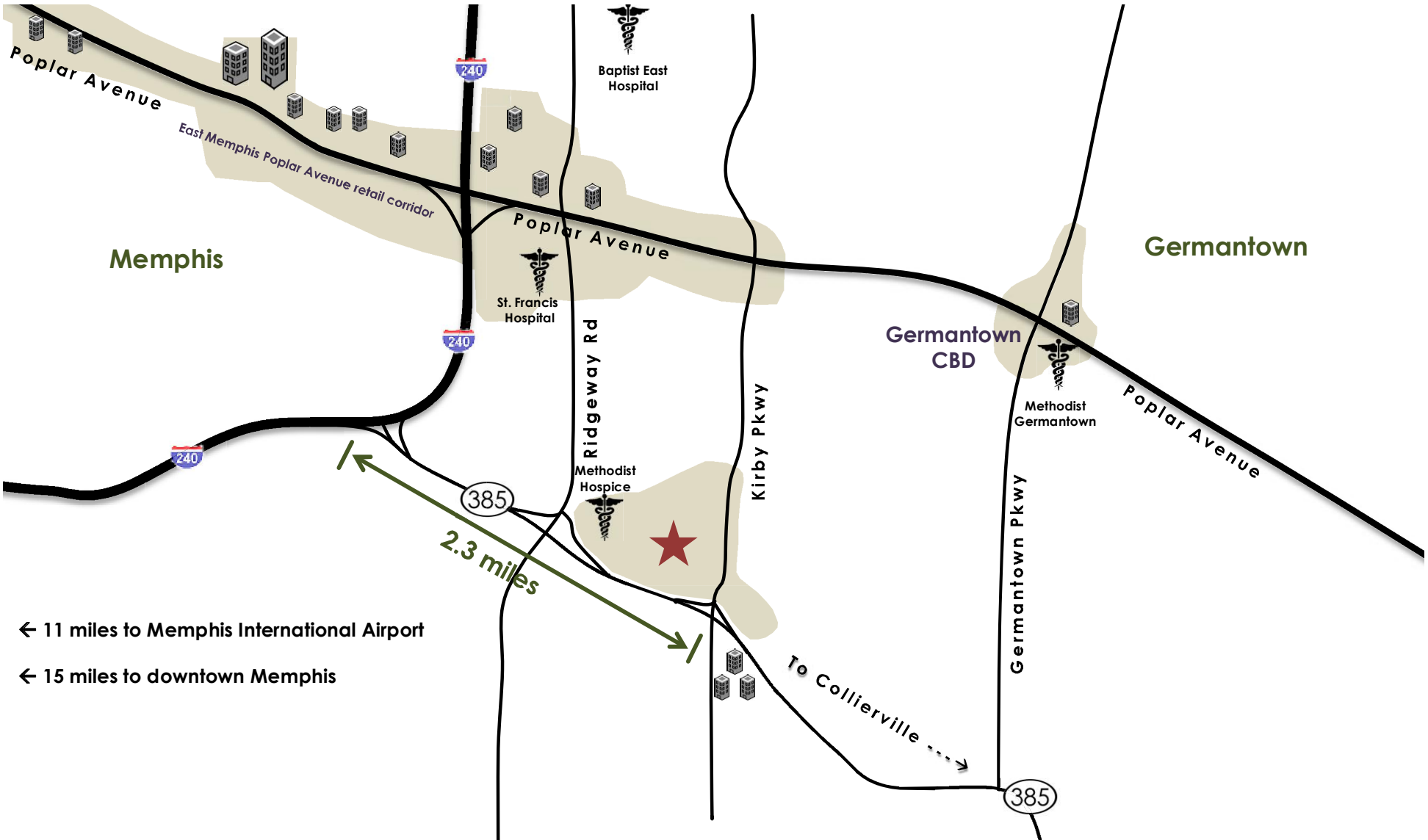
	Population	Avg. HH Income
1 Mile	13,583	\$73,385
Daytime	13,466	
3 Mile	96,436	\$83,820
Daytime	95,581	
5 Mile	206,733	\$90,120
Daytime	204,431	
2009 Avg. Daily Traffic Counts	385 – 34,930	Quince - 27,050



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## Vicinity Map





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## Traffic Volume Summary

