

FOR SALE

Kirby Gate Lots Available

ALONG 385 AT KIRBY PARKWAY & QUINCE ROAD, MEMPHIS, TN 38119



PROPERTY INFO

- Approximately 43.40 total gross acres of available land, with contiguous parcels as large as 18.92 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.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	13,241	94,547	219,108
Avg HH Income	\$57,367	\$71,800	\$80,716
Traffic Counts	Kirby Dr. - 35,127 VPD		HWY 385 - 122,526 VPD

FOR SALE

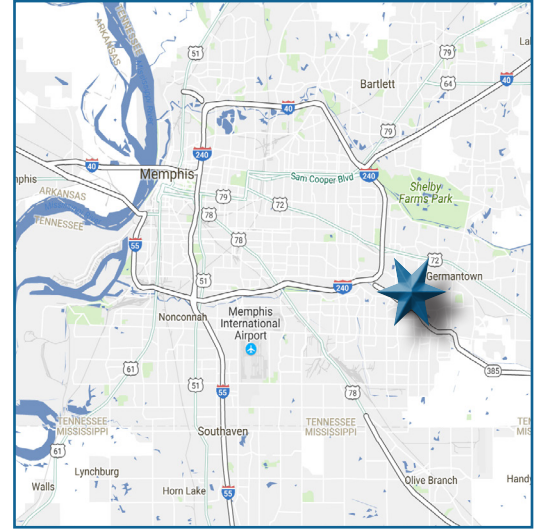
Kirby Gate Lots Available

ALONG 385 AT KIRBY PARKWAY & QUINCE ROAD, MEMPHIS, TN 38119



PROJECT AMENITIES

- Flexible lot lines
- Full utilities on site including fiber optics
- Fully improved major roads
- Immediate access to a signalized freeway interchange (SR 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 Speciality Hospital (under contract)



FOR SALE

Kirby Gate Lots Available

ALONG 385 AT KIRBY PARKWAY & QUINCE ROAD, MEMPHIS, TN 38119



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

CONTACT US

Pratt Rogers

Associate
+1 901 797 2441
pratt.rogers@cbre.com

© 2017 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

www.cbre.com/memphis

