



# 285 UNION AVENUE REDEVELOPMENT SITE

DOWNTOWN REDEVELOPMENT SITE FOR SALE

MEMPHIS, TN

## For More Information:

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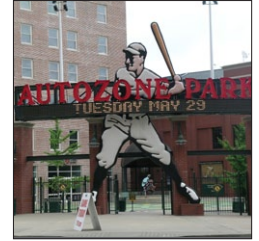
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**CUSHMAN &  
WAKEFIELD**



**COMMERCIAL  
ADVISORS**  
INDEPENDENTLY OWNED AND OPERATED



### Overview

The CCL Label Site is 3.37 acres and is located at 285 Union Avenue in downtown Memphis, Tennessee. This facility is located in the heart of the Sports and Entertainment district and has emerged as a strategic site that can be utilized as a much needed link between AutoZone Park, FedEx Forum, and Beale Street and may also serve as a Gateway entrance into downtown from the East.

### Details

- Sports & Entertainment District
- Located between Autozone Park and the FedEx Forum
- Acreage - 3.37
- Union Avenue Frontage
- Zoning - CBD

### Redevelopment Potential

This site's unique location in the heart of the sports and entertainment district of downtown Memphis provides an outstanding opportunity for a one-of-a-kind mixed-use development. It is conveniently located near Fourth and Union adjacent to Autozone Park and one block from Beale Street, which is the #1 tourist attraction in Tennessee drawing more than five million visitors annually. This site is perfectly situated between Memphis' two major sports facilities: Autozone Park (home of the Memphis Redbirds, the AAA affiliate of the St. Louis Cardinals attracting 700,000 visitors annually) and the FedEx Forum (Memphis' largest public arena, seating up to 18,165 and home to Memphis Grizzlies and the University of Memphis Tigers).



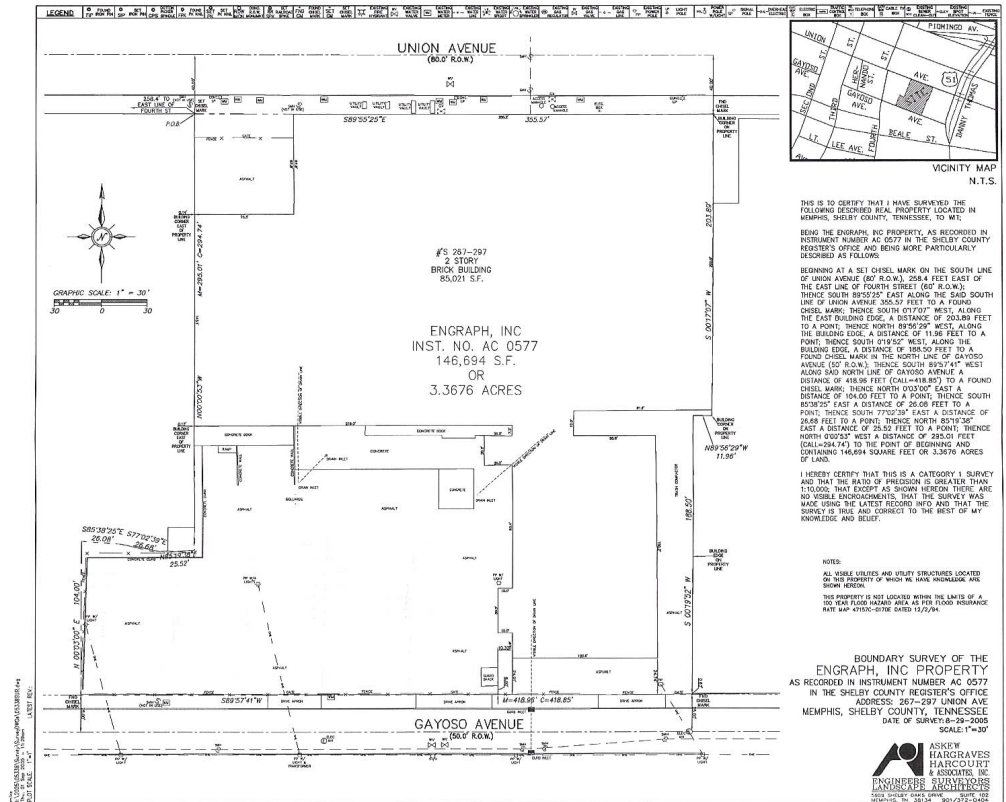
OVERVIEW

# DOWNTOWN MEMPHIS

Downtown is one of the fastest growing residential neighborhoods in the Mid-South with approximately 23,000 people living in Downtown. This population is expected to grow to 25,000 by 2014. From 2000 - 2009 an estimated 19% population increase positions the Downtown Core as the fastest growing area of the CBID. There are more than \$3 billion in public and private development projects recently completed or underway to ensure Downtown's continued growth and success. Downtown Memphis has approximately 2 million visitors each year and in 2010 visitors to Downtown are expected to generate \$123.1 million in expenditures. Eighteen museums, performance and sports venues such as the Cannon Center, Orpheum, FedExForum, and Beale Street - the state's top tourist attraction by sales revenue - continue to position Downtown as the sports and entertainment hub for the region.




# BOUNDARY SURVEY



**LEGEND**

- 1. Autozone Park
- 2. Peabody Hotel
- 3. FedEx Forum
- 4. Orpheum Theatre
- 5. Peabody Place
- 6. Mud Island River Park
- 7. Gibson Guitar Factory

 Building Site



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