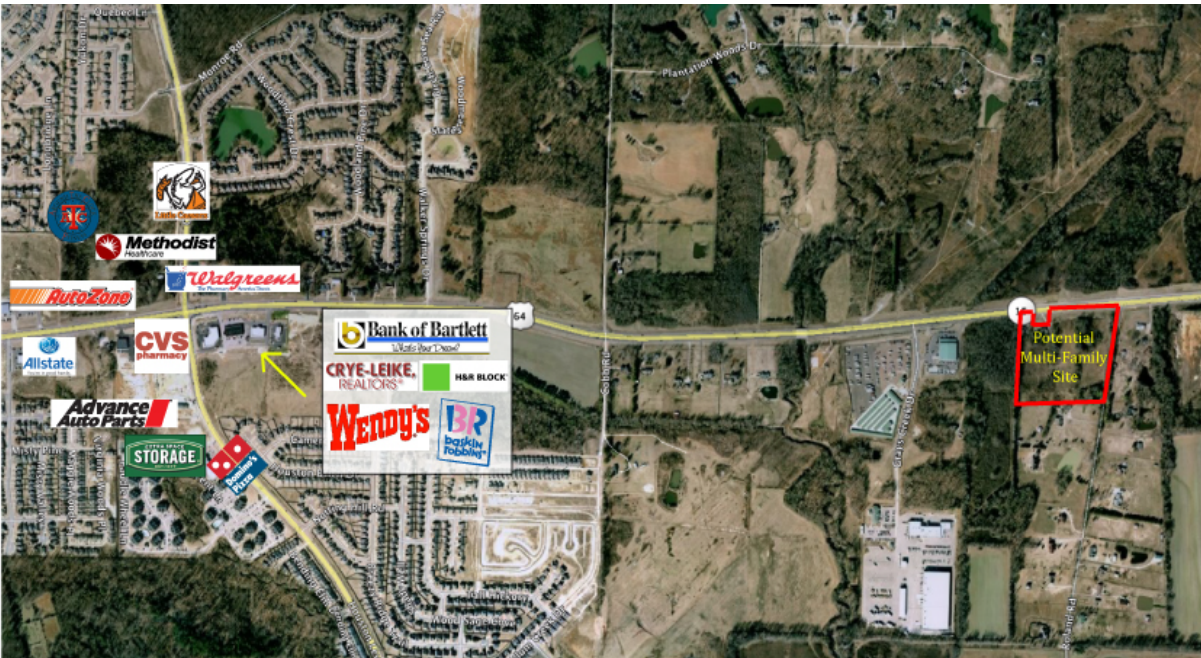


POTENTIAL RE-DEVELOPMENT

SW Corner Hwy 64 & Roland Rd, Memphis, TN 38002 | NE Submarket

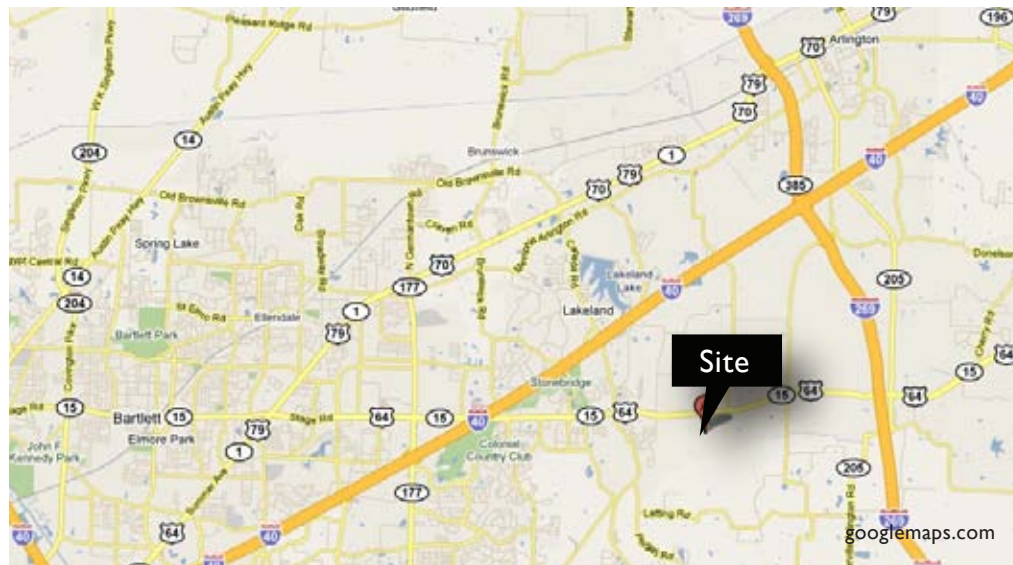
LAND
For Sale



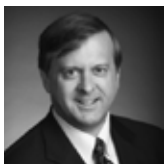
Commercial Advisors LLC is pleased to present this 13.33+/- acre tract on Highway 64 at Roland Road. The property is currently zoned residential, but has the potential to be re-zoned. As the population moves further east this property's potential has yet to be realized.

SITE FEATURES

- 13.33+/- acres
- Generally level topography
- 17,241 vehicles pass the site daily
- Approximately 2.5 miles from the future SH 385 / I-269 loop
- Potential 870' of Highway 64 Frontage



FOR MORE INFORMATION:



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CUSHMAN & WAKEFIELD®



COMMERCIAL ADVISORS
INDEPENDENTLY OWNED AND OPERATED

Commercial Advisors, LLC 5101 Wheelis Drive, Suite 300, Memphis, TN 38117 | 901-366-6070

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POTENTIAL RE-DEVELOPMENT

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LAND
For Sale

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2009 Population	2,217	23,025	58,203
2009 Average HH Income	\$102,937	\$98,514	\$105,253
2000-2009 Annual Population Growth Rate	28.95%	7%	5.64%



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