

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

±2.75 ACRES | SUMMER AVENUE (US-70) & ALTTURIA ROAD
BARTLETT / MEMPHIS, TENNESSEE

FOR SALE
\$595,000

OWNER DIRECT
BUYER BROKERS WELCOME

LAND TODAY. OPPORTUNITY TOMORROW.



RETAIL
FLEX
OFFICE
SERVICE
FITNESS
AND MORE

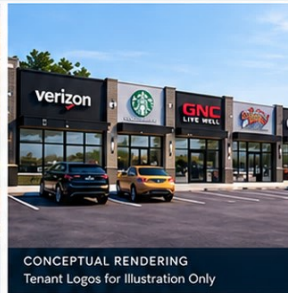
CONCEPTUAL RENDERING
PROPOSED RETAIL/FLEX DEVELOPMENT



EXISTING SITE
Summer Ave & Altturia Rd



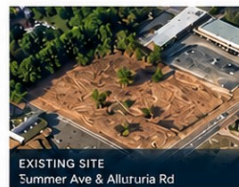
CONCEPTUAL SITE LAYOUT
Proposed ±23,058 SF Development



CONCEPTUAL RENDERING
Tenant Logos for Illustration Only

PROPERTY HIGHLIGHTS

- ±2.75 Acres**
Prime corner on Summer Avenue (US-70) & Altturia Road
- C-H Zoning**
Highway Business – supports retail, service, office, fitness and flex uses (subject to approvals)
- Proposed Development**
Two one-story buildings totaling ±23,058 SF (10,650 SF + 12,508 SF)
- 113 Proposed Parking Spaces**
Access from Summer Avenue and Altturia Road
- Substantial Pre-Development Work Completed**
Planning Commission recommendation for approval with conditions. Civil/site plans, professional survey, and geotechnical investigation completed.
- Development Materials Available**
Site plans, renderings and due-diligence documents provided to qualified buyers.
- Ideal For**
Retail, flex, office, medical, fitness, service and more.



EXISTING SITE
Summer Ave & Altturia Rd



AERIAL VIEW
±2.75 Ak Development Site

STRATEGIC LOCATION.
STRONGER POSSIBILITIES.

CONTACT

+1 917 696 0650
Sam@Flexspacepro.com
Bartlett / Memphis, TN

Renderings are conceptual and for illustrative purposes only. All development plans are subject to municipal approvals and applicable regulations.