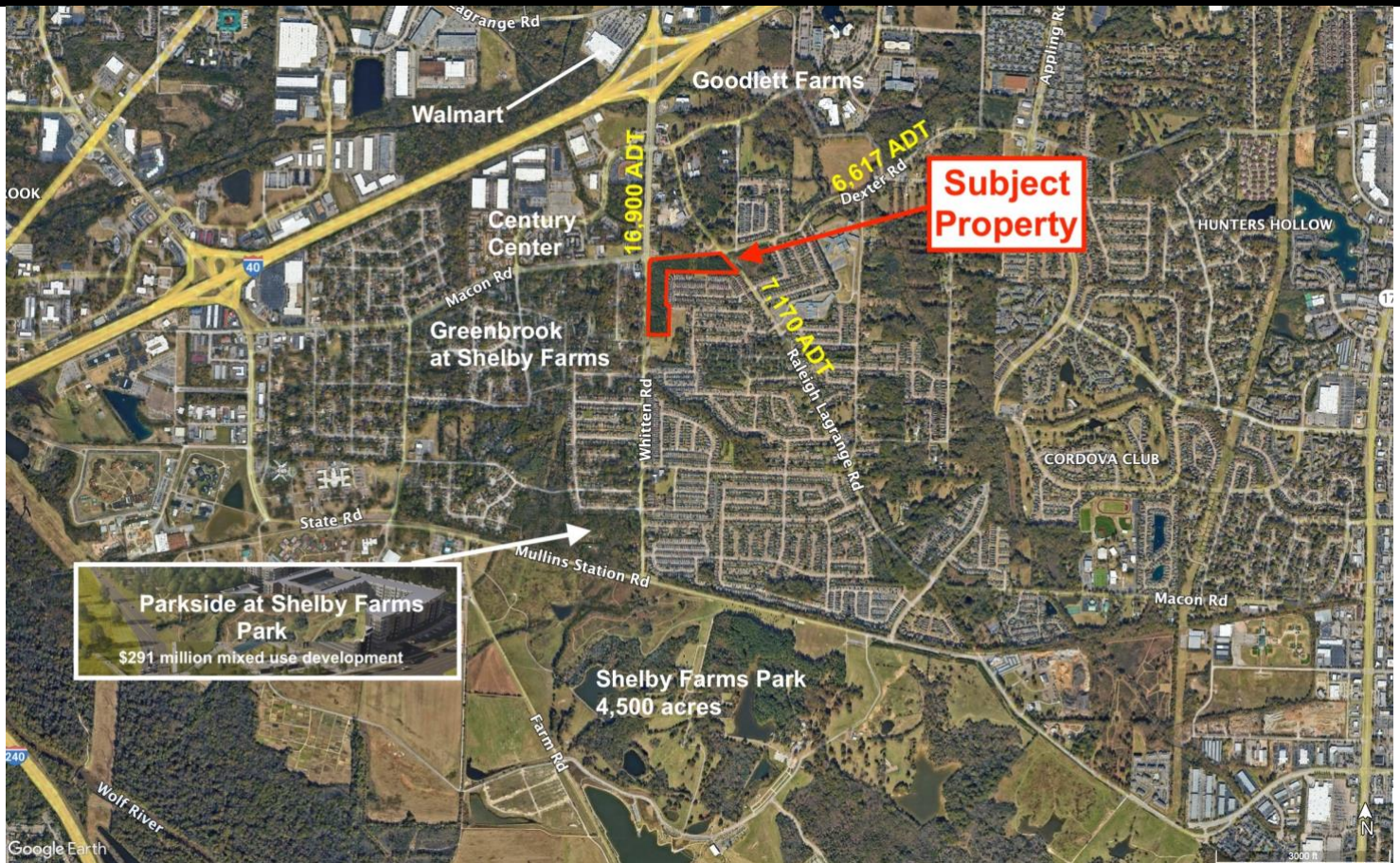


RETAIL DEVELOPMENT LAND FOR SALE

SOUTHEAST CORNER OF WHITTEN & MACON

MEMPHIS, TN



LOCATION: Located on the Southwest corner of Whitten Rd & Macon in Memphis, TN. This property is approximately 1 mile South of the I-40 & Whitten Rd interchange and about 2 miles north of the \$291 million 60+/- acre Parkside at Shelby Farms Planned Development, and the 4,500 acres Shelby Farms Park. It is at the gateway to a densely populated residential area.

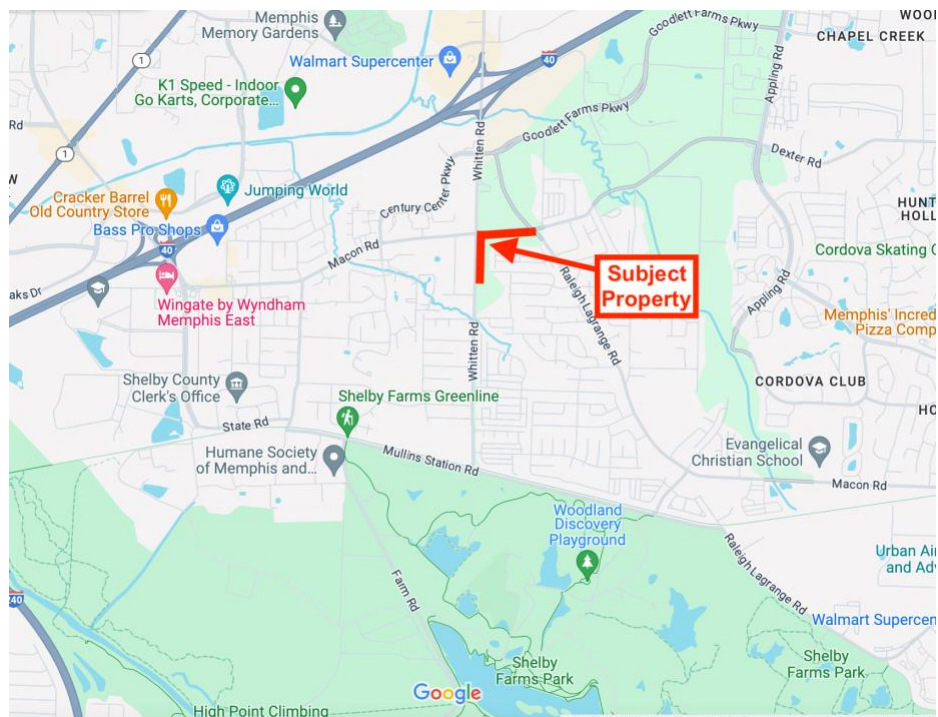
DESCRIPTION: Approximately 18 acres. Commercial uses permitted in the Commercial Mixed Use-2 or CMU-2 zoning district, per the Macon Gate C-P Outline Plan.

SALES PRICE: \$1,590,000.00 or \$2.00/sq ft for all. Smaller lot prices TBD.



Demographics	1-Mile	3-Mile	5-Mile
Population	9,801	56,336	171,354
Avg HH Income	\$67,230	\$70,860	\$91,258
Households	4,099	23,027	68,730

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