

SERVING GOOGLE'S NEW DATA CENTER

MAYFAIR @ THE VERTEX

Former 180-Unit Multifamily Community

Ready for Redevelopment



WOODYARD
REALTY CORPORATION

— EXCLUSIVE OFFERING —

Land For Sale
14.48 Acres
West Memphis, AR

PROPERTY SUMMARY



PROPERTY DESCRIPTION

A rare opportunity to acquire 14.48± contiguous acres in West Memphis, Arkansas, formerly home to the 180-unit Mayfair I & II Apartments. The apartment communities were demolished years ago, creating a mostly cleared redevelopment site ready for a new vision.

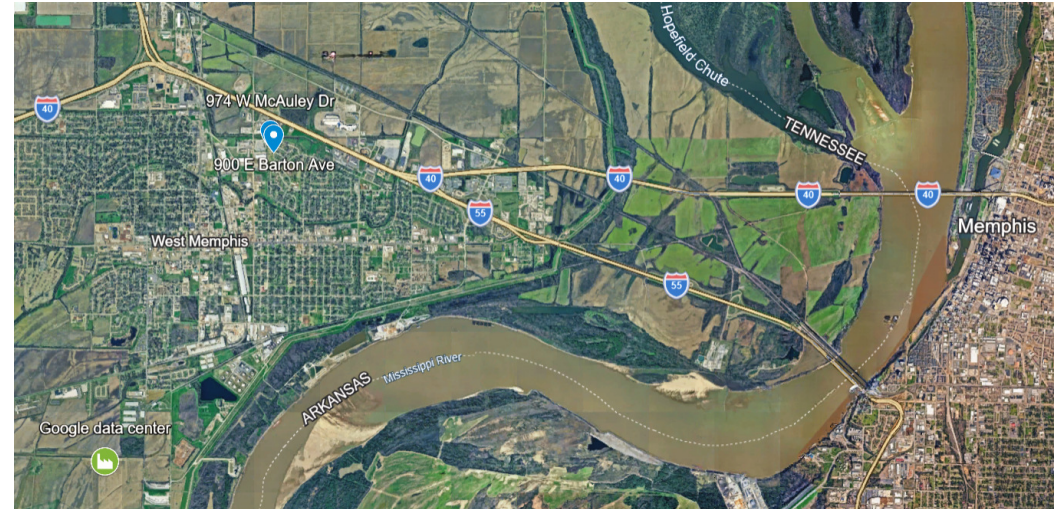
Strategically located just minutes from Downtown Memphis and Interstate 40/55, the property is positioned to benefit from the area's accelerating economic growth. Google's recently announced multi-billion-dollar AI data center in West Memphis is expected to create significant demand for workforce housing, apartments, temporary housing, and related commercial development.

Current zoning allows: Single family, duplexes, or townhomes. Apartments would be favorably considered by the city as they are looking to add more multifamily development. The city is excited about the new Google development and will consider all uses other than heavy manufacturing. Non-zoning permitted uses would have to go to planning to get this use approved. Adjacent and to the north of the subject is new hotel development, residential to the west, commercial to the south and industrial warehouse to the east.

STEVE WOODYARD

AR #PB00045345

O: 901.767.1998 | C: 901.277.7731 | steve@woodyardrealty.com



PROPERTY HIGHLIGHTS

- 14.48± Acres
- Former 180-Unit Apartment Community
- Commercial Zoning
- Qualified Census Tract (QCT)
- Excellent Access To I-40, I-55, Downtown Memphis, And Memphis International Airport
- Offered At Approximately \$53,500 Per Acre

DEVELOPMENT OPPORTUNITIES

- Market-Rate Apartments
- Workforce Housing
- Affordable Housing
- Build-To-Rent Single-Family Community
- Townhomes
- Manufactured Housing
- Temporary Workforce Housing
- Extended-Stay Hotel
- Mixed-Use Development

OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	14.48 Acres

WOODYARD
REALTY CORPORATION

LOCATION MAP



STEVE WOODYARD

AR #PB00045345

O: 901.767.1998 | C: 901.277.7731 | steve@woodyardrealty.com

WOODYARD
REALTY CORPORATION

5865 RIDGEWAY CENTER PARKWAY, SUITE 300, MEMPHIS, TN 38120 | 901.767.1998 | WOODYARDREALTY.COM

BROKER INFORMATION



STEVE WOODYARD

President, Woodyard Realty Corp.

steve@woodyardrealty.com

Direct: 901.767.1998 | Cell: 901.277.7731

AR #PB00045345 // TN #217464 / MS #12676 /

PROFESSIONAL BACKGROUND

Specializing in apartment sales since 1984; Steve has been recognized year after year as one of the top Commercial Brokers in the City of Memphis since the 2001 inception of the Memphis Area Association of Realtors' Pinnacle Award. He obtained the coveted CCIM designation in 1991.

EDUCATION

University of Mississippi

Woodyard Realty Corporation
5865 Ridgeway Center Parkway, Suite 300
Memphis, TN 38120
901.767.1998

STEVE WOODYARD

AR #PB00045345

O: 901.767.1998 | C: 901.277.7731 | steve@woodyardrealty.com

WOODYARD
REALTY CORPORATION