

MEDICAL / OFFICE DEVELOPMENT OPPORTUNITY

COLLIERVILLE COMMERCIAL LAND

MARKET CENTER DR • COLLIERVILLE, TN 38017

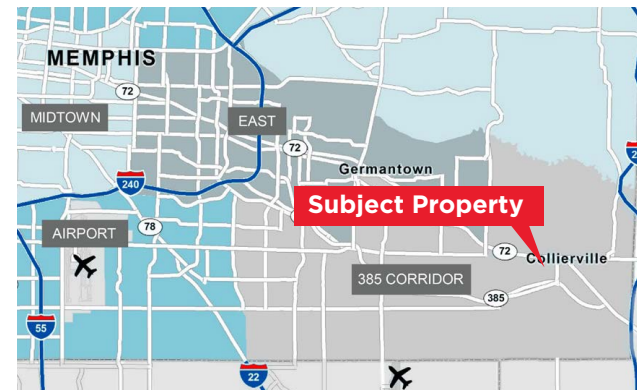


1.51+/- ACRES FOR SALE



PRIME MEDICAL/OFFICE AREA 1.51+/- ACRES AVAILABLE

Collierville boasts 800 acres of parkland, 30 athletic fields, 10 tennis courts, 10 play structures, 2 spray parks, and 18 miles of Greenbelt trails. Schilling Farms, a 443-acre mixed-use development, blends southern charm with modern convenience, catering to a thriving community. It includes historic-inspired neighborhoods, a business-friendly environment, and various community amenities like schools, churches, and businesses, such as the Collierville YMCA, corporate headquarters, apartments, and schools.



PROPERTY HIGHLIGHTS

- Zoned R-1 with a PD overlay (Schilling Farms, Area 6). Permitted uses - office, medical, office showroom
- Generally level tract
- All utilities in place at property boundary
- Highly visible corner lot

~~Price: \$476,870~~
~~(\$7.25 psf)~~



AVERAGE HOUSEHOLD INCOME

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
\$140,905	\$162,225	\$175,658

source: ESRI (September 2023)

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AREA AMENITIES



TRAFFIC COUNTS

385	12,826 VPD	I-269	17,356 VPD
Hwy 72	15,238 VPD	E Shelby Dr	1,865 VPD

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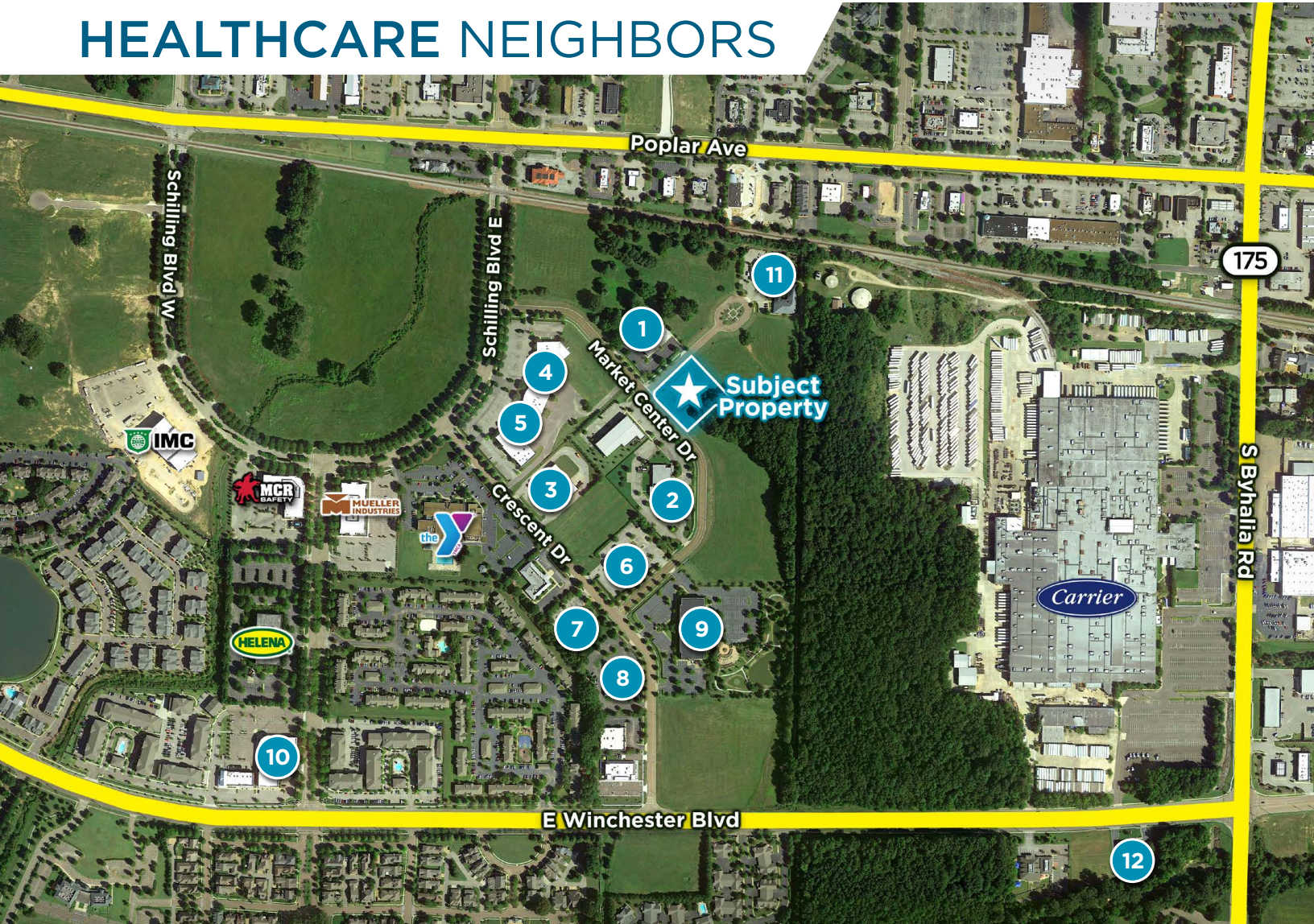
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HEALTHCARE NEIGHBORS



1	Saddle Creek Orthodontics	5	Southern Healthcare Solutions	9	The Juice Plus Company
2	OrthoOne Clinic	6	Pediatrics East	10	The Exercise Coach
3	Reliance Wholesale Inc.	7	Schilling Farms Dental	11	Schilling Gardens Assisted Living
4	Levy Dermatology PC	8	Fresenius Kidney Care	12	Advanced Eye Care & Optical

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1.51+/- ACRES FOR SALE

THE APPEAL OF COLLIERVILLE



Suburban charm meets modern office, light industrial & logistics



Access to large, **educated workforce**



Within **20 minutes** of Memphis, I-40 & I-22



Named one of **“The Safest Cities in Tennessee”** (backgroundchecks.org)



Median age: **40.8**



Home to FedEx World Tech Center, Helena Chemical, Carrier Corporation, MCR Safety, Juice Plus, Orgill & IMC Companies



Over **17,000 households** with a median income of **\$113,789**



Top tapestry segments: Southern Satellites (**45.3%**), Exurbanites (**26.2%**), Family Foundations (**14.5%**)

Source: Collierville Chamber of Commerce (collervillechamber.com), Esri Tapestry Segmentation

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