



## Development Site For Sale

### 26.55 Acres Available

#### Property Highlights

- **Property Location:** Northwest corner of State Route 57 & State Route 196 - Piperton, Fayette County, Tennessee
- **Zoning:** Currently Commercial and a small portion zoned Rural Conservation - City of Piperton Land Use Plan calls for Mixed Use & Commercial
- **Frontage/Visibility:** Approx. 1,245 feet on along S.R. 57 & Approx. 941 feet on S.R. 196
- **Flood Zone:** Area is outside of the 100 year flood zone. FEMA map and date 47047C0415C 11/5/2008
- **Improvements:**
  - 3br/2ba Single Family Residence with tenant
  - Former C-Store with nail salon tenant
  - 2 Barns
- **Tax Map:** 164 081.00 & 164 081.03
- **Infrastructure:**
  - Municipal sewer under construction/planning
  - Municipal water and natural gas
  - All electric utilities to site

**Mark Jenkins, SIOR, CCIM**  
Principal  
901 362 9870  
mjenkins@commadv.com

**Dave Curran, SIOR, CCIM**  
Senior Vice President  
901 273 2358  
dcurran@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

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## Future Growth

Piperton is well positioned for continued growth due to its low tax base, upscale residential neighborhoods, land availability and immediate proximity to major roads and interstates. Accessibility and drive times to major employment centers and other areas of interest are as follows:

**Baptist Hospital-Collierville-4.4 miles (approx. 8 min.)**

**FedEx Express World HQ-11.4 miles (approx. 12 min.)**

**FedEx Tech Center-7.2 miles (approx. 7 min.)**

**Schilling Farms (Helena Chemical, MCR Safety & NSA)-3.8 miles (approx. 7 min.)**

**International Paper HQ-16.9 miles (approx. 20 min.)**

**Memphis International Airport/FedEx Super Hub-25.6 miles (approx. 30 min.)**

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## SITE PHOTOS



Intersection at  
Hwy 196 and Hwy 57



Hwy 57 looking North at  
intersection



Single family residence  
on site

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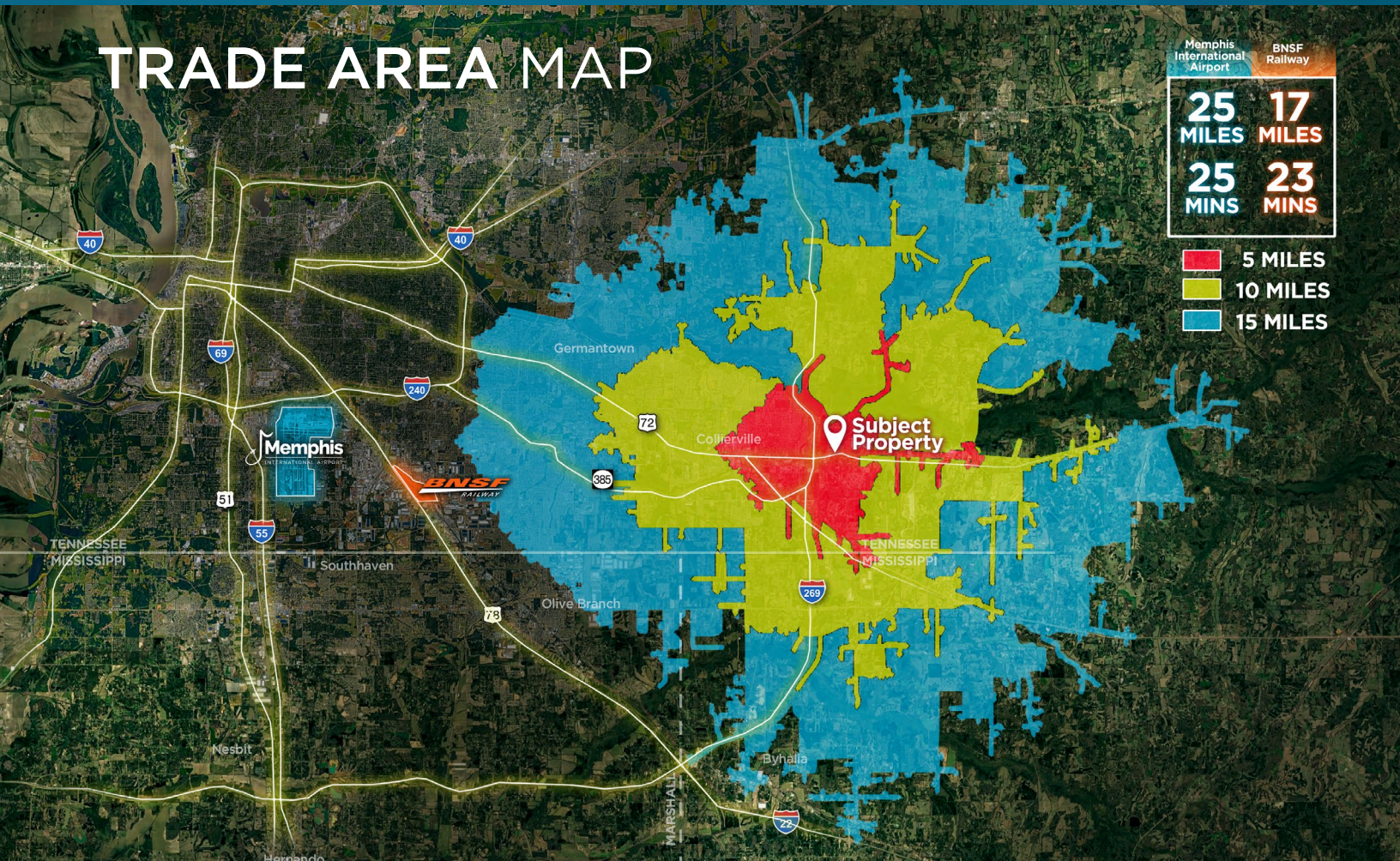
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# TRADE AREA MAP



## 2020 DEMOGRAPHICS

Population (Piperton)	31,499
Median Age	41.7
Median Household Income	\$92,526
Per Capita Income	\$41,126
Total Businesses	931

## TRAFFIC COUNTS

Highway 57	12,699
I-269/State Highway 385	50,598
Highway 72	18,961
Highway 196	15,798

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# REGIONAL OVERVIEW

Piperton is the western most township in Fayette County, TN, and is contiguous to Collierville, Shelby County, TN, and is part of the greater Memphis MSA which has a population in excess of 1.29 million. Piperton, with a current population of 2,100, is an upscale community in a rural setting and is situated in a major growth corridor and has become a preferred location for many new residents based on the following:

**Immediate proximity (1/2-mile) to Hwy 385/I-269 providing convenient access to most parts of Memphis via Hwy 385 to I-240 & I-40**

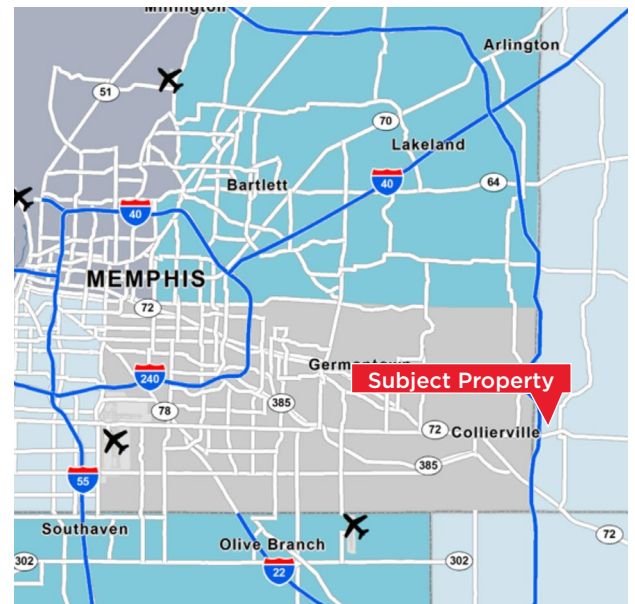
- Retail, restaurants & commercial establishments in Collierville-5-10 min.
- FedEx Tech Center-10 min.
- FedEx Express World HQ-15 min.
- International Paper HQ-20 min.
- Memphis International Airport-25 min.
- Downtown Memphis- FedEx Forum, Beale St., Bass Pro-40 min.

**New nearby business development in recent years-all relocations from Memphis or other areas of Shelby County:**

- Pyramex Safety Products-243,000 sf HQ/Distribution Center (2018)
- Crown Equipment-80,000 sf Regional HQ/Sales Office (2020)
- Power and Telephone Company-World HQ/Distribution Center (2020)
- Commercial Filter-117,000 sf HQ/Distribution Center (2021)
- Dollar General Store-9,100 sf (2020)

**Piperton has lowest taxes in the state (per \$100 of assessed value)**

- \$2.01 combined City of Piperton & Fayette County
- \$6.15 combined City of Collierville & Shelby County
- \$7.48 combined City of Memphis & Shelby County



**One of the fastest growing municipalities in Fayette County-High growth area for upscale and middle-market residential housing**

- 90 new houses in 2018
- 95 new houses in 2019
- 105 new houses in 2020

**Piperton is known for its quality of life**

- Small-town feel
- Lots of greenspace
- Family oriented
- Quality government leadership
- Excellent municipal services-city, fire & police
- Low crime/safe community

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## REGIONAL OVERVIEW CONT'D

*Additionally, two major distribution centers in Byhalia, Marshall County, Mississippi are in close proximity to Piperton and easily accessible via 385/I-269 and/or Hwy 72:*

### **Gateway Global Logistics Center (1,500 acres)-Hwy 72 & Gateway Global Dr. on the TN/MS State Line**

- Volvo Trucks Distribution Facility (2014)-1,027,400 SF
- Post Consumer Brands (2015)-677,500 SF
- TBC Corporation (2016)-1,500,240SF
- Niagra Bottling (2016)-554,040 SF
- McCormick (2017)-615,600 SF
- Cooper Tire (2017)-1,014,500 SF
- Amazon (2018)-554,040 SF
- Corelle Brands (2018)-786,600 SF
- Kellogg's (2018 -769,500 SF

### **I-269 Logistics Center-Cayce & Wingo Roads & I-269**

- DHL/Carrier (2005)-675,000 SF
- ASICS (2011/2015)-855,878 SF
- Nike (2020)-707,940 SF
- Baxter (2021)-850,000 SF

## MAJOR EMPLOYERS IN THE AREA

AOC Headquarters & manufacturing facility (Piperton, TN)-235  
MCR Safety Products Distribution Facility (Piperton, TN)-120  
84 Lumber (Piperton, TN)-35  
CCL Label (Collierville, TN)  
Kellogg's (Rossville, TN)  
Tire and Battery Corp. (Rossville, TN)-125  
Troxel (Moscow, TN)  
Norfolk Southern Railroad Intermodal (Rossville, TN)  
ASICS Distribution Facility (Byhalia, MS)-305  
Carrier Distribution Facility (Byhalia, MS)-72  
Post Foods Distribution Facility (Byhalia, MS)-  
Roxul Manufacturing Facility (Byhalia, MS)-150  
ABB (Byhalia, MS)-378

Volvo Trucks Distribution Facility (Byhalia, MS)-500  
Post Consumer Brands (Byhalia, MS)-90  
Niagra Bottling (Byhalia, MS)-70  
McCormick (Byhalia, MS)-70  
Cooper Tire (Byhalia, MS)-100  
Amazon (Byhalia, MS)-850  
Corelle Brands (Byhalia, MS)-400  
Kellogg's (Byhalia, MS)-280

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