

PROPERTY OFFERING OVERVIEW

S. Byhalia Rd

Collierville, TN 38017

PURCHASE PRICE:

1.904 acres: \$415,000

E Winchester Blvd

1.904
ACRES

S Byhalia Rd

Harley Oaks Cove

AVAILABLE LAND:
1 PARCEL, 1.904 ACRES

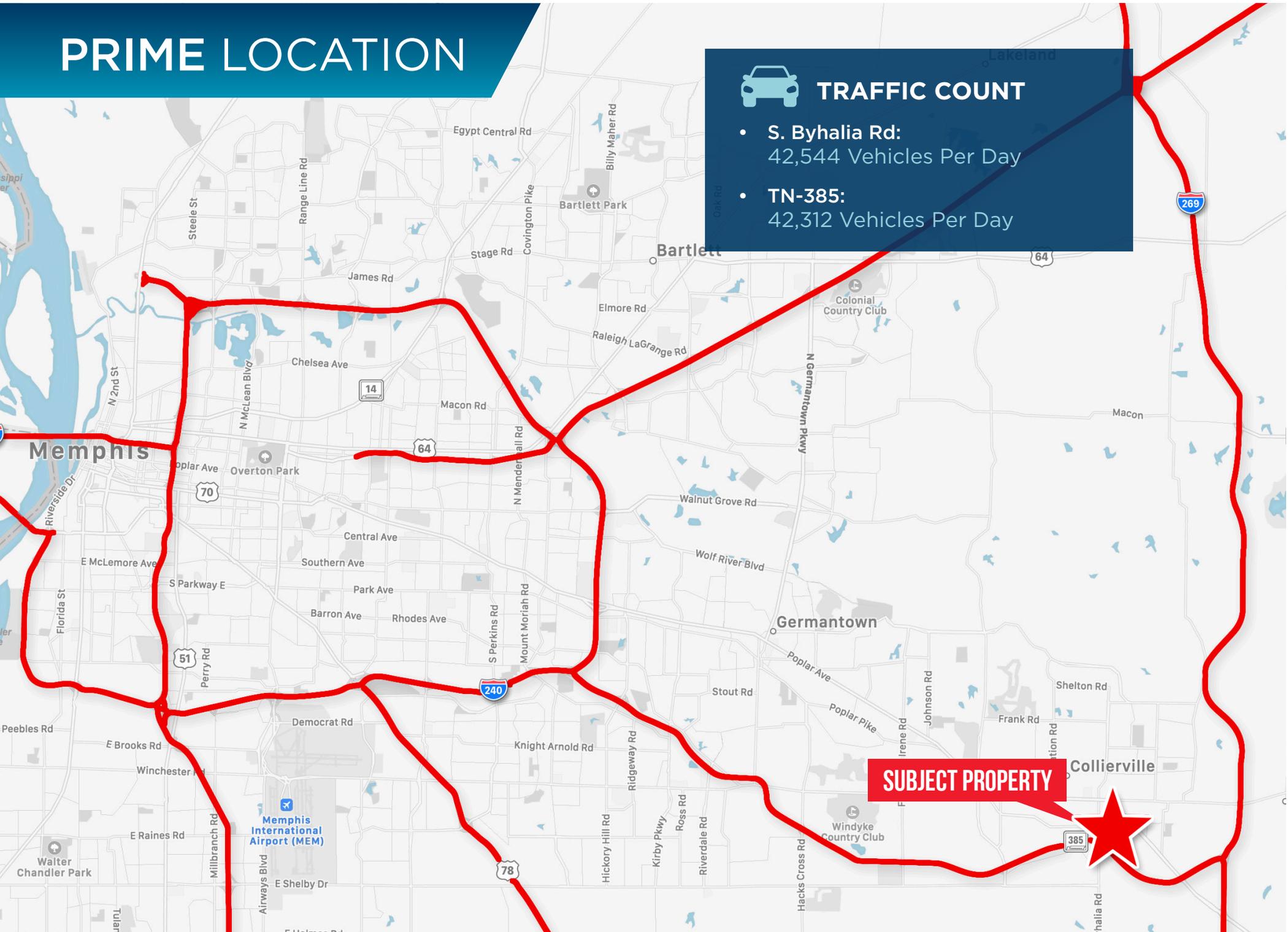


PRIME LOCATION



TRAFFIC COUNT

- S. Byhalia Rd:
42,544 Vehicles Per Day
- TN-385:
42,312 Vehicles Per Day



SUBJECT PROPERTY



AREA AMENITIES



AMENITIES
WITHIN 2 MILES
OF PROPERTY

Subject Property

385

72

SCHILLING FARMS
ELEMENTARY SCHOOL

FIRST SOUTH
COMMERCIAL
COLLIERVILLE
DODGE Jeep RAM

AVAILABLE LAND

Tax Parcel ID:
C0244YB00012 - 1.904 acres



1.904
ACRES

E Winchester Blvd

S Byhalia Rd

Harley Oaks Cove

385

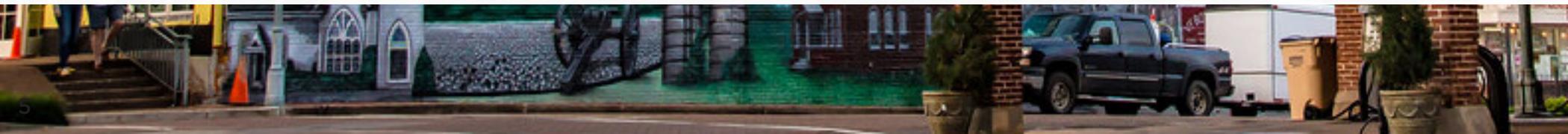
COLLIERVILLE

HIGHLIGHTS

- Collierville is the third largest municipality in the county after Memphis and Bartlett
- Home to the Carriage Crossing shopping mall and Collierville Schools
- Collierville’s downtown area is listed on the National Register of Historic Places
- Collierville’s historic town square was ranked as the “Best Main Street” in America by Parade
- Total area: 24.6 square miles
- Notable employers: FedEx, Carrier
- Approximately 67.2% of the town’s population is in the civilian labor force

DEMOGRAPHICS

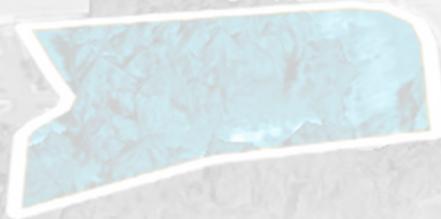
Population	51,727
Households	18,356
Median Age	39.9
Average Household Income	\$170,425



S. Byhalia Rd

Collierville, TN 38017

E Winchester Blvd



Harley Oaks Cove

S Byhalia Rd

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This Offering Memorandum was prepared by The Company and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by The Company or Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner and The Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. The Company is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of The Company and may be used only by parties approved by The Company and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Cushman & Wakefield / Commercial Advisors immediately upon request of The Company or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Company and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

This is not an offer and no party shall be bound by any terms, conditions, proposals or agreements described herein or otherwise until a legally binding agreement(s) is fully executed and distributed. Cushman & Wakefield / Commercial Advisors ("Broker") makes no representations or warranties as to the accuracy of this information and interested parties bear the entire burden of investigating every aspect of the subject property/transaction before entering into any binding agreement(s).

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