



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

56+/- ACRES AVAILABLE

FISCHER STEEL LAND

Memphis, TN 38017



56+/- ACRES AVAILABLE

Northeast Submarket

Property Highlights

- Acreage: 56+/- (divisible)
- Zoning: Industrial - allows multiple uses
- All utilities to the site
- Generally level tract
- Multiple points of ingress/egress
- Price: Subject to offer



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SITE AERIAL



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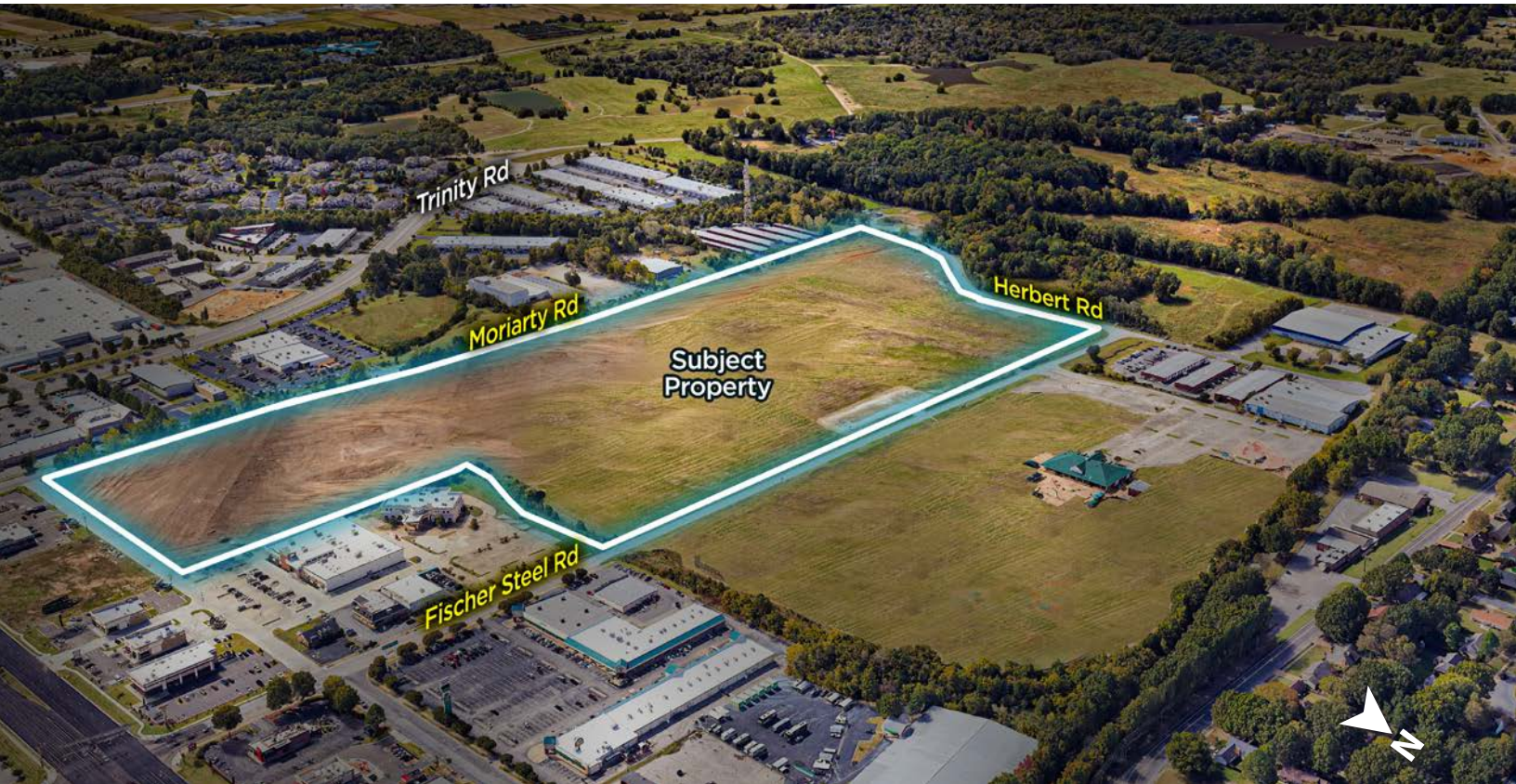
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THE PROPERTY



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SITE LOCATION



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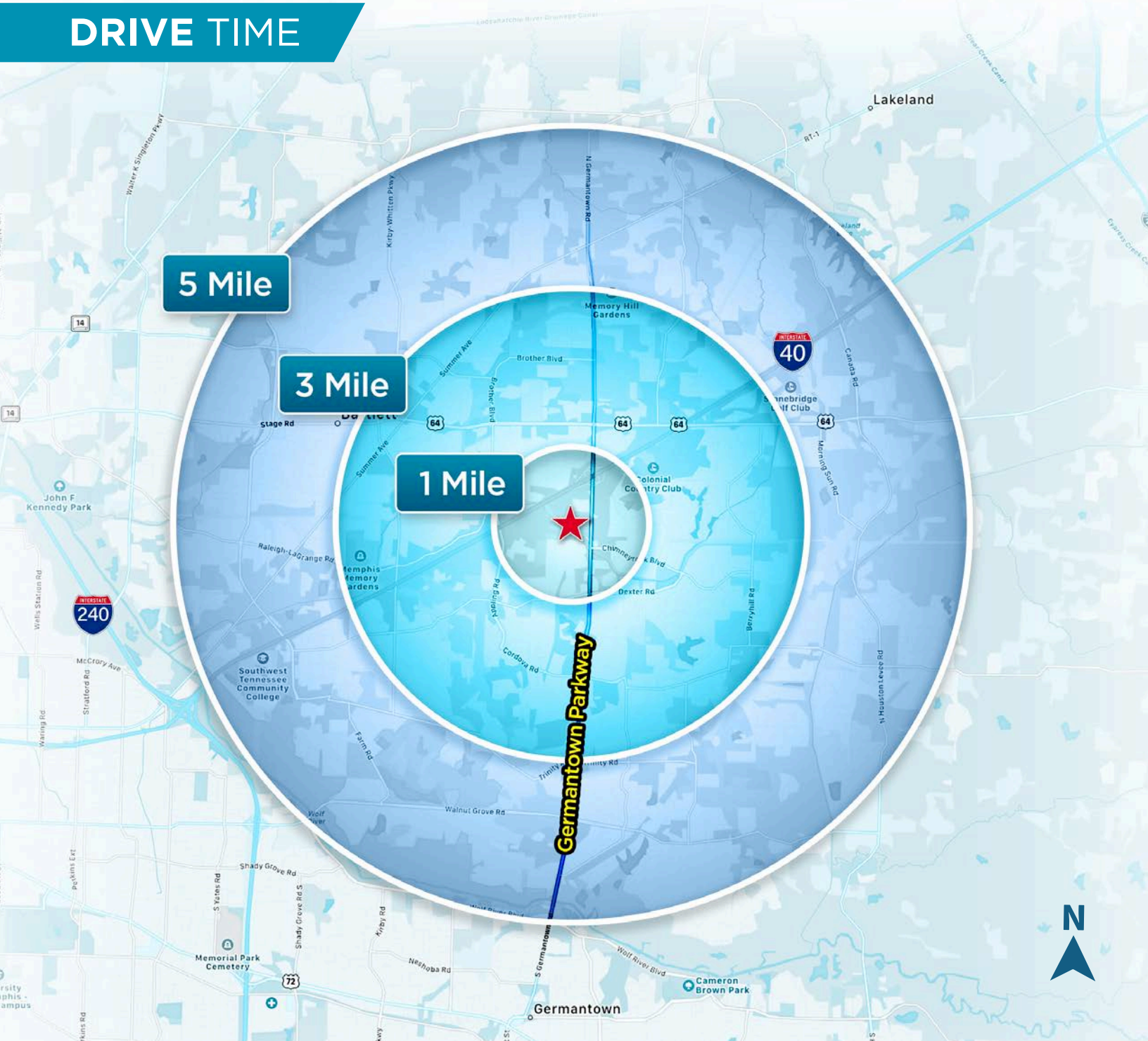
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DRIVE TIME



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DEMOGRAPHICS & INCOME

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
 POPULATION	8,297	65,285	162,138
 HOUSEHOLDS	3,704	27,328	64,108
 AVERAGE HOUSEHOLD INCOME	\$105,055	\$123,156	\$140,750
 RACE AND ETHNICITY	43.2% White 39.2% Black 9.8% Hispanic Origin	43.3% White 38.6% Black 9.4% Hispanic Origin	50.5% White 32.0% Black 9.8% Hispanic Origin

source: ESRI (May 2024)

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SHELBY FARMS PARK

At 4,500 acres, Shelby Farms Park is one of the largest urban parks in the country. Located in Memphis, Tennessee, the Park is both a vibrant community hub and a retreat from the hustle and bustle of urban life. The Park features more than 40 miles of trails, both paved and unpaved, that are popular for walking, biking, running and hiking. The Park's trail network includes Shelby Farms Park Greenline, an iconic 10.65 mile paved cycling and pedestrian trail that connects the heart of Memphis to the heart of Cordova through Shelby Farms Park. The Park is also home to more than 20 bodies of water which provide plenty of opportunities for fishing. The Park is also home to several private event venues. Whether you are planning a picnic for 50 or a banquet for 500, Shelby Farms Park has unique indoor and outdoor settings for every type of event. The FedEx Event Center is Memphis's most unique venue. With over 7,200 square feet of flexible space, the Lakeside Ballroom is the perfect place for weddings and receptions, corporate events and other social gatherings. The entire west side of the venue is floor to ceiling windows that offer an expansive view of Hyde Lake. The stunning lakeside views (and beautiful sunsets!) are unrivaled.



PROXIMITY TO



4,500 Total Acres



**\$70M Total
Renovation
Investments**



**10.65 miles
of Greenline**



**40+ miles
of all trails**



**20+ Lakes
& ponds**



**100+ acres
Off-leash dog
park**



**Eateries |
Coastal Fish
Company & Belltower
Coffeehouse**



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