

RESIDENTIAL LAND DEVELOPMENT OPPORTUNITY

CALLIS — CUT OFF — LAND

Memphis, TN 38119



This is a conceptual visualization and does not represent final design.



COMMERCIAL
ADVISORS

±65.41 ACRES **FOR SALE**

LAND HIGHLIGHTS

Cushman & Wakefield | Commercial Advisors is pleased to present the opportunity to acquire ± 65.41 acres of prime development land located in one of the region's fastest-growing residential corridors. Comprised of three parcels totaling ± 65.41 gross acres, the property offers exceptional flexibility for a variety of residential development strategies. A conceptual master plan illustrates the potential for a diversified residential community featuring apartments, townhomes, and single-family homes, supported by extensive open space, amenity areas, and integrated community features. With its size, configuration, and development potential, the site represents a rare opportunity to create a large-scale residential destination in a highly desirable growth market



CONCEPT OVERVIEW

This concept plan envisions a thoughtfully designed, master-planned residential community featuring approximately 611 total dwelling units across a diverse mix of residential housing types, including apartments, townhomes, and single-family homes. The development is centered around a comprehensive amenity package that includes a clubhouse, resort-style pool, scenic lake, and interconnected pedestrian pathways, creating a walkable and engaging neighborhood environment. Designed to accommodate a variety of housing preferences and lifestyles, the community blends higher-density residential options with traditional neighborhood living while preserving significant open space and landscaped areas throughout the site. The concept promotes long-term growth, strong community connectivity, and an attractive residential setting suitable for a wide range of residents.



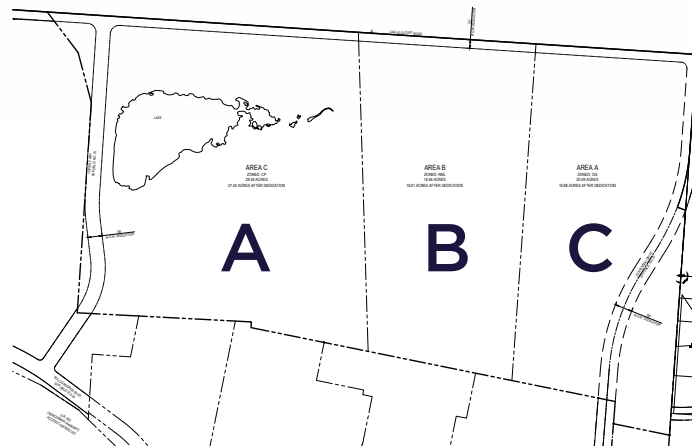
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CONCEPT SITE PLAN



±65.41 ACRES

- Area A: 20.09 acres (19.88 net)
- Area B: 18.56 acres (18.01 net)
- Area C: 29.94 acres (27.52 net)



PARCELS

- 081080 00056
- 081080 00106
- 081080 00052

CONCEPT SITE PLAN RENDER



CONCEPT HIGHLIGHTS

- ±611-unit master-planned residential community
- Diversified housing mix: apartments, townhomes, and single-family homes
- Large amenity package featuring clubhouse, pool, and lake
- Walkable community design with interconnected open spaces
- Multiple product types support phased development opportunities
- Strong density with a broad range of housing options
- Conceptual site plan designed to maximize open space and community amenities

Disclaimer: Conceptual site plan for illustrative purposes only. Unit counts, layouts, amenities, parking, and development program are preliminary and subject to change.

PROPERTY OVERVIEW

CONCEPT RENDERS



CUSHMAN &
WAKEFIELD



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PROPERTY OVERVIEW

CONCEPT RENDERERS



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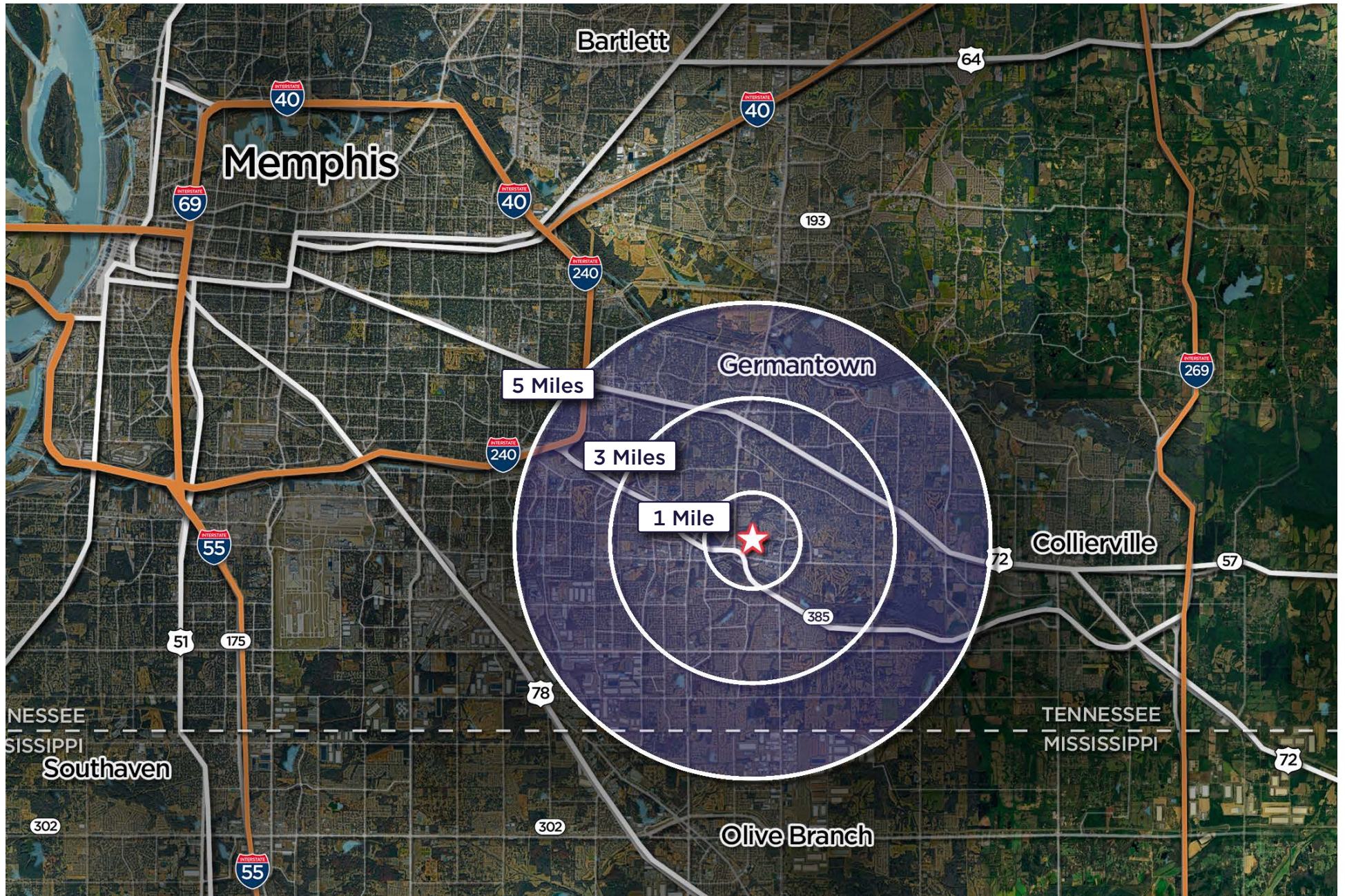
PROPERTY OVERVIEW

AERIAL PHOTOS



PROPERTY OVERVIEW

LOCATION MAP



RESIDENTIAL LAND DEVELOPMENT OPPORTUNITY

DUE DILIGENCE FROM SELLER

- Letter from Attorney Josh Whitehead detailing allowed uses in Areas A, B, C dated 3/30/24
- **Underlying Zoning Documents**
 - Polo Grounds North PD – last updated July 2022
 - Letter stating that Memphis and Shelby County Land Use Control Board (LUCB) approved the Top Golf Major Modification and listing associated uses for the residential parcels – dated 4/14/22
- **Survey**
 - ALTA Survey by Pickering dated 11/28/22
- **Title**
 - Owner's Policy effective 11/2/22
- **Environmental**
 - Phase I ESA dated 4/20/22
 - Geotechnical Report dated 8/31/21
 - For reference only; borings are on the property to the west
- **Wetlands**
 - Jurisdictional Determination Report by CEC dated 7/19/22
 - Concurrence Letter from TDEC dated 10/10/22
 - Approved Jurisdictional Determination from Army Corps dated 11/15/22
- **Traffic Study**
 - TIS prepared by Pickering Engineering dated 7/9/22
 - Approval Letter from City dated 7/11/22
- **REA**
 - Declaration of Restrictive Covenants and Reciprocal Easement Agreement recorded in Shelby County on 11/4/22 as Instrument #22122090

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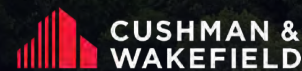
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SCAN HERE FOR AN **AERIAL VIEW!**

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