



**CUSHMAN &
WAKEFIELD**



**COMMERCIAL
ADVISORS**

FOR SALE

THE COURTS AT SANGA PICKLEBALL RETREAT

401 N SANGA RD | CORDOVA, TN 38018

Rare Recreational Property Opportunity

NORTHEAST SUBMARKET

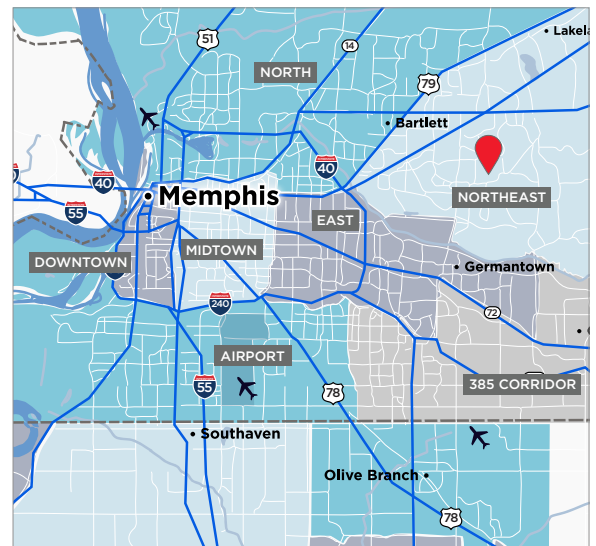
Set on nearly 15 acres in the heart of Cordova, 401 N. Sanga Road offers a rare opportunity centered around six private pickleball courts and endless possibilities for recreation, entertainment and gathering. With ample surrounding space to expand the vision, the property is ideally suited for a private pickleball club, corporate or group retreat, event venue, or one-of-a-kind recreational compound.

Beyond the courts, the property includes five matching renovated homes, a stocked pond, fenced areas for horses and additional land ready for future use. Whether envisioned as a premier pickleball destination with on-site accommodations or a unique private retreat, this turnkey property offers a combination of amenities, acreage and flexibility rarely found in the Memphis area.

+/- 15 ACRE RETREAT

KEY FEATURES

- +/- 13.4 Acres
- Six (6) Existing Courts
- Five (5) Renovated Homes
- Pool
- Stocked Pond
- Barn/Stable
- Established Pickleball Identity



FOR MORE INFORMATION, CONTACT:

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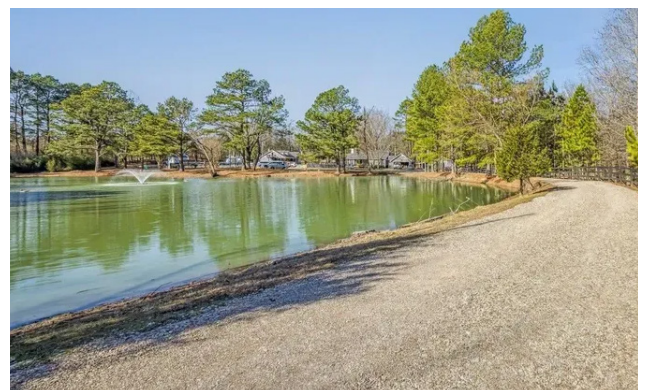
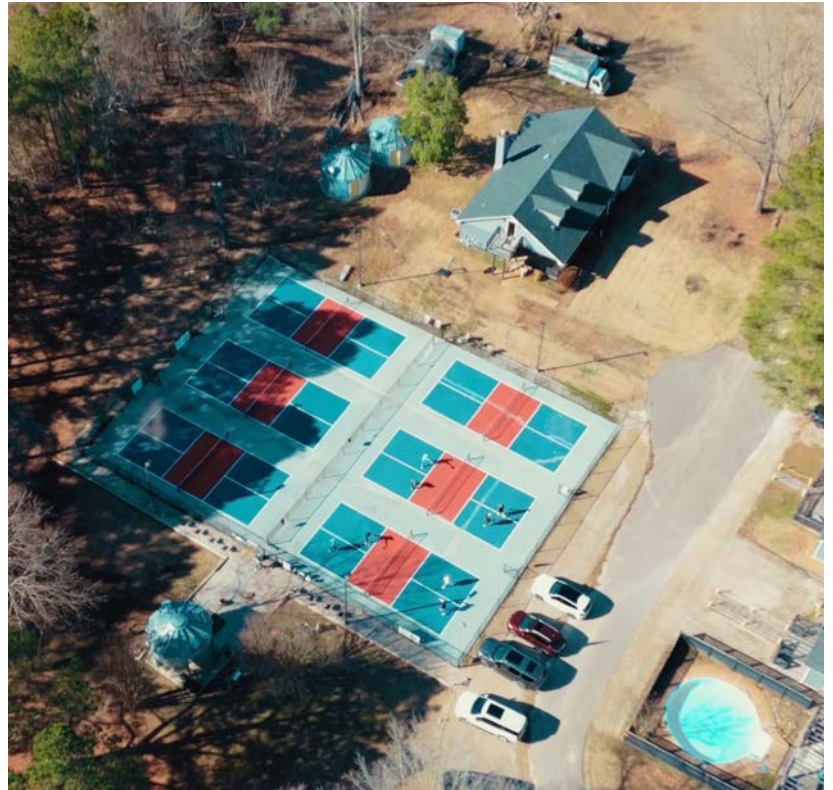


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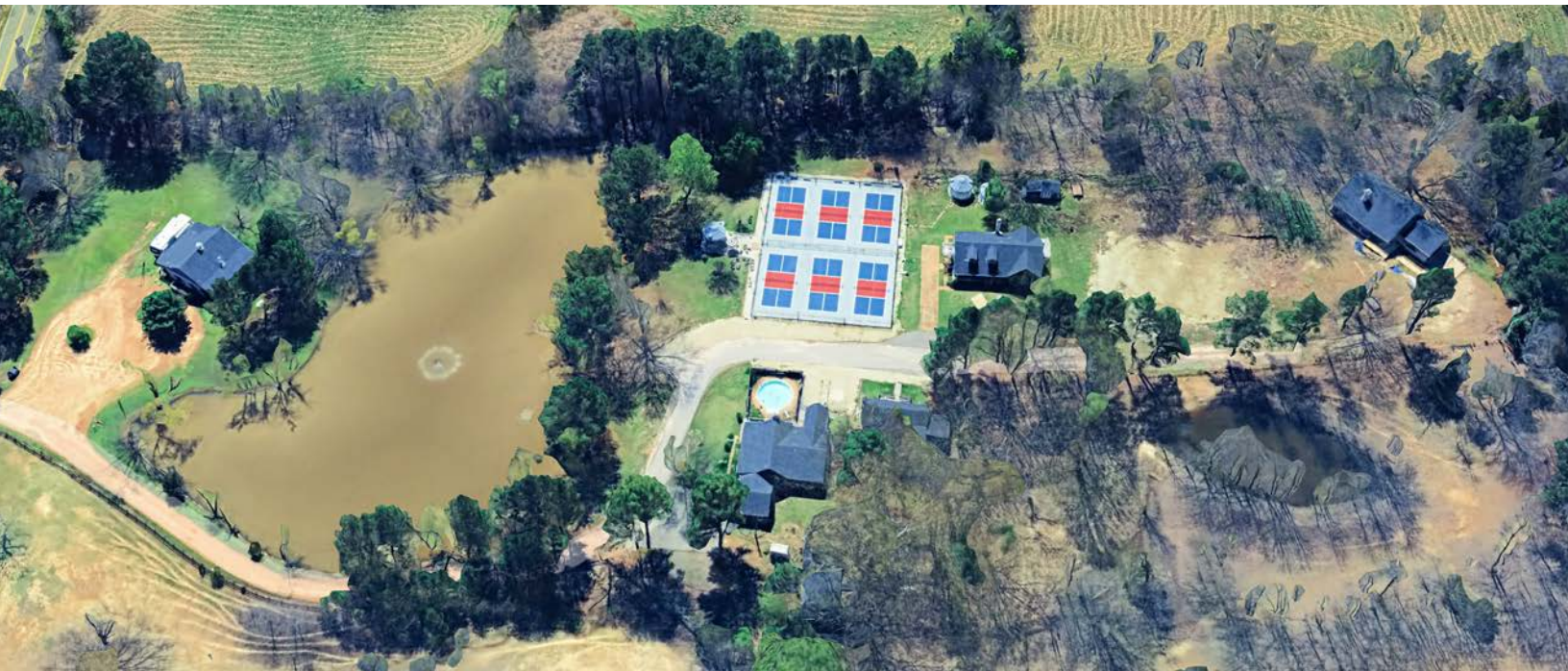
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PARCEL MAP



3 PARCELS

- ① 091065 00019
- ② 091065 00020
- ③ 091065 00018



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