CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

LAND FOR SALE | 6.82+/- ACRES

7787 Wolf Trail Cove

Germantown, TN 38138





Land For Sale

6.82+/- ACRES AVAILABLE

Property Highlights

- Asking price: $2,500,000
- Total acres: 6.82+/-
- Zoned: C-2
- Located in the Wolf River Medical Corridor

PARCELS:

- G0220 00502 - 6.82 acres
- G0220 00429 - 0.4347 acres

Traffic Counts

Germantown Rd	40,655 VPD
Wolf River Bend	19,207 VPD
Walnut Grove	39,835 VPD

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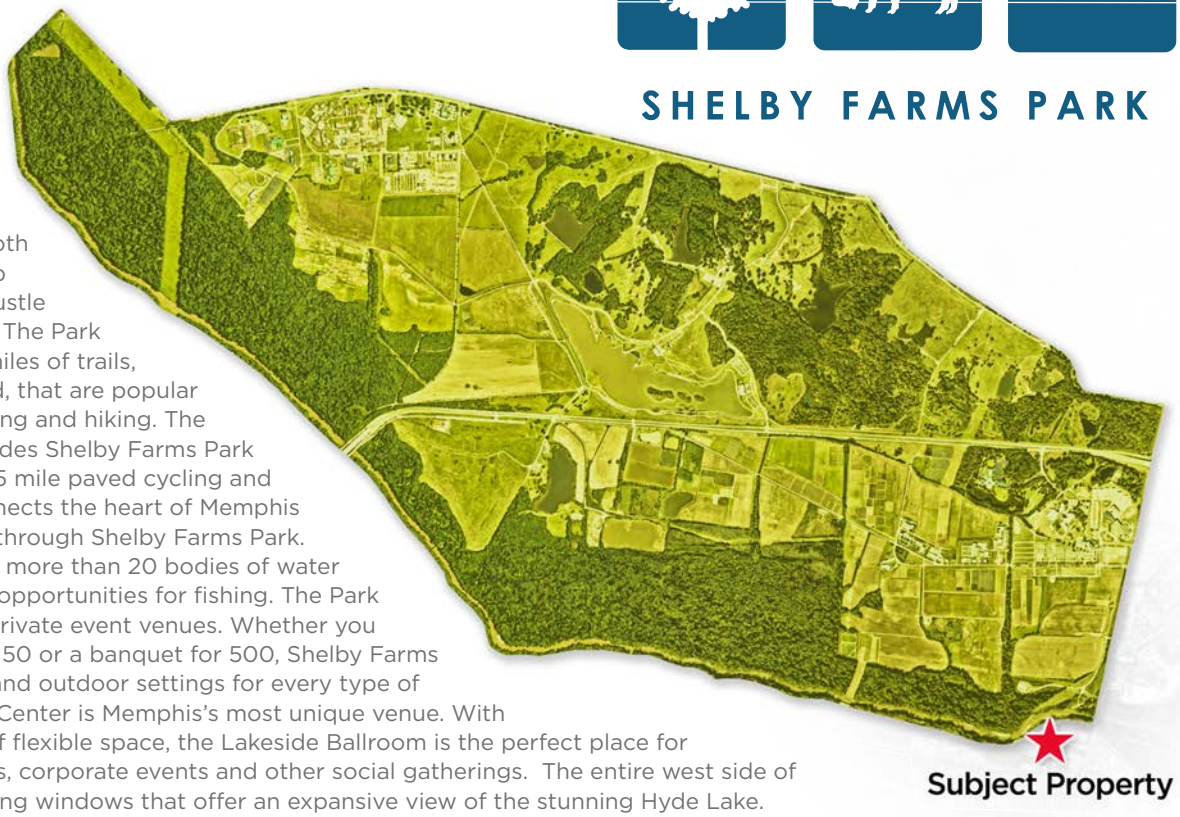
PARK NEXT DOOR

Next door to the subject property is a 4,500 acres park. 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 the stunning Hyde Lake.



Park Highlights

- 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 & Cheffie's at Shelby Farms Park



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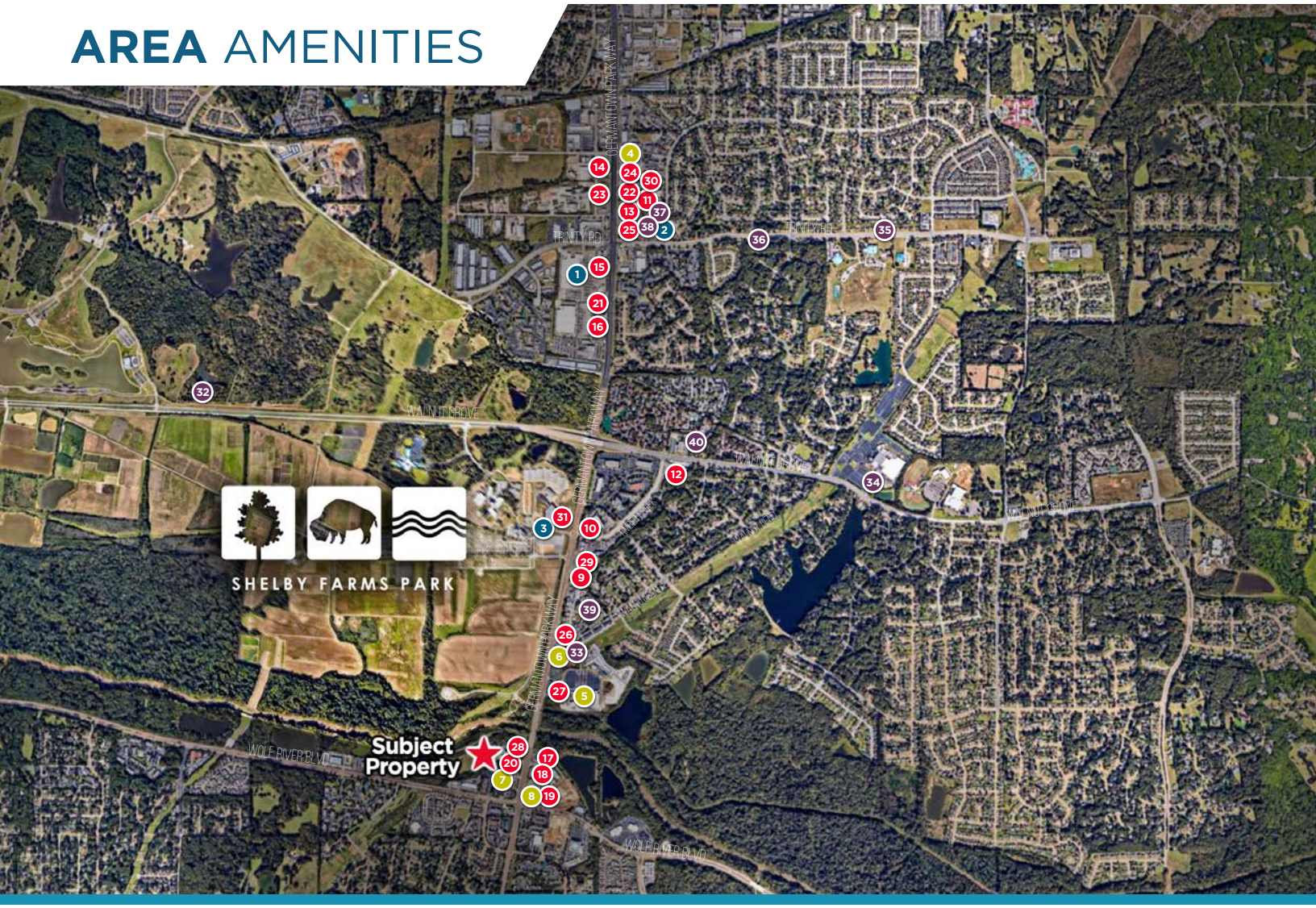
AREA AMENITIES



Grocery

1	Walmart
2	Kroger
3	Agricenter's Farmer's Market

Community Serving Retail

4	CVS
5	Lowe's
6	Circle K
7	Office Depot
8	Exxon

Food

9	Krystal
10	One & Only BBQ
11	El Mezcal Mexican
12	Subway
13	McDonald's
14	Wendy's
15	Panda Express
16	Moe's
17	Chick-fil-a
18	Starbuck's
19	Taco Bell
20	Waffle House
21	Rafferty's
22	Panera Bread
23	Chipotle
24	Forever Young Beauty Bar
25	Region's Bank
26	Orion Federal Credit Union
27	Crumpy's Hot Wings
28	Las Tortugas
29	Guthrie's Chicken
30	Villa Castrioti
31	The Butcher Shop Steakhouse

Civic/Community Facilities

32	Shelby Farms Park
33	La Petite Academy (daycare)
34	Hope Church
35	Memphis Fire Station #54
36	Cordova Library
37	Baptist Minor Medical Center
38	The Little Clinic
39	Beijing Modern Acupuncture
40	The Church of Jesus Christ of Latter Day Saints

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DEMOGRAPHICS & INCOME

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	5,303	58,511	169,135
HOUSEHOLDS	2,439	24,580	68,629
AVERAGE HOUSEHOLD INCOME	$141,088	$147,627	$131,161
RACE AND ETHNICITY	74.6% White 10.4% Black 4.3% Hispanic Origin	66.1% White 19.5% Black 5.1% Hispanic Origin	52.2% White 33.2% Black 6.5% Hispanic Origin

source: ESRI (August 2026)

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