

# PROPERTY OFFERING OVERVIEW

## 0 Tyndale Rd

Germantown, TN 38125

## OFFICE DEVELOPMENT SITE

Tax Parcel ID: G0243 00531



AVAILABLE LAND:

**1 PARCEL, 2.68 ACRES**

PURCHASE PRICE: **\$500,000**



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

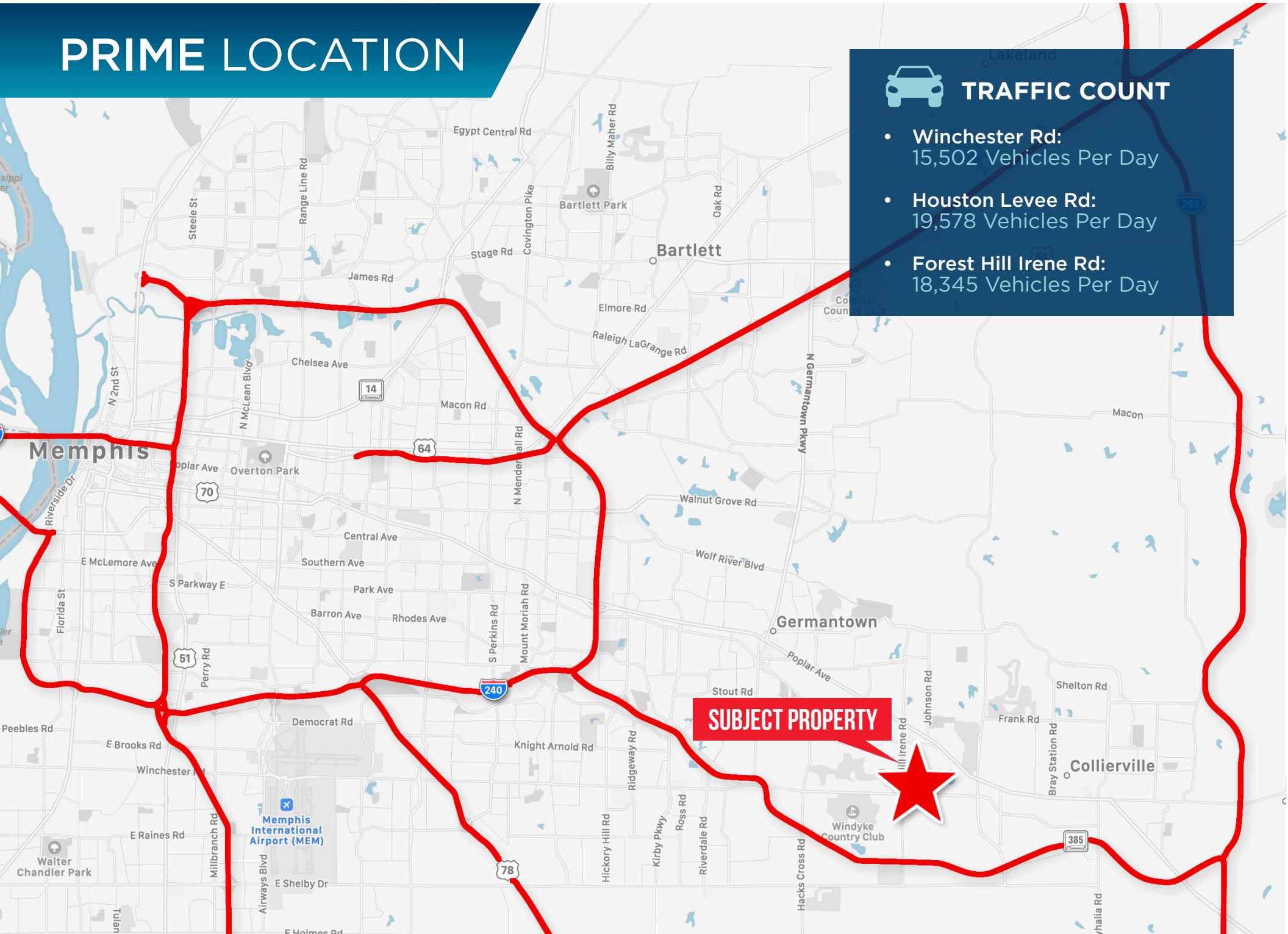


# PRIME LOCATION



## TRAFFIC COUNT

- **Winchester Rd:**  
15,502 Vehicles Per Day
- **Houston Levee Rd:**  
19,578 Vehicles Per Day
- **Forest Hill Irene Rd:**  
18,345 Vehicles Per Day



**SUBJECT PROPERTY**





# AREA AMENITIES

**Kroger** **Walgreens**  
**McDonald's** **ZAXBY'S** **BACKYARD BURGERS**  
**Newk's** **SMOOTHIE KING** **KOHL'S**  
**STARBUCKS** **FIVE GUYS** **PYROS**  
 BURGERS and FRIES FIRE FRESH PIZZA

**Walmart+** **Target** **Office DEPOT** **THE HOME DEPOT**  
**Freddy's** **SLIM CHICKENS** **Wendy's** **The Wing Guru** **POPEYES** **STARBUCKS**  
**ALDI** **O'Charley's** **Chick-fil-ℓ** **LOWE'S** **CORKY'S**  
**Walgreens** **Kroger** **HOBBY LOBBY**

**TRACTOR SUPPLY CO** **TONY'S TACOS** **SONIC**  
**CAPTAIN JOHN'S** **BAZAAR** **HIGHLANDER**  
 OLD TIME PIT BARBECUE RESTAURANT & PUB  
**The Silver Caboose** **RAVEN+LILY** **Tiger's Cafe**  
 RESTAURANT & SODA FOUNTAIN

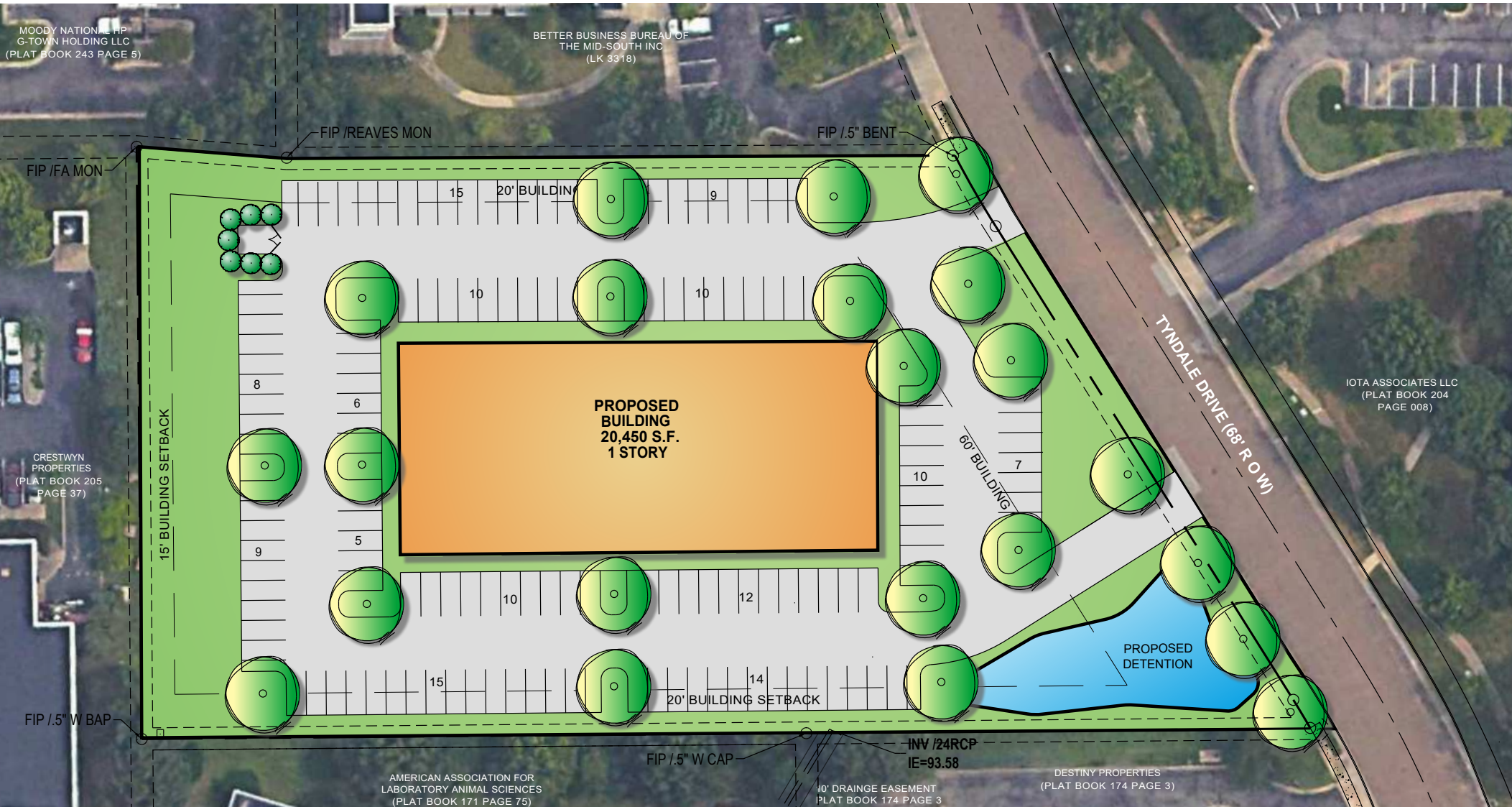


GATEWAY GLOBAL INTERMODAL SERVICES

AMENITIES WITHIN 3 MILES OF PROPERTY



# SITE PLAN



35,000 SF is the maximum building allowed under the current PD. Any larger building would require a variance.



# GERMANTOWN *Tennessee*

- Germantown ranks in the top 25th percentile of safest cities to live in, in the US (Source: Safe Home)
- The citizen-led financial oversight committee, Financial Advisory Commission (FAC), provides insight concerning Germantown's annual operating and capital budgets
- Median household income: \$113,392 (Source: City of Germantown)
- Germantown Fire Department is rated ISO 1 (the highest rating for fire safety) and is one of only 245 fire departments in the United States with this designation
- The city is accredited by the Tennessee Association of Chiefs of Police (TLEA), demonstrating a commitment to the improvement of law enforcement and emergency services
- Germantown, along with recipients such as FedEx Corporation and Pal's Sudden, was presented with an Excellence Award from the Tennessee Center for Performance Excellence (TNCPE) in 2017 for demonstrating superior management results and serving as a role model across Tennessee

## DEMOGRAPHICS

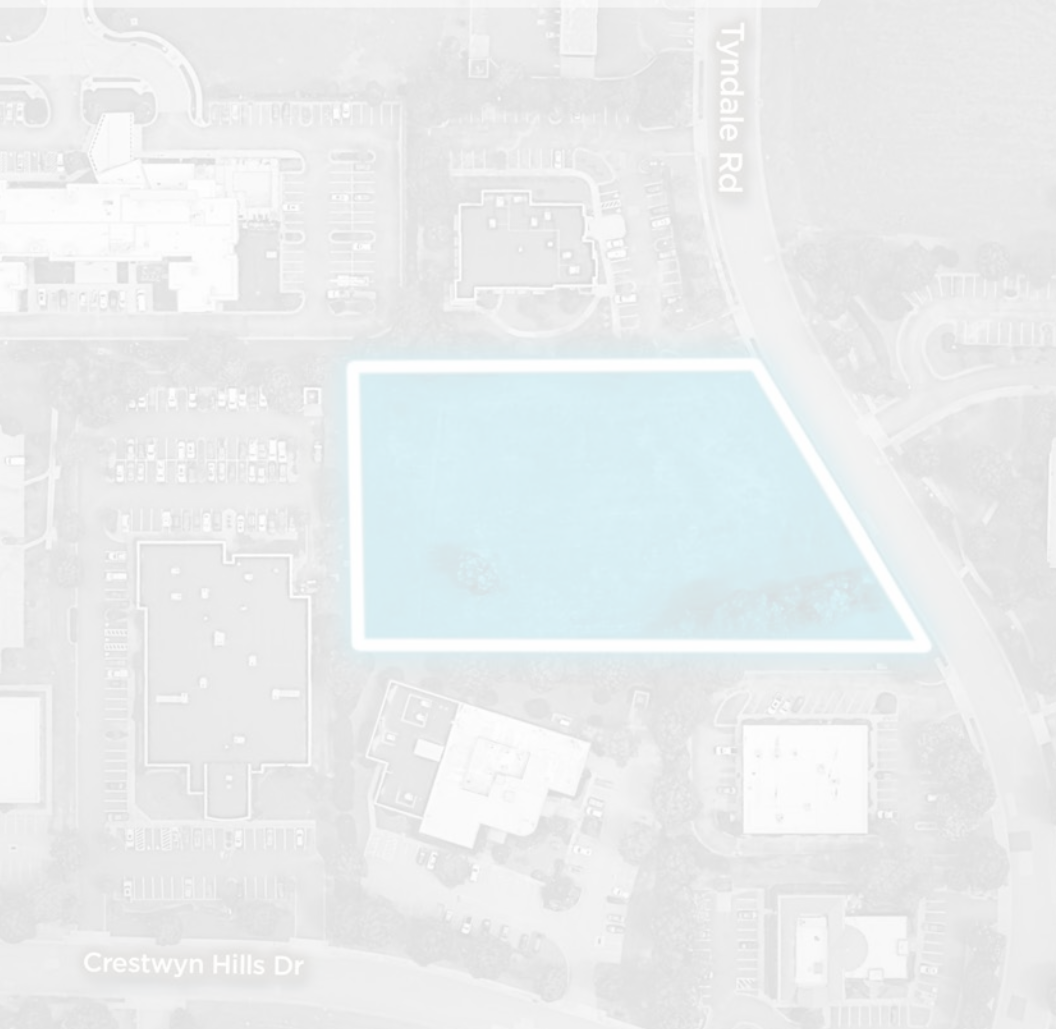
- Population: **41,333**
- Median household income: **\$113,392**
- Racial make-up: **Caucasian 82%, Asian 6.7%, African-American 5%**
- Family households: **78.2%**
- Median home value: **\$266,900** in 38138, **\$373,000** in 39139 ZIP code
- Median age: **45.7 years**
- **98%** over age 25 have a high school diploma
- **66%** have a bachelors degree or higher

*source: germantown-tn.gov*



# 0 Tyndale Rd

Germantown, TN 38125



The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 0 Tyndale Rd, Germantown, TN (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Cushman & Wakefield Commercial Advisors (C&W/CA) ("The Company") or the Owner ("Owner"). The material is based in part upon information supplied by Owner and in part upon information obtained by The Company from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive, but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, The Company, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

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).

## INVESTMENT ADVISOR

**Ryan Thomas, SIOR**

717 422 7725

rthomas@commadv.com

## INVESTMENT ADVISOR

**Landon Williams, SIOR, CCIM**

901 362 4306

lwilliams@commadv.com

## BROKERAGE SPECIALIST

**Katie Hargett**

901 273 2357

khargett@commadv.com



**CUSHMAN &  
WAKEFIELD**



**COMMERCIAL  
ADVISORS**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.