

FOR SALE > 15.0 & 9.0 ACRE PARCELS



# Prime Development Land

S. HOUSTON LEVEE & BILL MORRIS PARKWAY, COLLIERVILLE, TENNESSEE



Colliers International Memphis is pleased to present two sites available for future development located on S. Houston Levee Road, between Winchester Road and Bill Morris Parkway, in Collierville, Tennessee.

## Property Highlights

- > All utilities available to site
- > Zoned MPO (medical or professional office)
- > The property's immediate proximity to Nonconnah Boulevard/Interstate 385, and convenient access to I-40, I-55, I-269, Hwy 72 and SR 57, makes this a prime site for future development.

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# Potential Subdivision of 15.0 Acre Parcel

## Concept One



## Concept Two



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## 2016 Demographic & Income Profile

	1.0 Mile	3.0 Miles	5.0 Miles
Total Population	2,293	21,184	87,000
Average HH Income	\$123,866	\$122,106	\$124,681
Total Households	940	7,984	31,514

Traffic Counts:

38,030 VPD at I-385 & Houston Levee; 16,863 VPD at Houston Levee & Winchester; 9,614 VPD at Bailey Station & Houston Levee

- > Collierville boasts a diverse array of employers including: FedEx World Tech Center, Carrier Corporation, Baptist Memorial Hospital, Pepsi Americas, Windsor Quality Food Company and Helena Chemical Company.
- > Collierville is well invested in the healthcare industry with such providers as Baptist Memorial Hospital, Baptist Trinity Hospice House and the Kemmons Wilson Family Center for Good Grief.
- > Close proximity to the Carriage Crossing Development which includes over 900,000 square feet commercial space.

## Location Aerial



## Contact Us

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