

# COLLIERVILLE LAND - 40 ACRES

W. Poplar Avenue & Byhalia Rd, Collierville, TN 38017

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

40 acres available adjacent to a 400,000 SF Walmart Supercenter



### PROPERTY HIGHLIGHTS

- Rare development opportunity to purchase site with zoning in place
- High income area with average household income over \$140,000 +/- in a 5 mile radius
- Retailers & restaurants within 1 mile include: Walmart Supercenter, Target, Office Depot, Home Depot, Kroger, Lowe's, Chili's & many more
- Traffic Counts: W Poplar Ave 21,700 AADT & Byhalia Rd 24,062 AADT

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Population	42,701	62,510	265,992
Households	14,814	22,189	100,393
Avg HH Income (\$)	131,765	142,244	105,374

### EXCLUSIVE AGENT(S)


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## SITE PLAN

 AVAILABLE



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