

INCOME/DEVELOPMENT PROPERTY NEAR U OF M

3 Multi-Tenant Buildings, offered together or in 4 tracts

Potential to Redevelop with the hard corner



LOCATION: SEC of S. Highland St & Southern Ave, in the heart of the Highland Strip and across from the University of Memphis Campus.

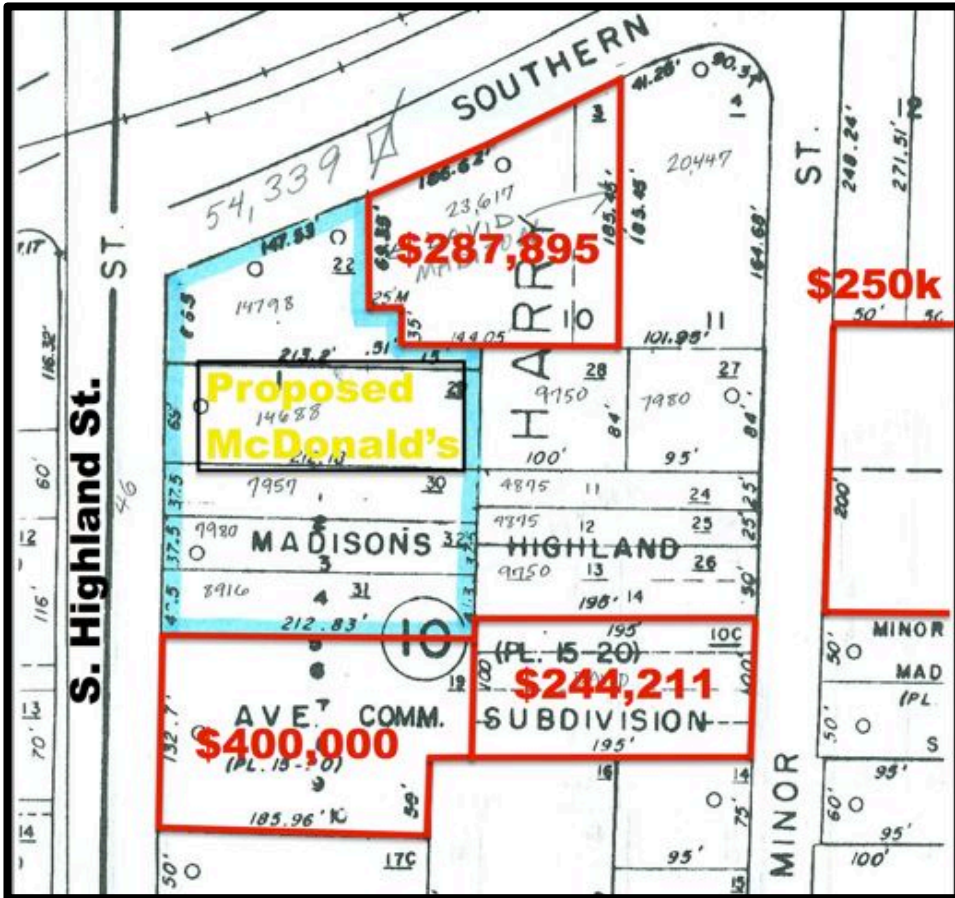
DESCRIPTION: This excellent investment/development opportunity has 3 retail buildings currently producing income. The 632 - 644 S. Highland building has 5 tenants on .64 acres, the 3517-3527 Southern Bldg has 4 bays and one lease on 62 acres, and the 610-620 Minor St. Bldg has 5 bays and 2 leases on .92 acres. There is also a .41 acre lot at 635 Minor that joins the 644 S. Highland lot. The 3 parcels on the block bounded by Highland, Southern and Minor total 1.67 acres. They can potentially be combined with another 1.28 acres to create a 2.95 development surrounding the proposed new McDonald's on the hard corner. If the McDonald's is not built, that site may also be combined to create a 4.2 acre assemblage including the hard corner.

TRAFFIC COUNT: S. Highland - 21,890, Millbranch 9,957 2013 ADT

SALES PRICE: \$1,183,000.00 for all 3 buildings & the 635 Minor Lot;
\$933,000.00 for 2 buildings & approx. 1.67 acres on the main block.



CONTACT INFORMATION: Charlie Oates/Office 901-763-2050 Cell 901-484-0418



ALL INFORMATION SUBMITTED HEREIN WAS RECEIVED FROM SOURCES DEEMED TO BE RELIABLE. IT IS SUBJECT TO ERRORS, OMISSIONS, OR PRIOR SALE AND WITHDRAWAL FROM MARKET WITHOUT NOTICE. PRICES ARE SUBJECT TO CHANGE AT ANY TIME.