



30.4 Acre Residential Development Site in Memphis, TN

30.41 +/- Acres (\$19,730/acre) | Shelby County, TN | \$600,000



ADDRESS

0 Singleton Parkway, Memphis, TN
(Tract A and Tract B)
0 Egypt Central Road
Memphis, TN 38128

LOCATION

From I-40 in Memphis, Take Exit 8A North Jackson Ave for 3.7 miles and turn left on Singleton Parkway. Land is on the right side of Singleton behind Walgreens and Firestone. Look for National Land Realty sign.

PROPERTY SUMMARY

This prime 30.4± acre tract sits at the busy junction of Austin Peay Hwy and Singleton Pkwy in Memphis, TN. Positioned across from Methodist North Hospital and Encompass Rehab Hospital, and less than 10 minutes from Amazon and Nike facilities, this location offers outstanding development potential. Surrounded by retail and services like Walmart, Kroger, Walgreens, Chick-fil-A, and Wendy's, it's ideal for residential or mixed-use development. Zoned RU-3, the property allows for multi-family, duplexes, or cottage homes. Utilities — water, sewer, and electricity — are readily available along both road frontages. Just 33 miles from Ford's Blue Oval City in Stanton, TN, this tract offers a rare opportunity in a high-growth area with strong commercial and residential demand.

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