



GREENBRIER
real estate advisors

Land For Sale ~ 65.44 +/- Acres

E Brooks Road ~ Memphis, TN 38116



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GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors

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Property Details

Name	Land for Sale
Address	E Brooks Road Memphis, TN 38116
Parcel Size	65.44 +/- Acres
Sale Price	See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	1,475	52,499	134,680
Average Household Income	\$65,689	\$50,936	\$58,220

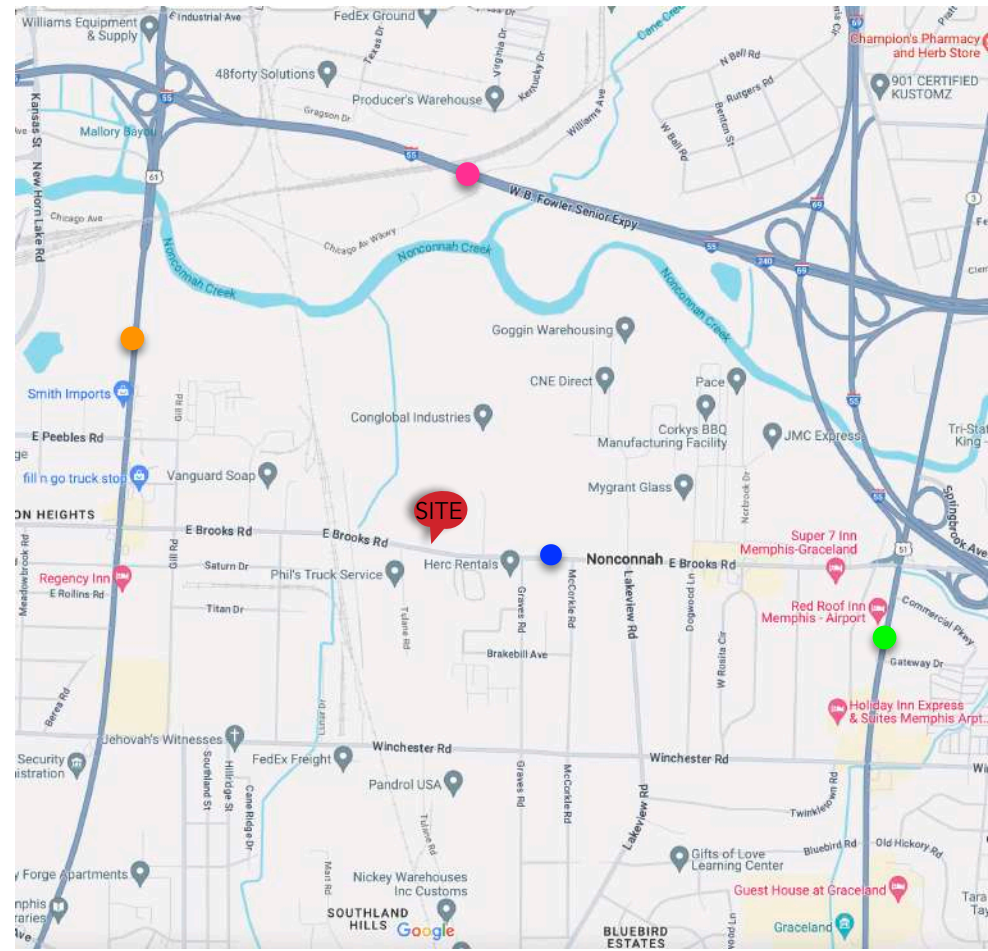
Market Overview

- Property located on E Brooks Road between Highway 61 & Highway 51 in South Memphis, TN
- 65.44 +/- acre site (*could be subdivided*)
- Excellent access and visibility
- Surrounding industrial area with great industrial expansion opportunities

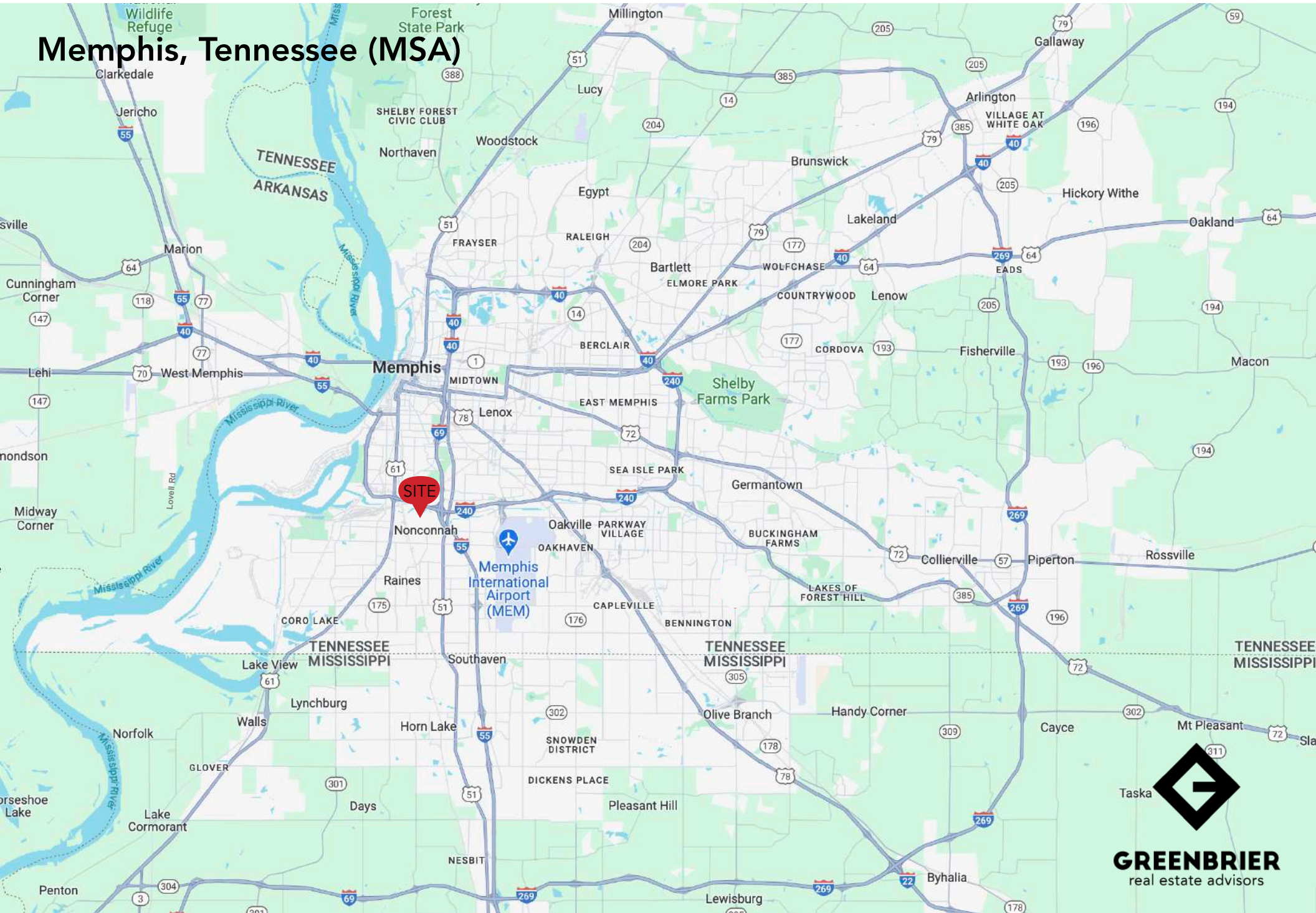
Traffic Counts (*2023)

E Brooks Road	7,822 ADT	●
Highway 61	31,350 ADT	●
Highway 51	26,833 ADT	●
Interstate 55	90,040 ADT	●

Map

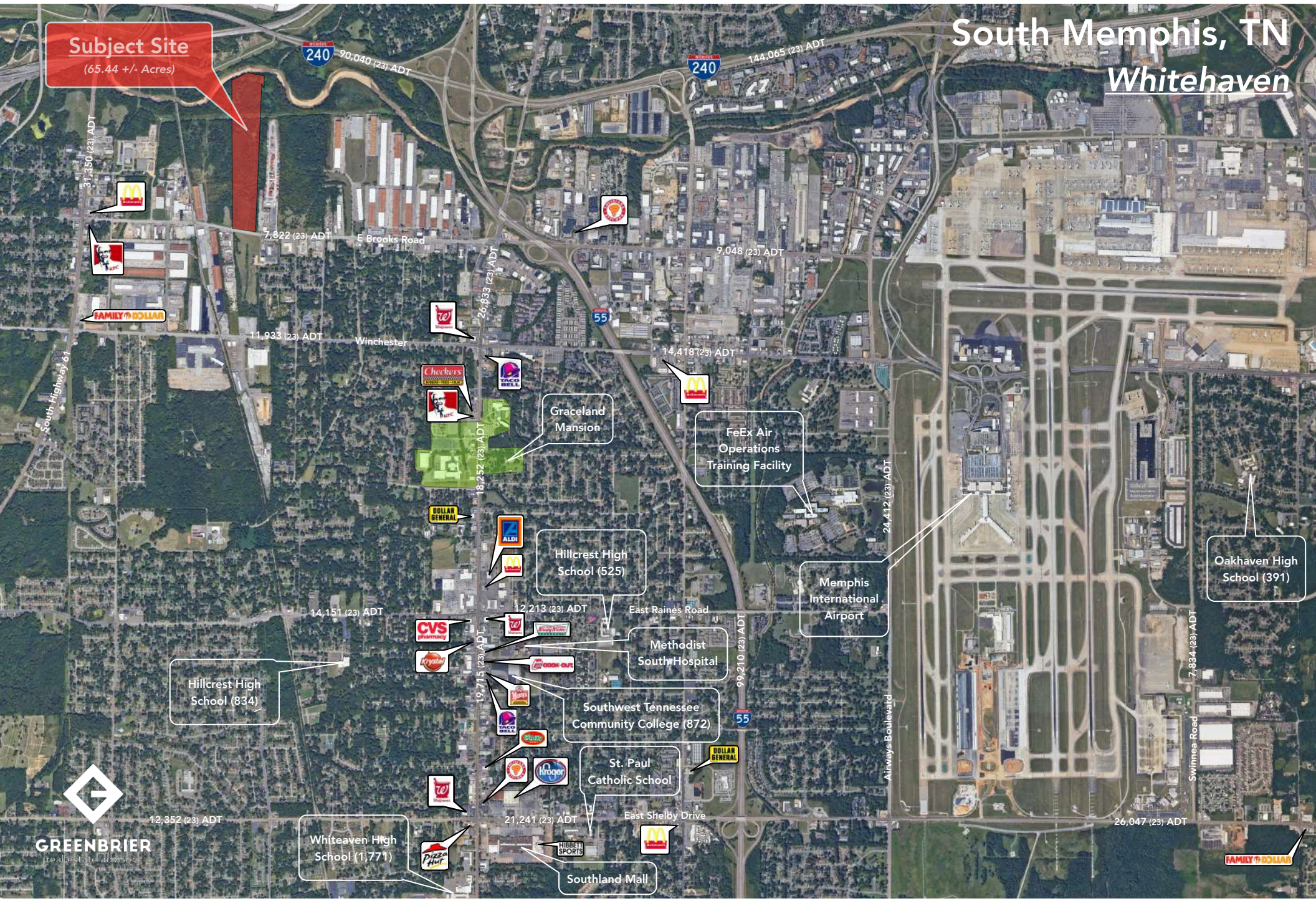


Memphis, Tennessee (MSA)



South Memphis, TN
Whitehaven

Subject Site
(65.44 +/- Acres)

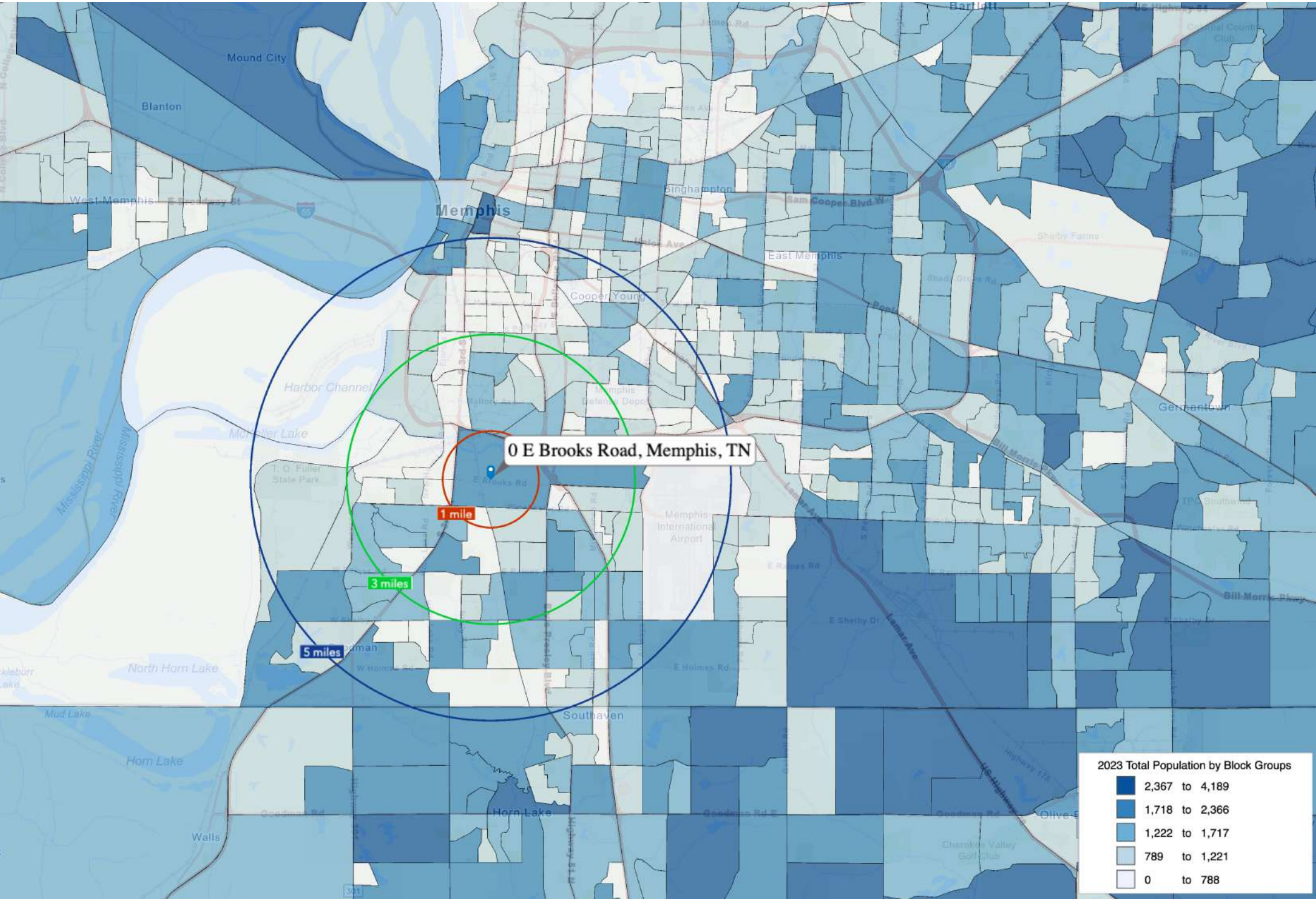




E Brooks Road
Between Highway 51 & Highway 61

Subject Site
(65.44+/- Acres - E Brooks Rd)





0 E Brooks Road, Memphis, TN

1 mile

3 miles

5 miles

2023 Total Population by Block Groups

	2,367 to 4,189
	1,718 to 2,366
	1,222 to 1,717
	789 to 1,221
	0 to 788

(5 Mile Radius)

KEY FACTS

134,680



2023 Total Population (Esri)



Average Household Size

37.9

2023 Median Age (Esri)

\$36,955

Median Household Income

EDUCATION

12%

No High School Diploma



40%
High School Graduate



28%
Some College



19%
Bachelor's/Grad/Prof Degree

2023 Daytime Population

2023 Total Daytime Population 171,789

2023 Daytime Population: Workers 85,595

2023 Daytime Population: Residents 86,194

BUSINESS



4,244

Total Businesses



83,198

Total Employees

EMPLOYMENT



White Collar

50%



Blue Collar

35%



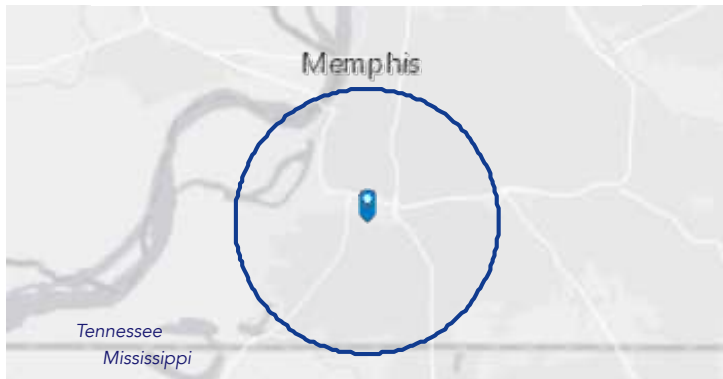
Services

15%

Unemployment Rate

12.8%

E Brooks Road, Memphis, TN



Average Household Income



\$58,220

2023 Average Household Income

Total Retail Sales



\$12,885,342,701

2023 Total (SIC01-99) Sales (\$000)