



FOR LEASE | LAND

# 22 ACRES FOR LEASE

5241 East Raines Road, Memphis, TN 38118



## LEASE OVERVIEW

**AVAILABLE:** 22 Acres

**LEASE RATE:** \$1,400 ACRE  
NET PER MONTH

**LOT SIZE:** 22.0 Acres

**ZONING:** IH

**CROSS STREETS:** S. Mendenhall Road

## PROPERTY DESCRIPTION AND HIGHLIGHTS

- \* Available 22 Acres improved surface
- \* Stadium lighting 24-7
- \* Flat trailer/container storage area
- \* Ideal for drayage operation
- \* Fencing around property border
- \* Trailer pads existing
- \* Highly visible location
- \* Adjacent to City Brewery



**HOLICE JEFFRIES**  
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**CHRISTOPHER WATSON**  
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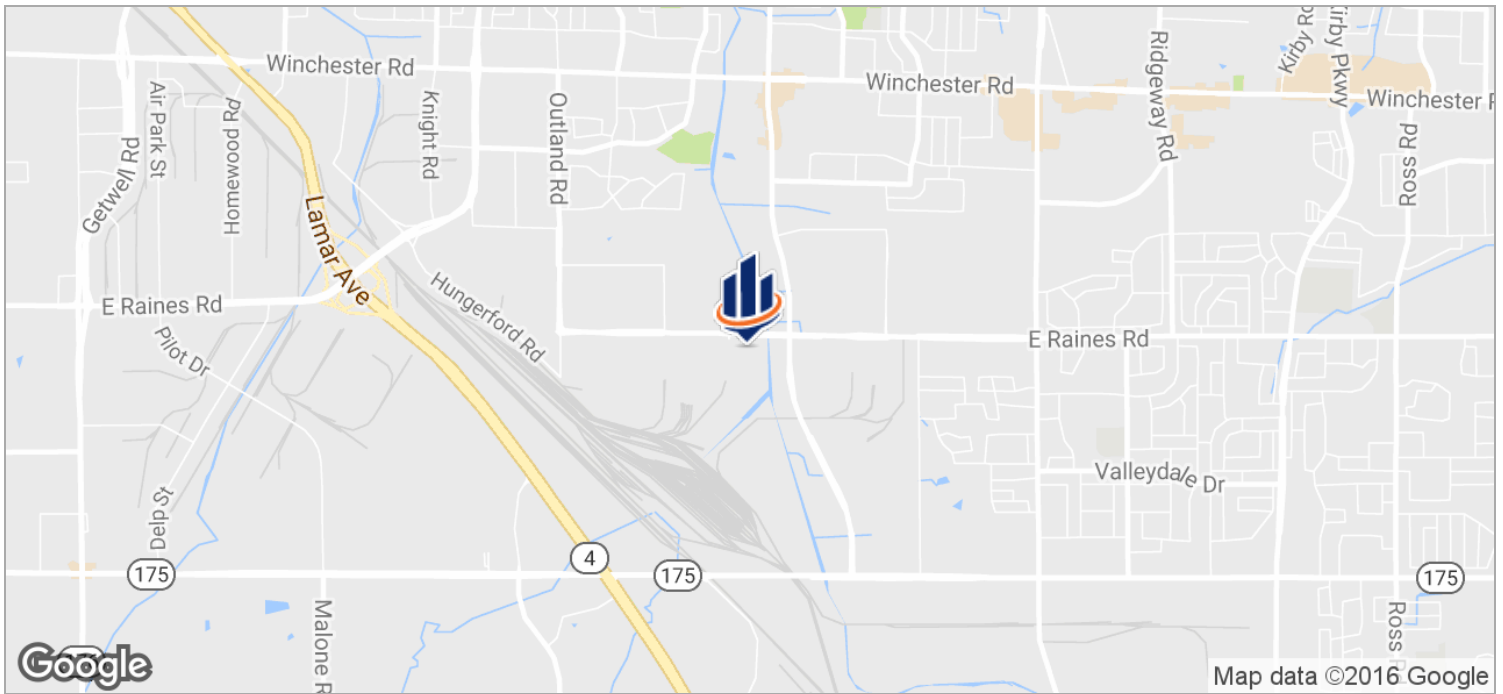
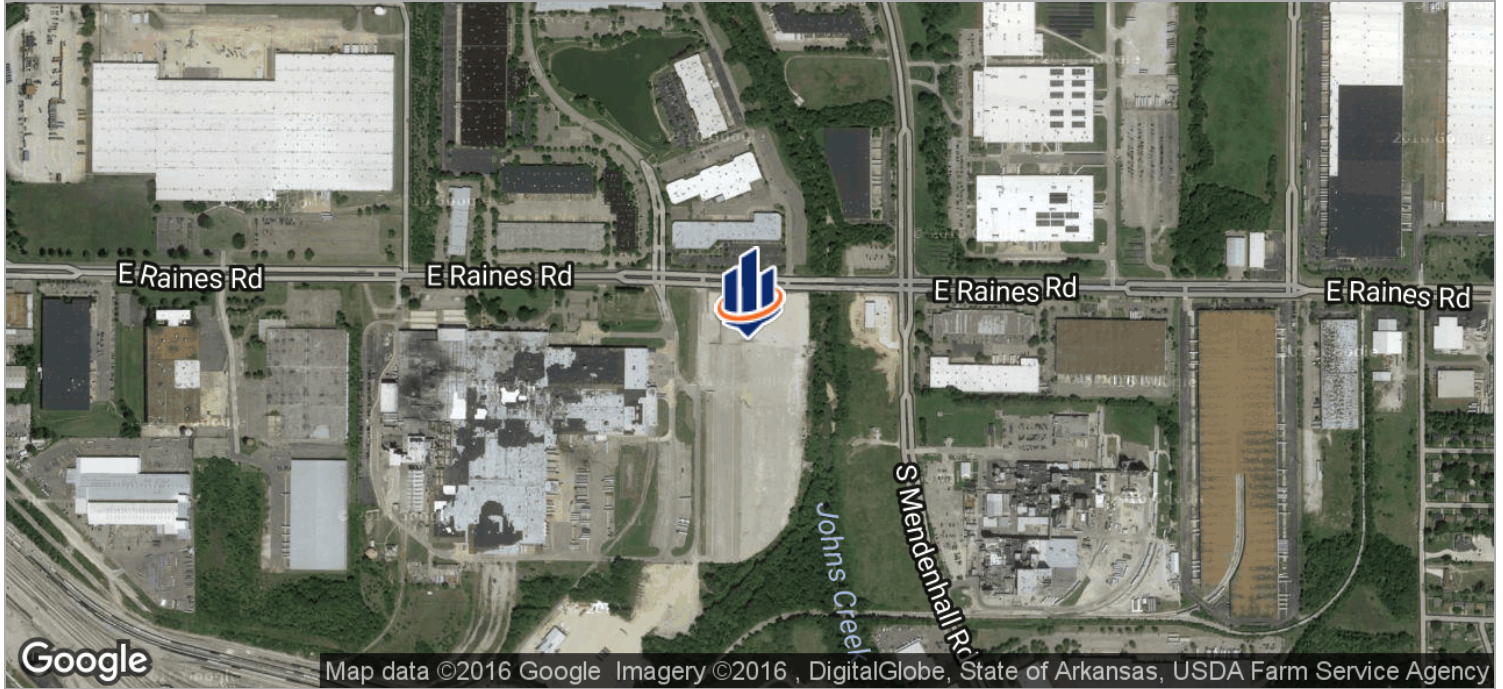
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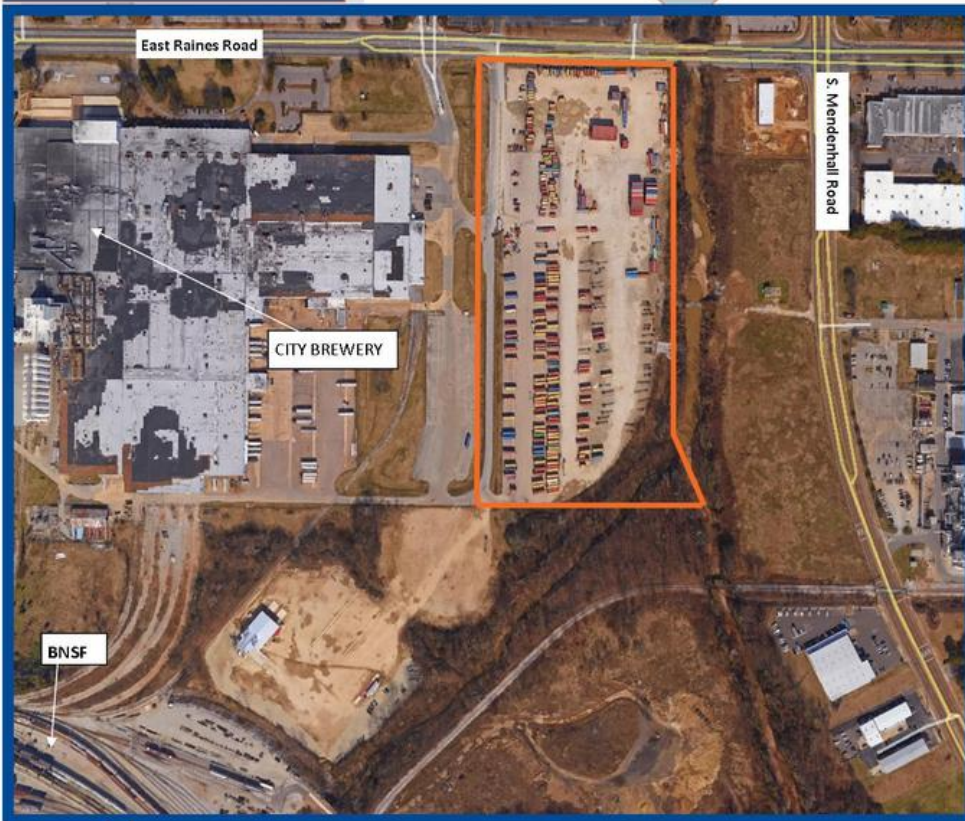
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**FOR LEASE  
22 ACRES**

**5241 E. Raines Road  
Memphis, TN 38118**



- Available 22 Acres Improved Surface
- Flat Trailer/Container Storage Area
- Adjacent to NE Side BNSF
- Fencing Around Property Border
- Stadium Lighting 24/7
- Ideal For Drayage Operation
- Offers Private Exclusive Storage
- Trailer Pads Installed
- Direct Access To I-22
- Offers Tight Security
- Provides Good Visibility
- US Customs/C-PTAT Guidelines



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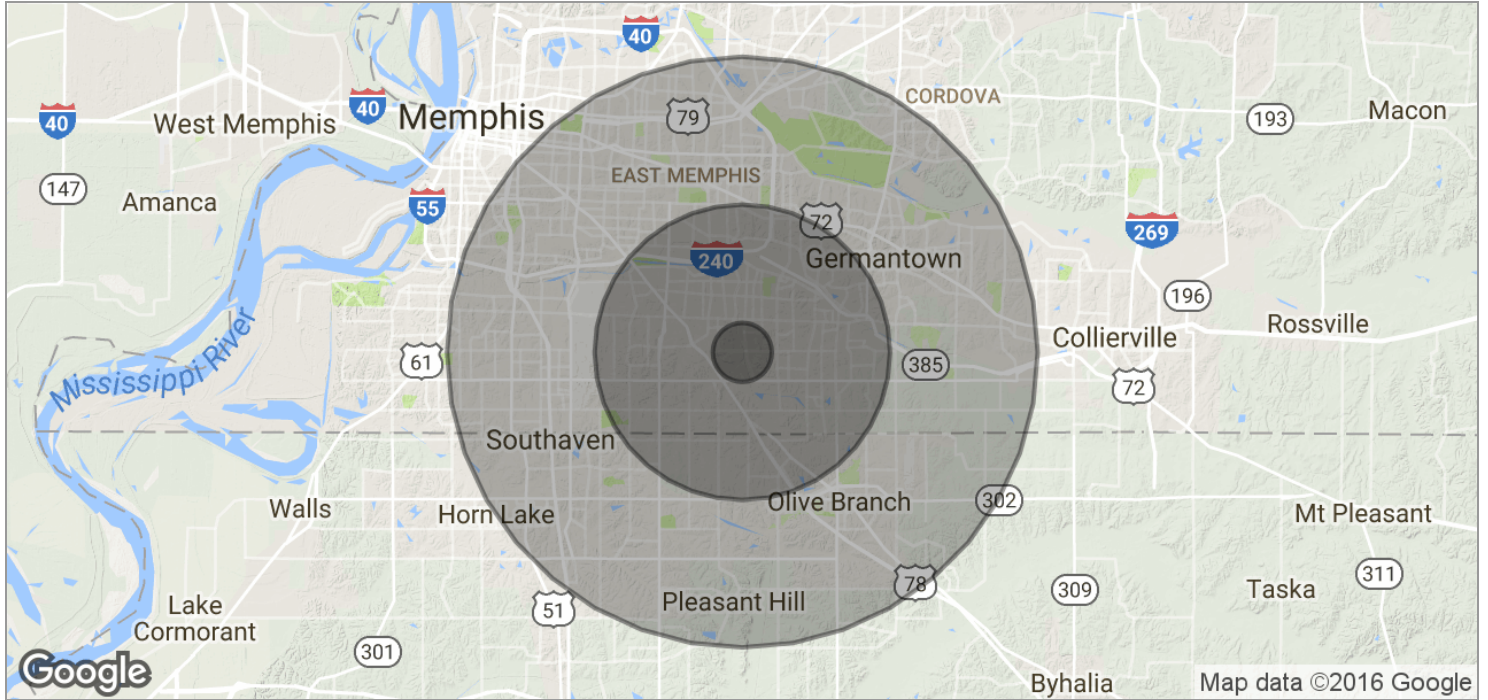
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	1,938	175,476	596,759
MEDIAN AGE	26.8	32.6	34.7
MEDIAN AGE (MALE)	27.0	29.8	32.6
MEDIAN AGE (FEMALE)	26.6	34.6	36.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	602	66,765	224,896
# OF PERSONS PER HH	3.2	2.6	2.7
AVERAGE HH INCOME	\$41,411	\$53,761	\$66,670
AVERAGE HOUSE VALUE	\$104,407	\$142,486	\$202,505



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## Holic Jeffries

Senior Advisor

SVN | Investec Realty Services

Holic has been actively involved for over 40 yrs as a real estate broker in the commercial and industrial real estate business in the Memphis, TN and Desoto County, MS markets. The first years of Holic's real estate career were focused on leasing and managing the 3 million SF, Bellbrook and Space Center Ind. Parks, owned by Bell and Norfleet Enterprises and later Prudential Insurance Co.

He was employed by Vantage/Weston Companies for approx. 18 years as a senior vice president of marketing. During this period, Holic was involved in all phases of the development business including locating sites for industrial/distribution parks, purchasing property, preparing proformas, reviewing building plans, prospecting for tenants and negotiating leases, and managing leased properties. Also during this period he was actively involved as a real estate broker representing third party firms.

For the next 10 years, Holic served as president of Central States Realty, an affiliate of Dunavant Enterprises. The primary role of this entity was the marketing of company owned properties and working with the company's logistics division on distribution matters. In addition, he continued a tenant representation business with new and existing clients developed during his real estate career. Several transactions during this time included an industrial lease totalling 995,000 SF, a combination transaction involving a site purchase for design build 50,000 SF office building and purchase of a 100,000 SF industrial building. He also transacted sales of a 475 acre industrial site, the sale of a 100 acre office site for a community college campus, and the sale of a 140 acre commercial site for a proposed shopping center development. In addition he completed industrial lease transactions in Louisville, KY, Austin, TX, McAllen, TX and Nogales, Mexico.

During the past 4 years Holic has served as Senior Advisor with Sperry Van Ness/Investec Realty Services while continuing to represent industrial, retail, multi-family and office clients. He most recently represented the West TN Home Builders Association in the purchase of a 45,000 SF office building.

## Memberships & Affiliations

MAAR (former chairman of the Commercial and Industrial Committee), MAAR Million Dollar Club (Lifetime Member), National Society of Office and Industrial Realtors (35 Year Member), NAR Realtor Emeritus Award (40 year member)

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## Christopher Watson

Advisor

SVN | Investec Realty Services

As an Advisor for SVN, Chris is involved in warehouse leasing, sales, consulting, as well as industrial property management. He has a unique advantage in connecting people from all over the warehouse world from the relationships he formed while working as a warehouse operations manager for Memphis Distribution Services. Chris is a life long Memphian with a long family history in Memphis logistics. Chris can always rely on the relationships he has formed and the services he's provided to ensure his clients capitalize on their commercial and industrial real estate interests. By knowing the market and most of those involved, Chris can be trusted to provide an exclusive and unique advantage for all of his clients.

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