



## LAND For Sale

**Location:** 12110 - 12146 Highway 64  
**Side of Street:** NWC  
**City:** Arlington, TN  
**Cross Streets:** State Route 385  
**County:** Shelby

<b>Acreage:</b>	70.28	<b>Improvements:</b>	N/A
<b>Zoning:</b>	E - Residential	<b>Dimensions:</b>	Irregular

### UTILITIES

<b>Sanitary Sewer:</b>	No	<b>Gas:</b>	Yes
<b>Storm Sewer:</b>	Yes	<b>Outside Storage:</b>	No
<b>Water:</b>	Yes	<b>Rail Siding:</b>	No

### ADJACENT LAND

<b>North:</b>	Agricultural	<b>East:</b>	Agricultural
<b>South:</b>	Agricultural	<b>West:</b>	Agricultural

### PRICING INFORMATION

<b>Asking Price:</b>	\$6,000,000.00	<b>Parcel #:</b>	cpixtax
<b>Per Acre:</b>	\$85,372.80	<b>Assessor Number:</b>	N/A
<b>Per SqFt :</b>	\$1.96	<b>Taxes:</b>	\$18,514.74 (2020)
<b>Terms:</b>	Cash to Seller		

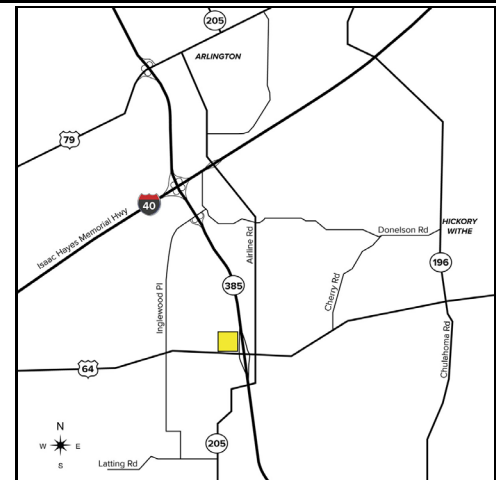
### TRAFFIC INFORMATION

<b>Yr:</b> 2020	<b>Count:</b> 9,524	State Route 385 N. of Hwy 64
<b>Yr:</b> 2020	<b>Count:</b> 18,569	State Route 385 S. of Hwy 64
<b>Yr:</b> 2020	<b>Count:</b> 16,705	Hwy 64 W. of State Route 385
<b>Yr:</b> 2020	<b>Count:</b> 23,521	Hwy 64 E. of State Route 385

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	191	\$79,850
<b>3 Mile Radius</b>	2,905	\$95,566
<b>5 Mile Radius</b>	29,643	\$95,599

**Comments:** Prime development parcel with over 3,400 feet of frontage on State Route 385 and over 850 feet of frontage on Highway 64. Master planned as a regional support commercial area, this parcel is ideal for development.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Bruce D. Baja, (248) 799-3177, bbaja@signatureassociates.com