

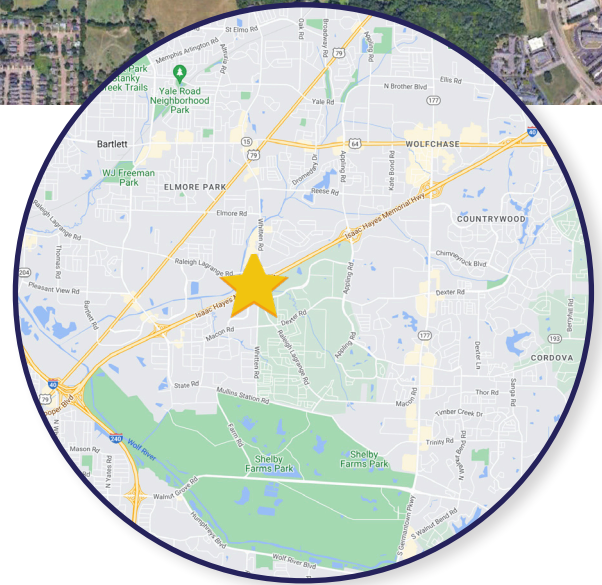
1729 Whitten Rd. | Memphis, TN 38134

**LAND FOR SALE**  
**3.013 ACRES**



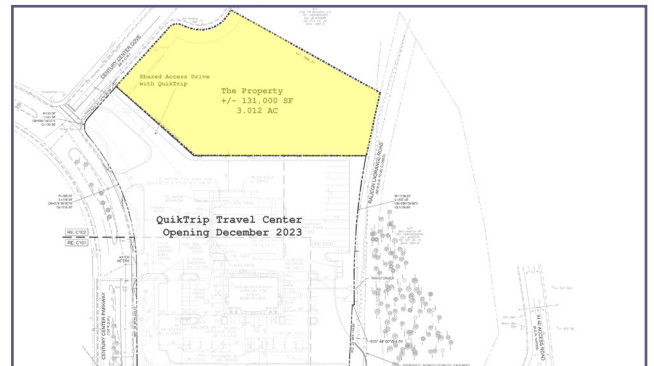
## PROPERTY HIGHLIGHTS

- ◇ 3.012 acres available located off I-40 & Whitten Rd.
- ◇ Situated adjacent to brand new QuikTrip Travel Center opening December 2023
- ◇ Zoning: CMU-2
- ◇ FOR SALE: \$787,216 or \$6 PSF



DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	7,981	59,465	180,172
Households	3,329	24,108	71,472
Avg. HH Income	\$57,813	\$69,917	\$86,624

**TRAFFIC COUNTS:** I-40 127,309 VPD  
Whitten Rd. 19,249 VPD



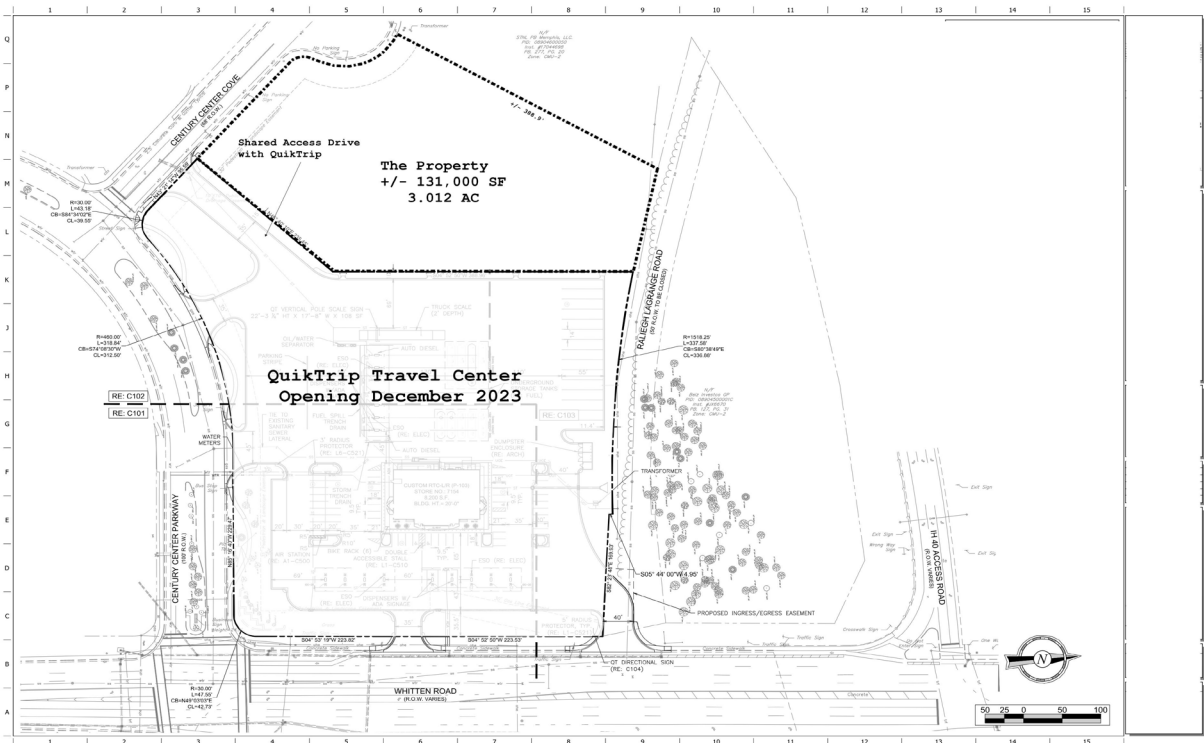
**GILL**  
PROPERTIES

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