



## Goodlett Farms

Goodlett Farms Parkway @ Appling · Memphis, TN 38016



- Large parcels available for sale, lease or build to suit
- Easy access to the highway systems, I-40 frontage
- Convenient to retail centers, hotels and restaurants
- 25 minutes from downtown Memphis

Situated in the center of the fastest growing and one of the most affluent areas of Memphis, Goodlett Farms is ripe for an explosion of growth. Its I-40 frontage places it in one of the most visible locations in town and offers easy access to the highway system. The park-like setting and commitment to preserving the area's natural beauty make this more than just a business address—it makes it a quality business center. Goodlett Farms is available for sale, lease or build to suit and is conveniently located within 15 minutes of most of Shelby County's finest residential neighborhoods.

## Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

### MEMPHIS





### SubMarket Information

MEMPHIS · NORTHEAST · INDUSTRIAL

Includes all properties east of Highland and East Parkway and north of Union Avenue and Walnut Grove Road, extending to the northern and eastern Shelby County borders.

