



\$499,000 -- 30 acres

Klinke Ave, Memphis, TN 38127

- Shelby County

Residential Property

Undeveloped Land

Commercial Property

30-Acres of Heavy Industrial Land Next to Mississippi River

State	County	City	Zip
Tennessee	Shelby County	Memphis	38127
Address	Price	Acreage	Bedrooms
Klinke Ave	\$499,000 -	30 acres	0
Baths			
0			

Description

Lucky Dog Price: \$499,000

Market Value: \$1,059,000

Savings of 53%!!

This is a 30-acre property with Heavy Industrial zoning, which also includes most commercial opportunities. The IH district is intended to accommodate high-impact manufacturing, industrial or other uses. Permitted uses for Heavy Industrial zoning include mini-storage, vehicle repair or sales center, lumberyard, taxicab dispatch station, wind or solar farm, funeral services, bar/nightclub, shooting range, office space, equestrian center, commercial parking, restaurant, convenience store, gas station, tractor-trailer fueling, welding shop, and waste/sanitation-related.

City electric, water, and sewer are available. This is in flood zone AE. No survey and plat map available. There has been no percolation test. There is paved road access to the property. An EPA Phase 1 Environmental Site Assessment may be required to close given its current zoning and location. Buyer to cover the cost.

Site Address: KLINKE AVE, MEMPHIS, TN, 38127

County / State: Shelby, TN

Parcel Number: 06-9074-0-0020

Parcel Size: 30 Acres

Parcel Area: 2,103,948 Sq. Ft.

Approximate Lot Dimensions: 1,350 x 1,230 x 800 x 2,380 (irregular shape)

Zoning: IH - Heavy Industrial

Dwellings Allowed to be Built: No residential dwellings allowed

Allowed Uses: Warehouses, Heavy Industrial Commercial buildings

Flood Zone: Zone AE (Via FEMA)

Electric: City Available

Water: City Available

Sewer: City Available

Survey/Plat Map: Not available

Percolation Test: Not available

Property Access: Paved road

Legal Description: SS KLINFE AVE (CLOSED) 2359.41SF W OF HARVESTER LN

Subdivision: MARSH ETC

Center GPS Coordinates: 35.20723011890159, -90.05291048876295

RV Parking / Living Allowed: Not allowed

Mobile Homes Allowed: Not allowed

Farming Allowed: Not allowed

Livestock Allowed Not allowed

Annual Taxes: \$213.90 (2021)

HOA Fees / Name of HOA: n/a

Elevation: 229.7 ft.

Buyers Agent Commission Offered: 3%

Title Provided: Special Warranty Deed w/ Title Insurance

Amenities

Financing Options

Mortgage Options

- Conventional Mortgage
- Owner Finance

Housing

HOA

- None

Land

Lot Description

- Acreage
- Some Trees
- Undivided

Proposed Use

- Commercial
- For Development
- Industrial
- Planned Unit Development

Surface Rights

- All

Present Use

- Commercial
- Industrial

Street/Utilities

- City Sewer
- City Water
- City electric

Topography

- Level

Seller Contact Information

Lucky Dog Land Deals

Lucky Dog Land Deals
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Property Boundaries



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This information believed accurate but not warranted