

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Sale

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

Acreage:	70.28	**Improvements:**	N/A
Zoning:	E - Residential	**Dimensions:**	Irregular

UTILITIES

Sanitary Sewer:	No	**Gas:**	Yes
Storm Sewer:	Yes	**Outside Storage:**	No
Water:	Yes	**Rail Siding:**	No

ADJACENT LAND

North:	Agricultural	**East:**	Agricultural
South:	Agricultural	**West:**	Agricultural

PRICING INFORMATION

Asking Price:	$6,000,000.00		
Per Acre:	$85,372.80	**Parcel #:**	cpixtax
Per SqFt :	$1.96	**Assessor Number:**	N/A
Terms:	Cash to Seller	**Taxes:**	$17,517.45 (2024/25)

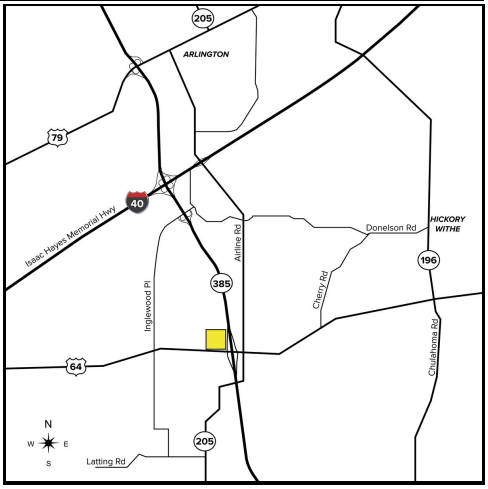
TRAFFIC INFORMATION

Yr:	2025	**Count:**	9,524	State Route 385 N. of Hwy 64
Yr:	2025	**Count:**	18,569	State Route 385 S. of Hwy 64
Yr:	2025	**Count:**	16,705	Hwy 64 W. of State Route 385
Yr:	2025	**Count:**	23,521	Hwy 64 E. of State Route 385

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	189	$99,991
3 Mile Radius	3,011	$162,207
5 Mile Radius	32,385	$128,053

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

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.