

# HOUSTON LEEVE & MACON ROAD LOTS FOR SALE

## Southwest side of Houston Levee & Macon Rd Intersection Cordova, TN

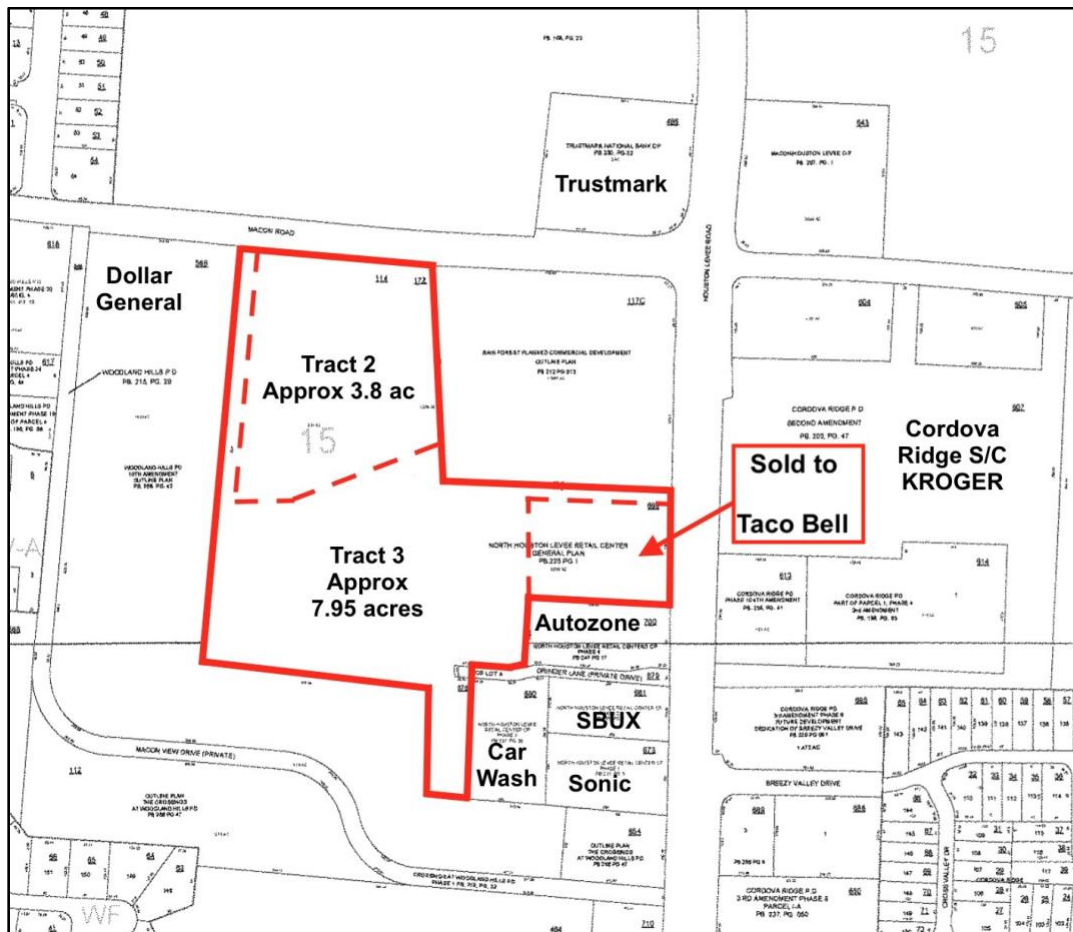
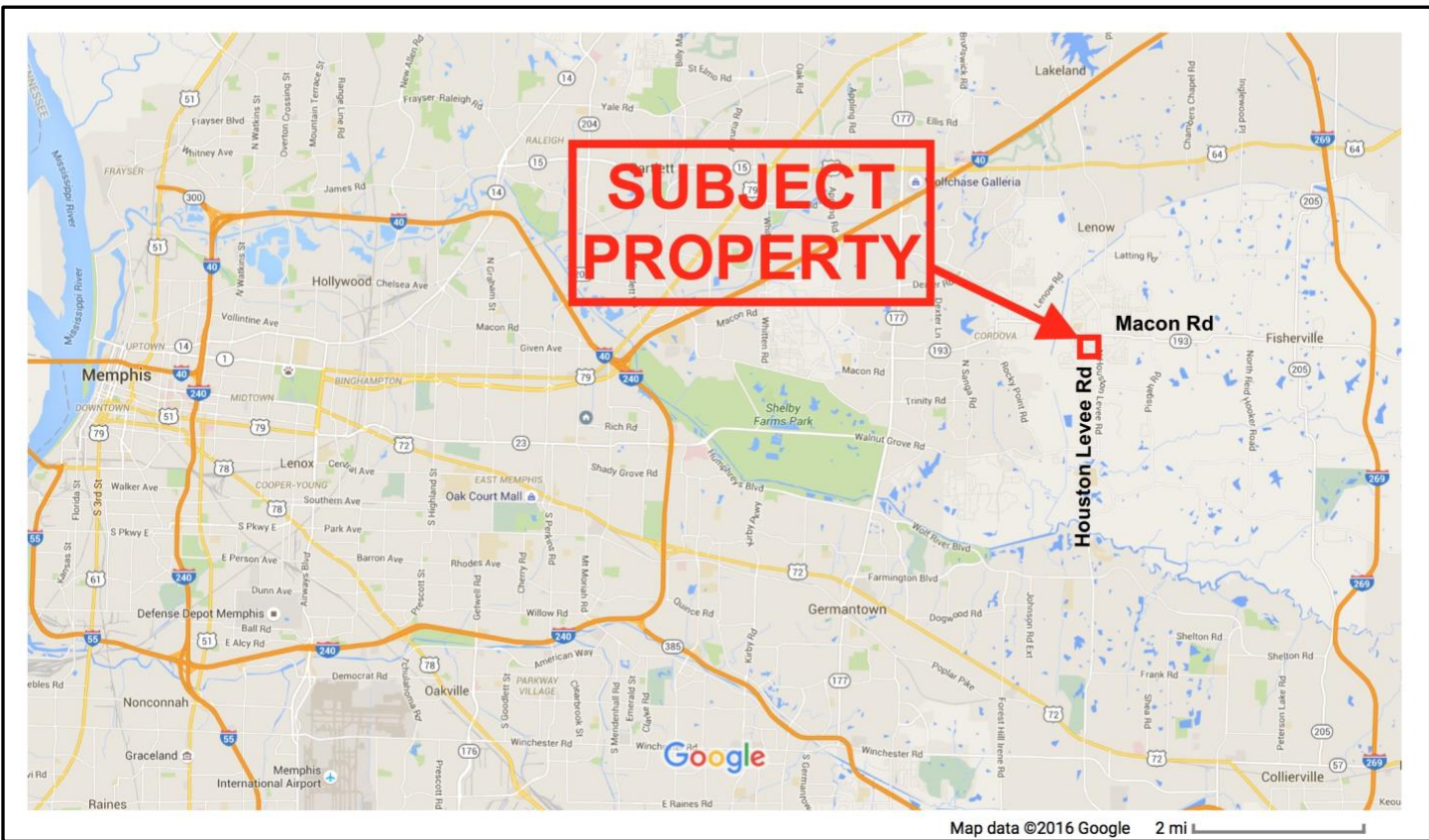


<b>LOCATION</b>	Located at the Southwest side of Houston Levee & Macon Rd across from Kroger anchored Cordova Ridge Shopping Center.	
<b>SITE AREA</b>	There are 2 parcels available totaling approx. 11.75 acres. The Cordova Ridge S/C across the street is anchored by a 57,000 sf Kroger and contains 26,463 sf of shops. Restaurants & retailers nearby include Starbucks, McDonald's, Zaxby's, Burger King, Baskin Robbins, Anytime Fitness, Subway, Dollar Tree and Autozone.	
<b>ZONING</b>	CMU-2, Commercial Mixed Use – 2, formerly known as C-P, Planned Commercial	
<b>SALES PRICES:</b>	Parcel 2 containing 3.8 acres - \$995,000; Tract 3, 7.95 acres - \$550,000	
<b>TRAFFIC COUNTS:</b>	Houston Levee Rd	19,981
	Macon Rd	10,995



Demographics	1-Mile	3-Mile	5-Mile
Population	7,626	33,367	91,406
Avg HH Income	\$106,476	\$103,470	\$98,158
Households	2,721	12,303	35,720

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