

Colliers



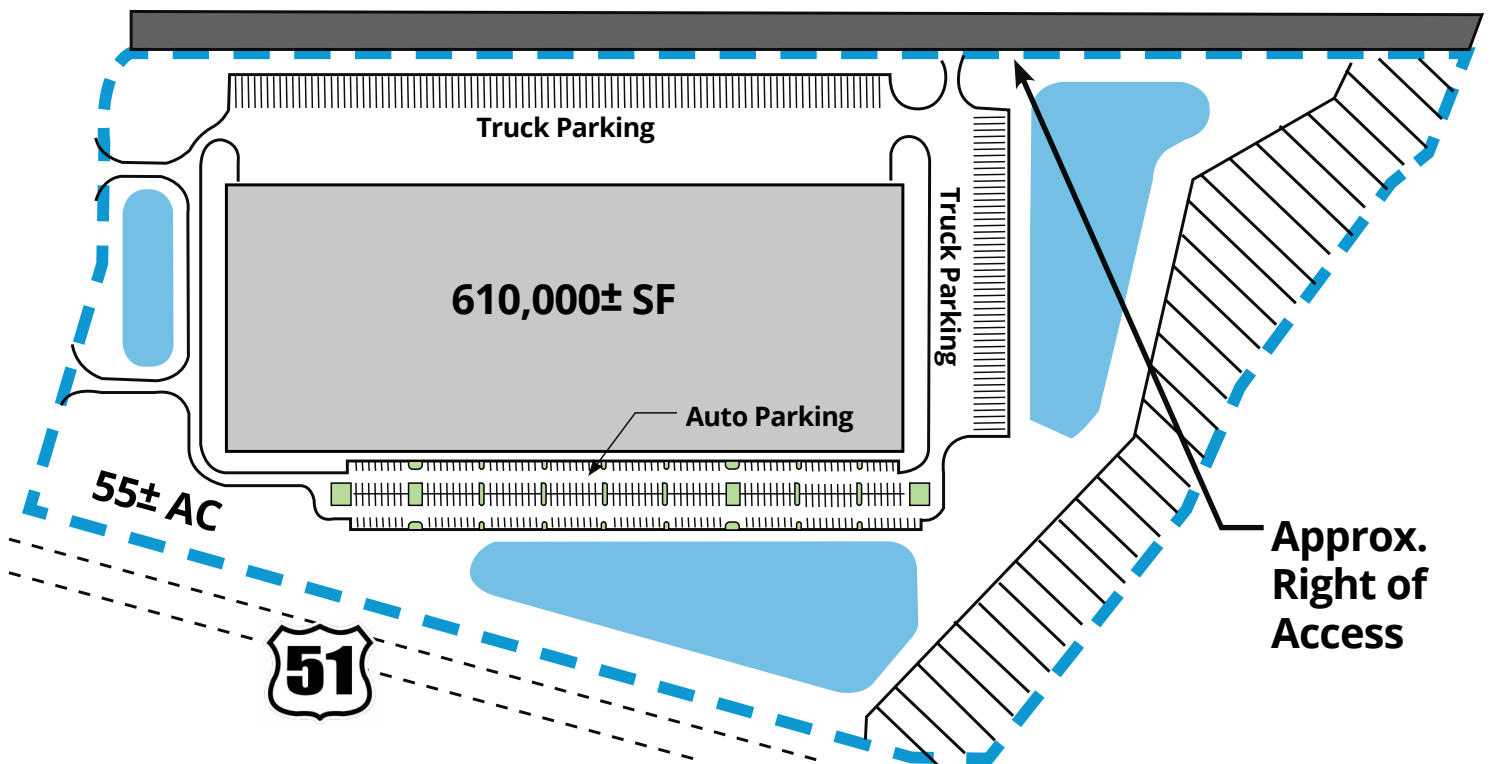
55.1± AC

Development  
Opportunity

**55.1± AC for Sale**  
Hernando Commerce Center

View Online   
[colliers.com/memphis](https://colliers.com/memphis)

## Conceptual Site Plan





## Property Features

|                                          |                                                             |
|------------------------------------------|-------------------------------------------------------------|
| 55.1± AC site                            | Sewer provider: City of Hernando<br>8" line along Hwy. 51   |
| Zoning: M1 (light industrial)            | Natural gas provider: Atmos Energy<br>4" line along Hwy. 51 |
| Parcel 208736000 0000304                 | Fiber provider: AT&T & C-Spire                              |
| NW corner of Hwy. 51 & Kopic Dr.         | Associated Wholesale Grocers directly west                  |
| Will accommodate a 610,000± SF warehouse | Southwerk Metal directly south                              |
| Electric provider: Entergy               | Immediate access to I-55, 1-269 & Hwy. 51                   |
| Water provider: Nesbit Water             |                                                             |

## Distances to Railroads, Highways, UPS Hub & FedEx Hub

|                                                                                                               |                                                                                                               |                                                                                                                                                |                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <br><b>Immediate Access</b> | <br><b>Immediate Access</b> | <br><b>0.4 miles</b>                                        |  <b>Memphis Hub</b><br><b>15.7 miles</b> |
| <br><b>15.8 miles</b>      | <br><b>17.8 miles</b>      |  <b>MEMPHIS INTERNATIONAL AIRPORT™</b><br><b>16.1 miles</b> | <br><b>17.7 miles</b>                   |
| <br><b>24.7 miles</b>      | <br><b>24.7 miles</b>      | <br><b>31 miles</b>                                        | <br><b>35.6 miles</b>                   |

## Memphis' Transportation



75% of the US can be reached within 20 hours by truck.



Memphis is one of 4 US cities served by 5 Class I rail systems.

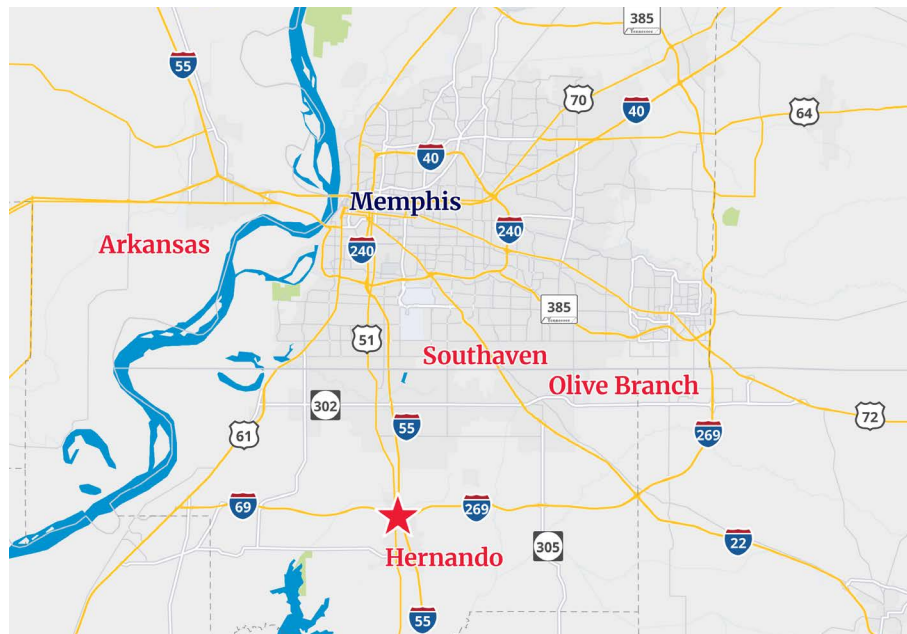


The Port of Memphis is the 5th largest inland port in the US.



Memphis Int'l Airport is the busiest air cargo airport in the US.

# Hernando is just 8 Minutes from Memphis



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