



3650 TULANE RD MEMPHIS, TN 38116

INDUSTRIAL PROPERTY
PARTIALLY LEASED


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*




Daniel Miles

VP of Acquisitions


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 5912 N Burdick St,
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PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Site Plan

FINANCIAL OVERVIEW

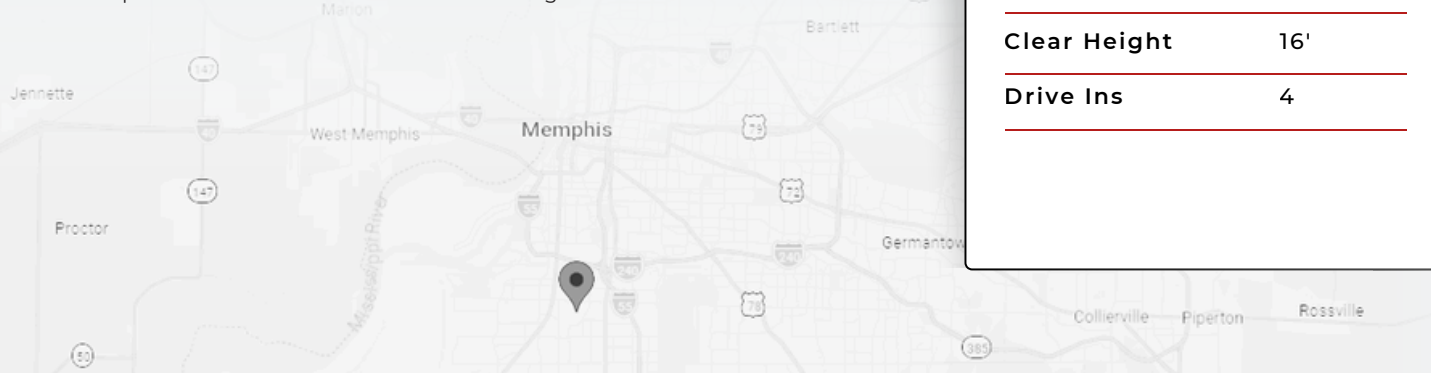
Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Memphis, TN
Demographics
Map

EXECUTIVE SUMMARY

3650 Tulane Road offers a 2,600-square-foot industrial building on a 13.19-acre parcel, with approximately 10.4 acres paved. Built in 1972, the building provides 16-foot clear heights and four drive-in doors, supporting fleet maintenance, contractor, light manufacturing, and storage uses. The property is currently partially leased and can be delivered vacant upon sale. The extensive paved area delivers immediate functionality for outdoor storage and yard operations, while the remaining land provides expansion or future development flexibility. The location offers convenient access to major regional transportation corridors and surrounding industrial nodes.



THE OFFERING

Building SF	2,600
Year Built	1972
Lot Size (Acres)	13.19
Parcel ID	077017 00057C
Clear Height	16'
Drive Ins	4

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically positioned with convenient access to major regional transportation corridors, providing efficient connectivity for distribution, service-based businesses, and logistics users.



Expansive Space: The 13.19-acre parcel offers significant excess land, creating rare scale for outdoor storage, trailer parking, equipment laydown, or future expansion.



Strategic Features: Partially leased with in-place income, offering immediate cash flow alongside value-add upside through lease-up or site enhancement.



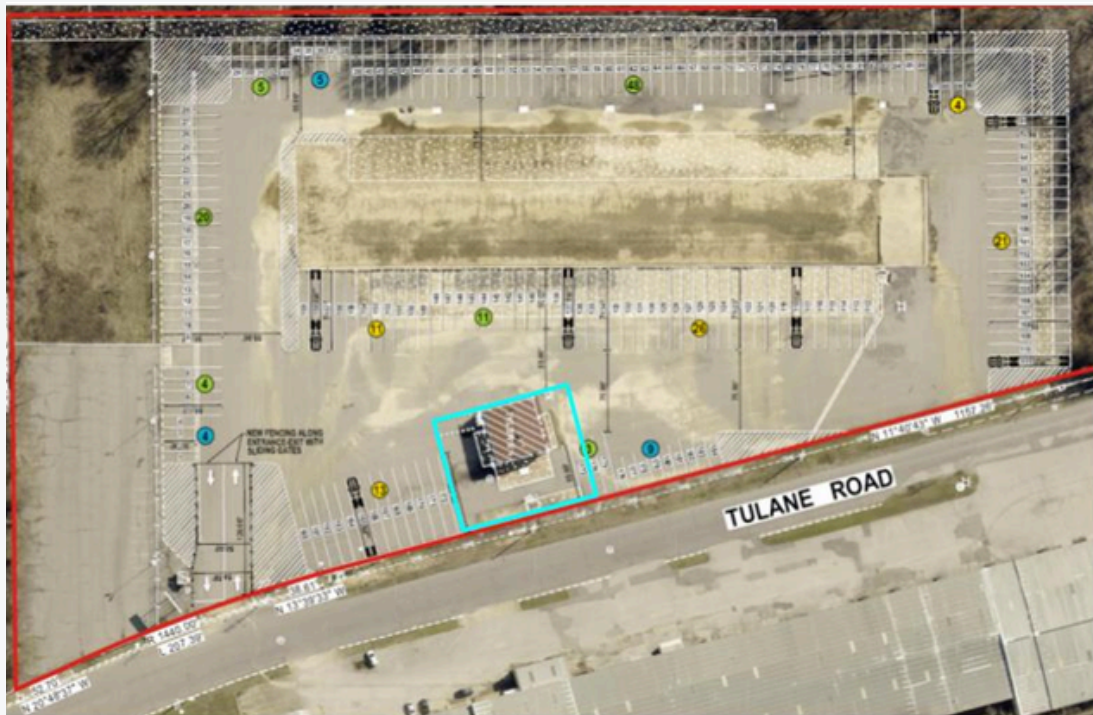
Industrial Infrastructure: 2,600 SF warehouse with 16' clear height and four drive-in doors delivers strong functionality for fleet, contractor, and light industrial operations.



Zoning Advantage: Flexible industrial zoning supports a wide range of uses including contractor storage, fleet operations, equipment yards, light manufacturing, and outdoor storage—maximizing tenant demand and long-term adaptability.



SITE PLAN



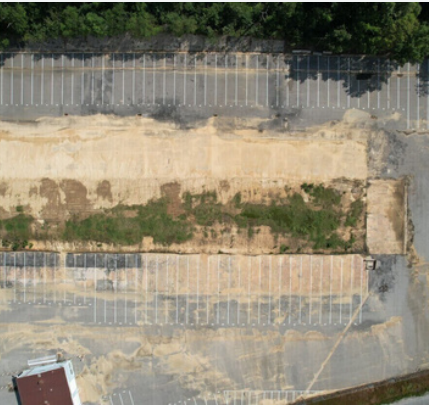
FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$43,260	\$44,558	\$45,895	\$47,271	\$48,690	\$50,150
TAX & INS; MANGEMENT FEE	\$11,236	\$11,460	\$11,690	\$11,923	\$12,162	\$12,405
EFFECTIVE GROSS REVENUE	\$54,496	\$56,018	\$57,585	\$59,194	\$60,852	\$62,555
OPERATING EXPENSES						
PROPERTY TAX	\$21,180	\$21,603	\$22,035	\$22,476	\$22,925	\$23,384
INSURANCE	\$1,292	\$1,317	\$1,344	\$1,371	\$1,398	\$1,426
TOTAL OPERATING EXPENSES	\$22,472	\$22,920	\$22,379	\$23,847	\$24,324	\$24,810
NET OPERATING INCOME	\$32,024	\$33,098	\$35,206	\$35,347	\$36,528	\$37,745

RENT ROLL

3650 TULANE RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Tiggy Tire	2,600	\$43,260	\$16.64	01/15/2025	12/31/2027
TOTAL		2,600	\$43,260			



TENANT SUMMARY

Tiggy Tires, LLC

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	01/15/2025
Lease Expiration	12/31/2027
Base Term Remaining	1 year
Rental Increase	3% annually

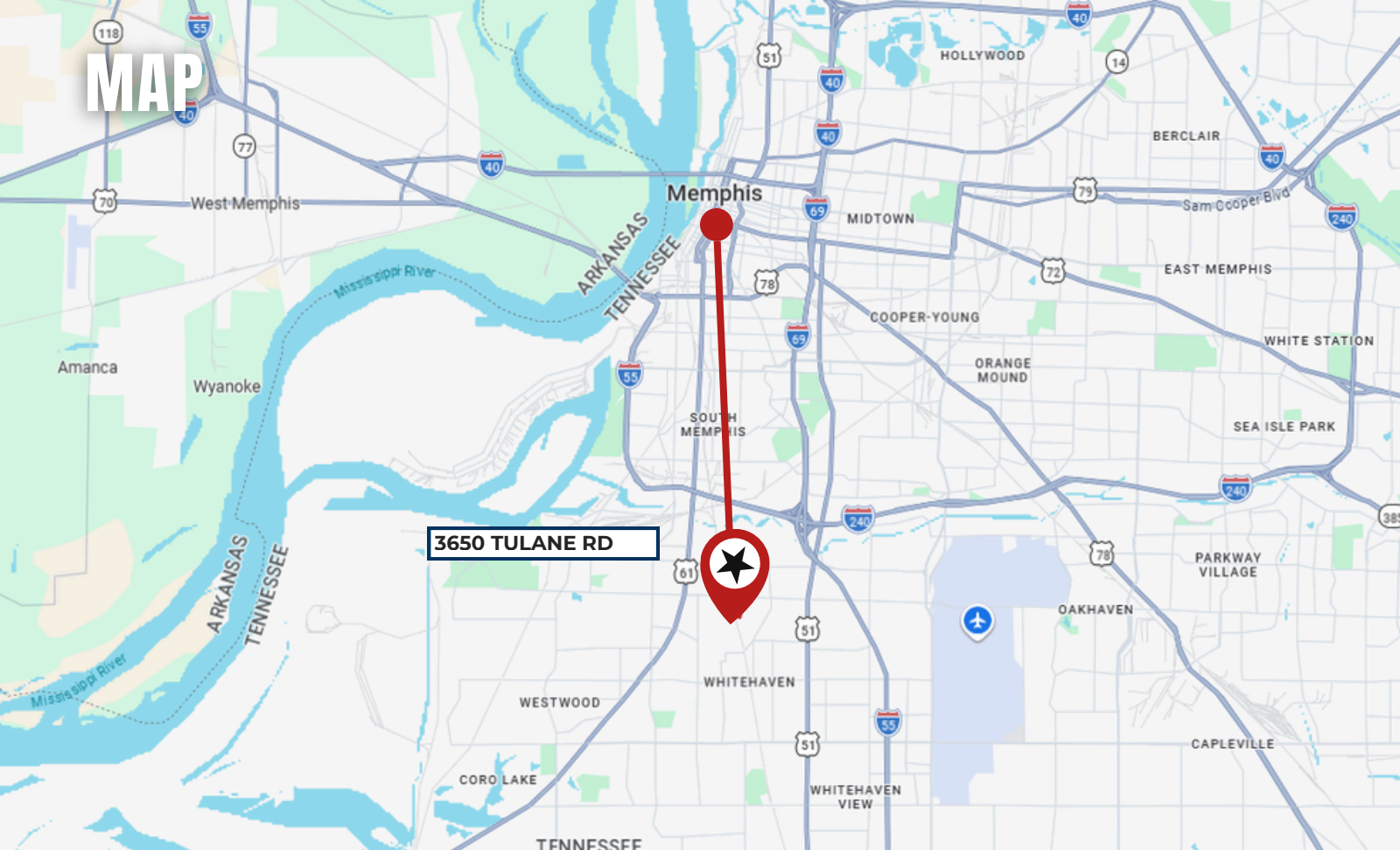
ABOUT MEMPHIS, TN

Memphis is one of the nation's most established logistics and industrial markets, widely recognized as a premier distribution hub. Anchored by the global headquarters and primary air cargo hub of FedEx, the city provides unmatched overnight shipping reach across the U.S. and internationally.

The market benefits from exceptional multimodal infrastructure, including immediate access to I-40 and I-55, five Class I railroads, and a major inland port along the Mississippi River. Combined with competitive operating costs, a strong labor base, and abundant warehouse inventory, Memphis continues to attract distribution, manufacturing, and e-commerce users seeking central U.S. access and long-term industrial growth.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	4,687	57,903	125,519
2024 POPULATION	4,542	59,299	133,932
2029 PROJECTION	4,471	59,010	134,934
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,842	22,580	48,983
2024 HOUSEHOLDS	1,784	23,127	52,222
2029 PROJECTION	1,755	23,004	52,586
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$62,564	\$48,481	\$49,386

MAP



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