



Curtis Braden, CCIM
Braden, Braden & Braden
Principal Broker
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Lic: TN: 284224, MS19110, AR AB00069049



147 Nebraska
Memphis, TN 38106



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Exclusively Marketed By Curtis Braden, CCIM of Braden Braden & Braden LLC

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3355 Poplar Suite 100, Memphis, TN 38111

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	147 Nebraska Memphis TN 38106
COUNTY	Shelby
MARKET	Memphis
SUBMARKET	Industrial District
BUILDING SF	9,150 SF
NET RENTABLE AREA (SF)	-2
LAND ACRES	.402
LAND SF	17,511 SF
YEAR BUILT	1935
APN	012034 00001
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$400,000
PRICE PSF	\$43.72

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	5,145	42,956	117,370
2025 Median HH Income	\$56,537	\$39,967	\$47,496
2025 Average HH Income	\$92,525	\$69,766	\$76,269

- This 9,150-square-foot concrete industrial building offers a versatile and durable space suitable for manufacturing, warehousing, or distribution. The property features six grade-level doors for efficient loading/unloading, a 20-foot ceiling height to accommodate various equipment and storage needs, and a recently replaced roof, minimizing future capital expenses. The facility includes a single restroom for staff convenience and is situated on a fenced lot with a privacy drive, providing secure and discreet operations. Located in a strategic industrial area with excellent access to major transportation routes, the property is ideal for owner-occupiers or investors seeking a stable income-generating asset. Its modern construction, secure fenced perimeter, and functional layout make it a compelling opportunity in a sought-after market, offering long-term operational flexibility and growth potential.

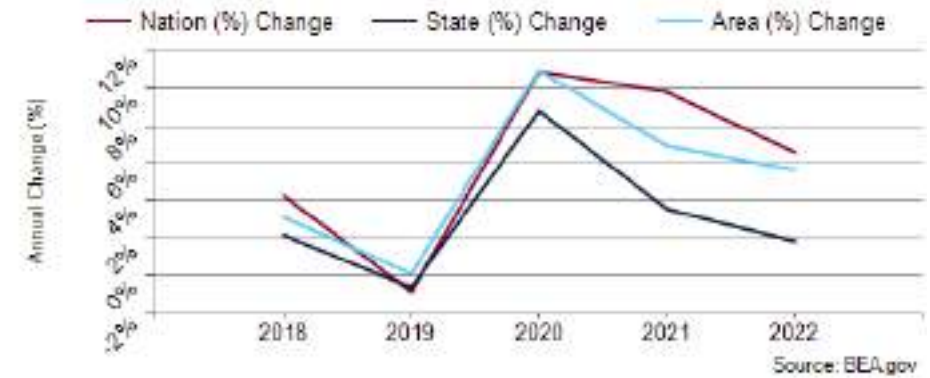
02

Location

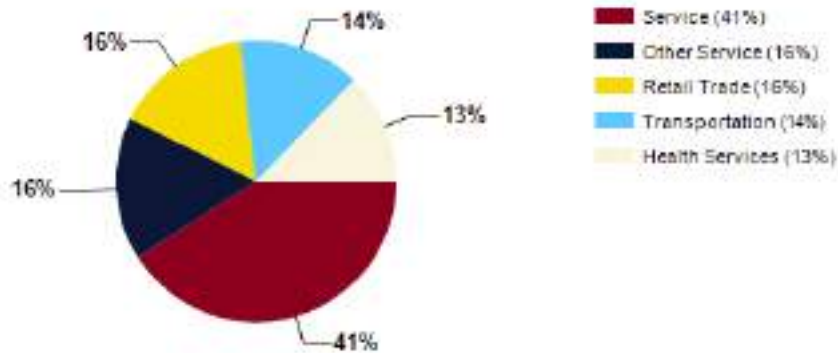
- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map

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Shelby County GDP Trend

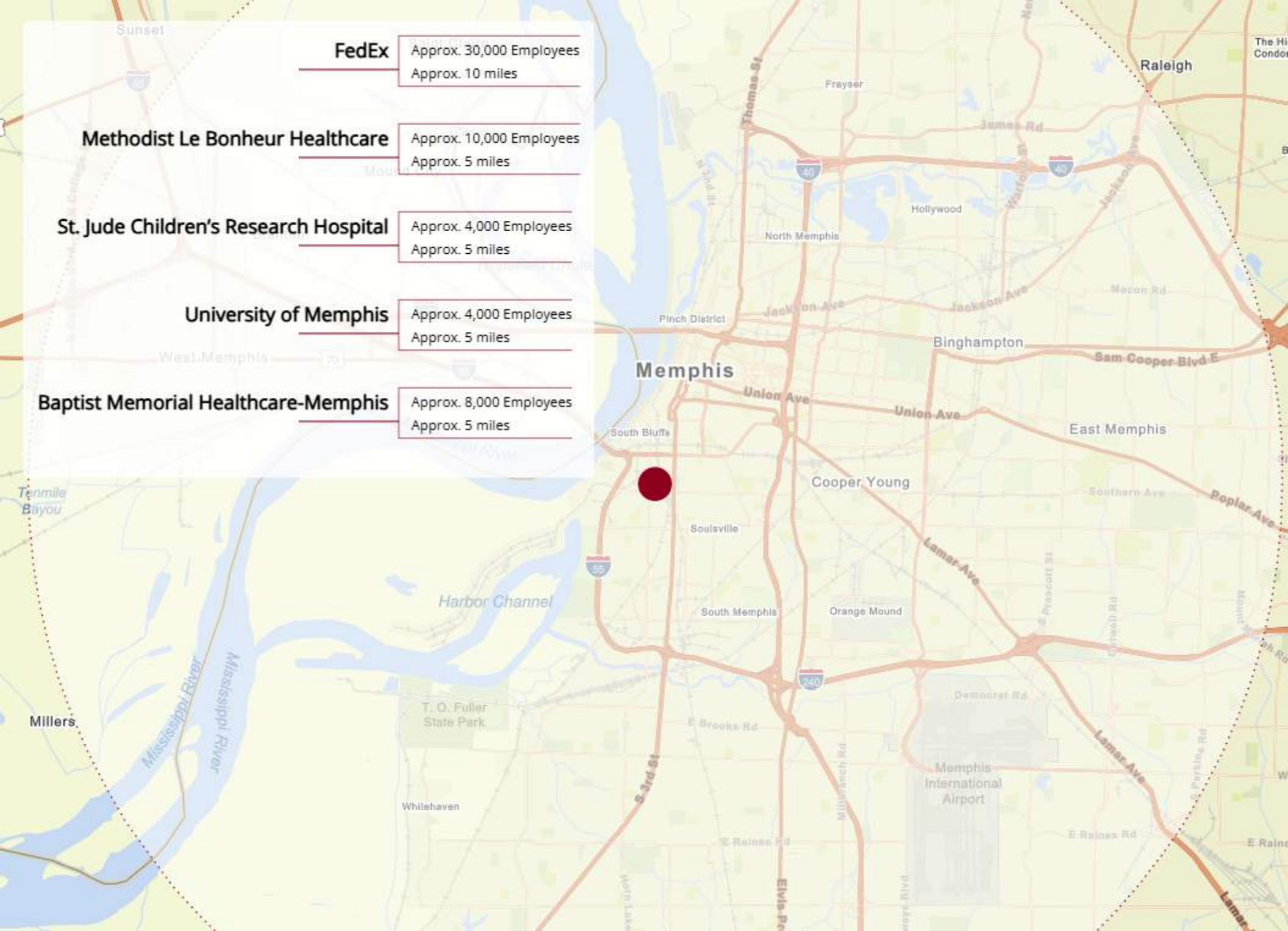


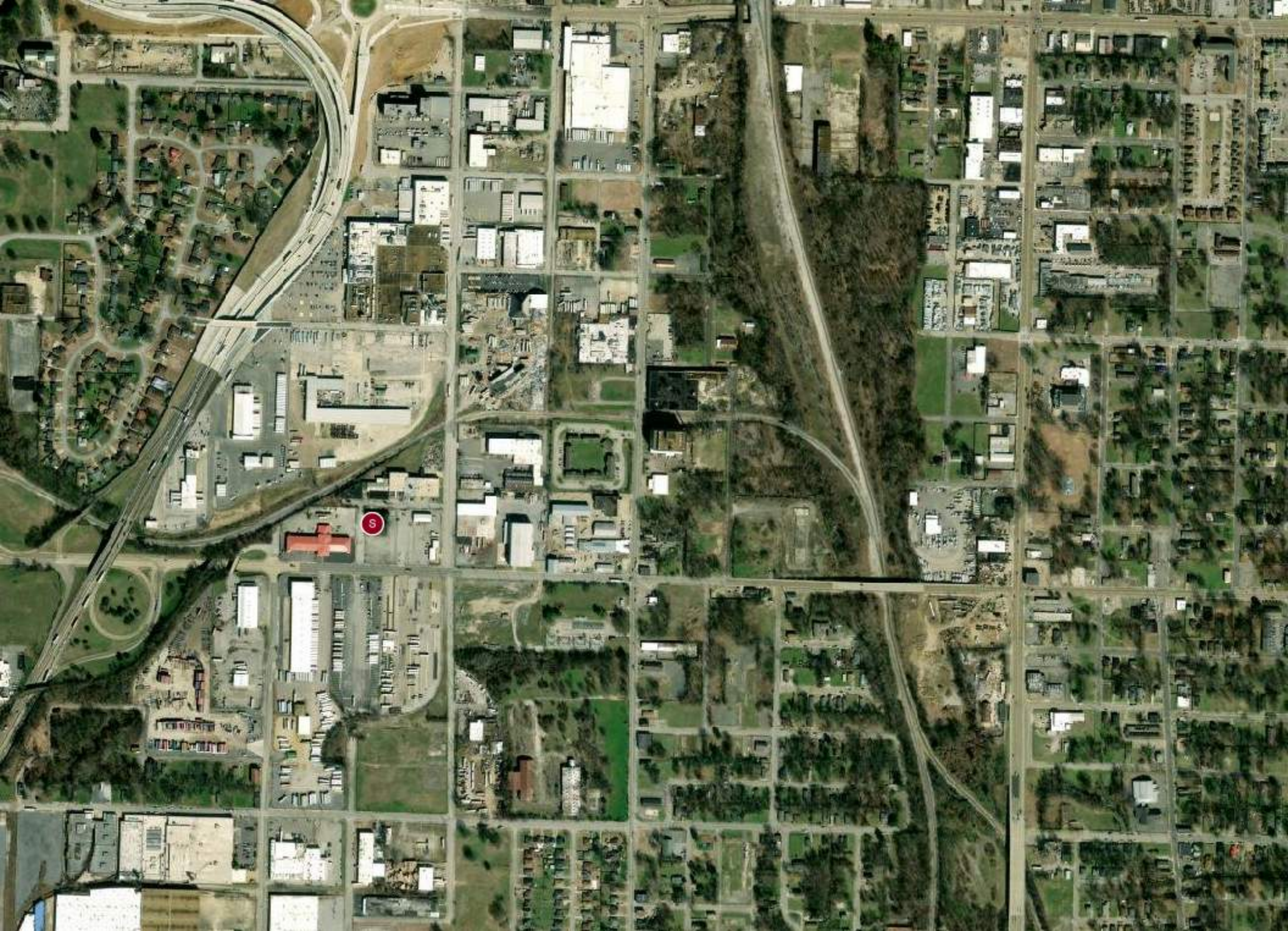
Major Industries by Employee Count



Largest Employers

FedEx	30,000
Shelby County Schools	16,000
Methodist Le Bonheur Healthcare	10,000
Baptist Memorial Healthcare-Memphis	8,000
Walmart Stores Inc.	6,500
Naval Support Activity Mid-South	6,500
University of Memphis	4,000
St. Jude Children's Research Hospital	3,500





03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	9,150
NET RENTABLE AREA (SF)	-2
LAND SF	17,511
LAND ACRES	.402
YEAR BUILT	1935
# OF PARCELS	1
ZONING TYPE	Industrial
BUILDING CLASS	C
LOCATION CLASS	C
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	120 X 146
CEILING HEIGHT	20 feet
GRADE LEVEL DOORS	6
CROSS DOCK	Yes
FENCED YARD	Yes
OFFICE SF	250

NEIGHBORING PROPERTIES

NORTH	Warehouse
SOUTH	Warehouse
EAST	Warehouse
WEST	Warehouse

MECHANICAL

HVAC	NO
FIRE SPRINKLERS	NO
ELECTRICAL / POWER	YES
LIGHTING	YES

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Steel
EXTERIOR	Concrete Block
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	Grass Bushes





















04

Sale Comps

Sale Comparables

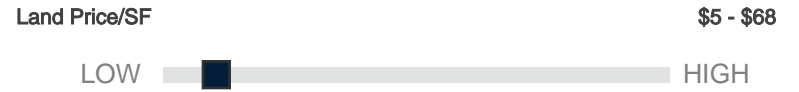
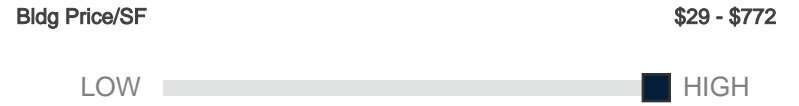
Sale Comparables Summary

Sale Comparables Charts

Sale Comparables Map

1

BUILDING SF	10,014
LAND SF	631,680
LAND ACRES	14.5
YEAR BUILT	1959
SALE PRICE	\$7,730,000
PRICE PSF	\$771.92
CLOSING DATE	6/28/2024
DISTANCE	0.8 miles



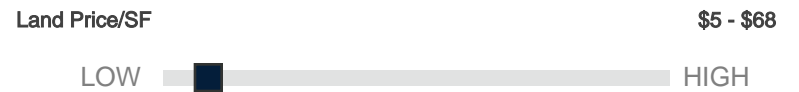
Notes Vacant

Riverside Building

1232 Riverside Blvd
Memphis, TN 38106

2

BUILDING SF	13,950
LAND SF	50,094
LAND ACRES	1.15
YEAR BUILT	1967
SALE PRICE	\$570,000
PRICE PSF	\$40.86
CLOSING DATE	9/25/2023
DAYS ON MARKET	630
DISTANCE	2.4 miles



Notes Vacant at Closing

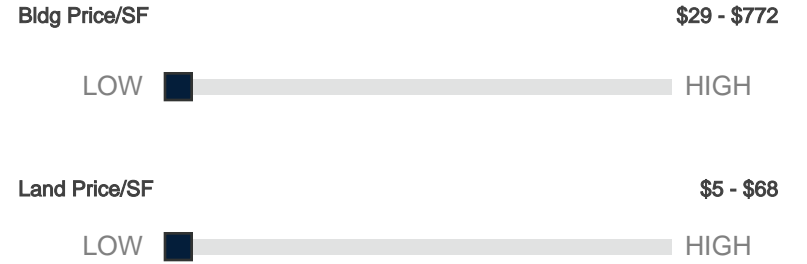
Beltz Industrial Park

1862 Latham
Memphis, TN 38106

3



BUILDING SF	12,000
LAND SF	64,033
LAND ACRES	1.47
YEAR BUILT	1951
SALE PRICE	\$350,000
PRICE PSF	\$29.17
CLOSING DATE	4/5/2023
DISTANCE	0.6 miles



964 Kentucky St
Memphis, TN 38106

4



BUILDING SF	5,250
LAND SF	11,326
LAND ACRES	0.26
YEAR BUILT	1938
SALE PRICE	\$775,000
PRICE PSF	\$147.62
CLOSING DATE	7/19/2023
DISTANCE	1.1 miles



805 S Main St
Memphis, TN 38106

S



BUILDING SF	9,150
LAND SF	17,511
LAND ACRES	.402
YEAR BUILT	1935
ASKING PRICE	\$400,000
PRICE PSF	\$43.72

Bldg Price/SF **\$29 - \$772**



Land Price/SF **\$5 - \$68**

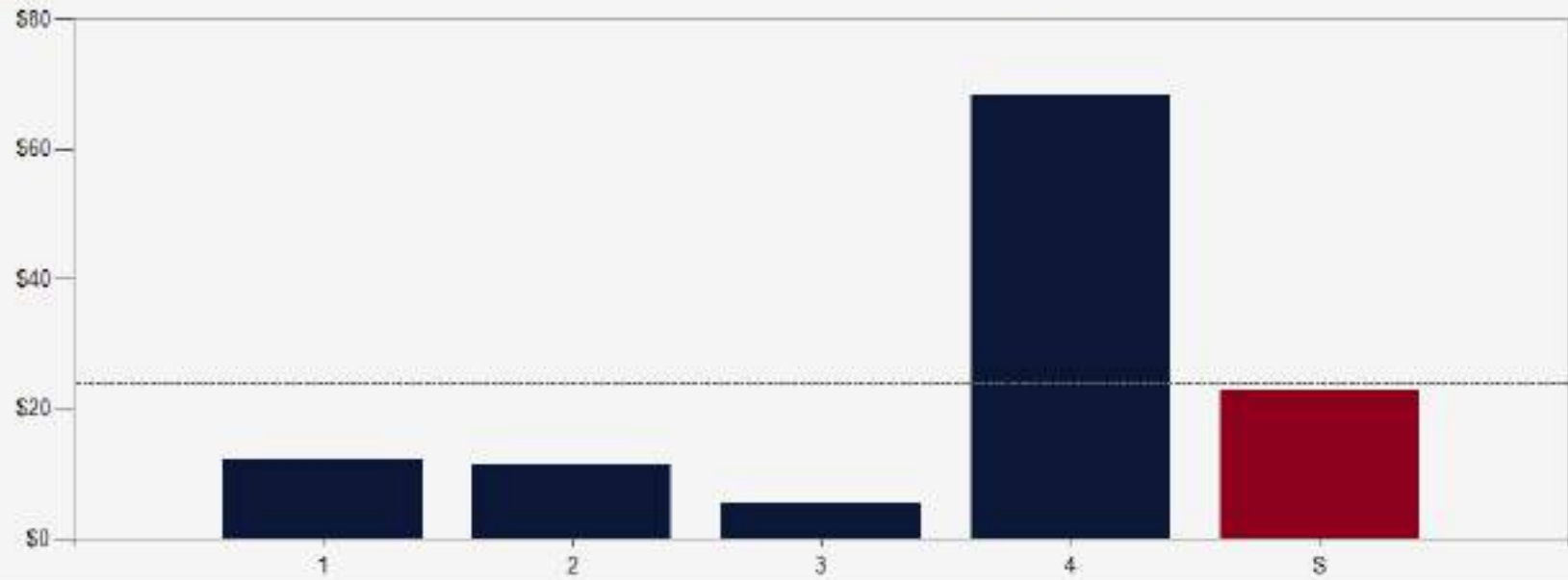


147 Nebraska
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	PROPERTY	BLDG SF	SALE PRICE	PSF	BUILT	CLOSE DATE	DISTANCE (mi)
1	Riverside Building 1232 Riverside Blvd Memphis, TN 38106	10,014	\$7,730,000	\$771.92	1959	6/28/2024	0.80
2	Beltz Industrial Park 1862 Latham Memphis, TN 38106	13,950	\$570,000	\$40.86	1967	9/25/2023	2.40
3	 964 Kentucky St Memphis, TN 38106	12,000	\$350,000	\$29.17	1951	4/5/2023	0.60
4	 805 S Main St Memphis, TN 38106	5,250	\$775,000	\$147.62	1938	7/19/2023	1.10
AVERAGES		10,304	\$2,356,250	\$247.39			
S	 147 Nebraska Memphis, TN 38106	9,150	\$400,000	\$43.72	1935		

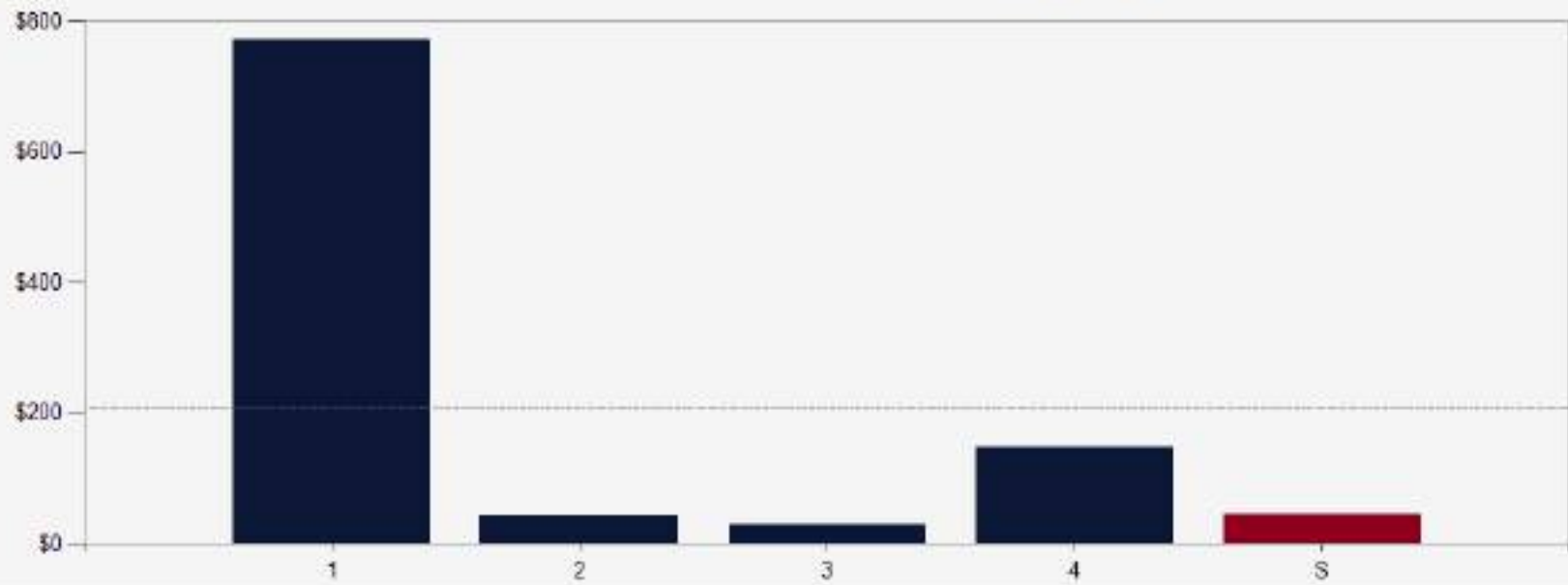
Land PSF

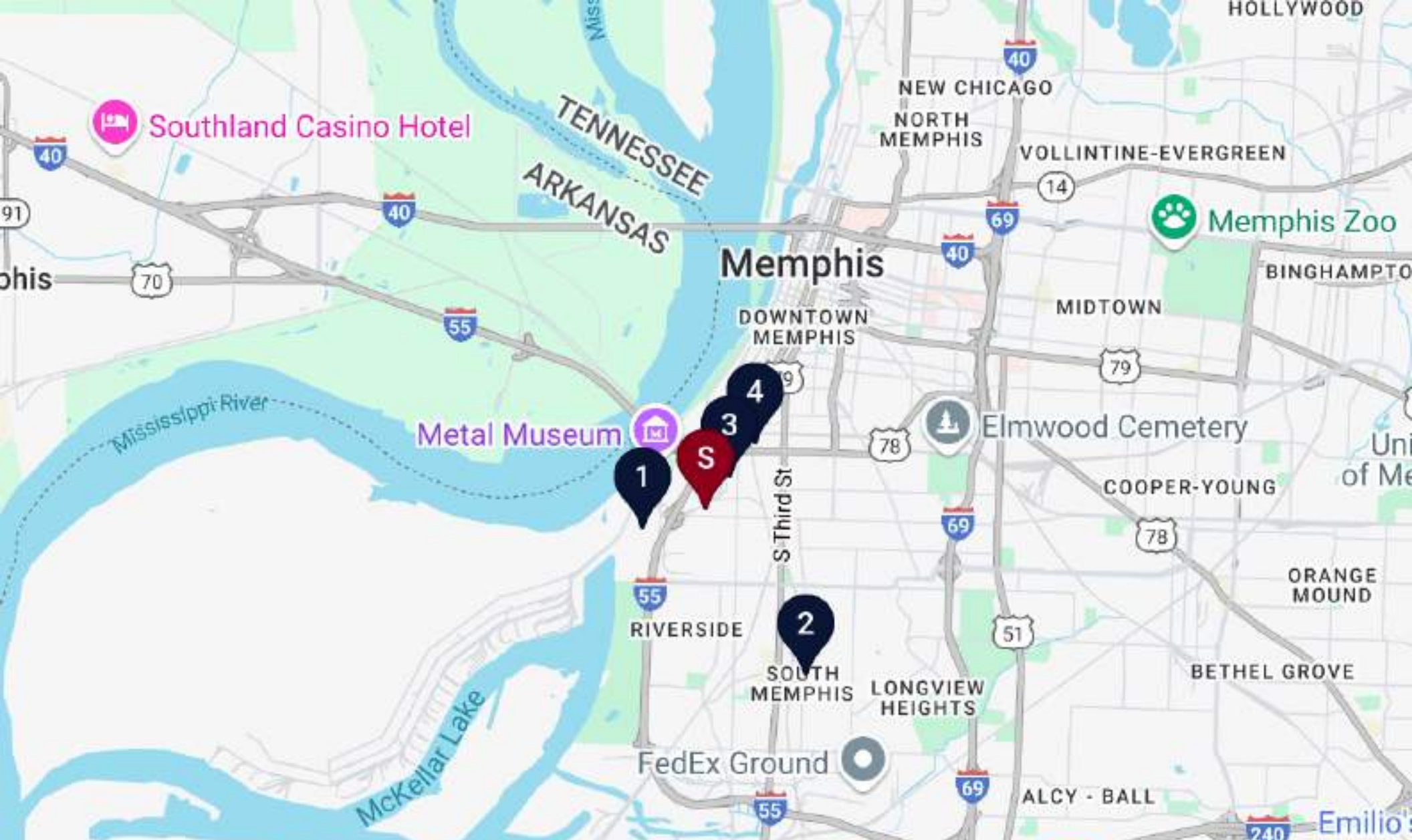
Average: \$24.07



Price/SF

Average: \$206.66



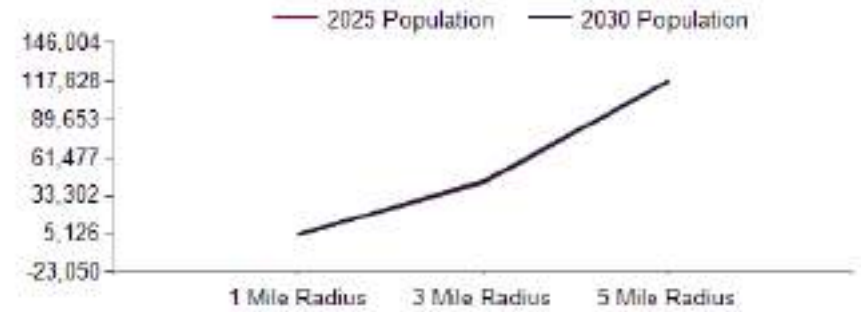


#	Property Name	Address	City
1	Riverside Building	1232 Riverside Blvd	Memphis
2	Beltz Industrial Park	1862 Latham	Memphis
3		964 Kentucky St	Memphis
4		805 S Main St	Memphis

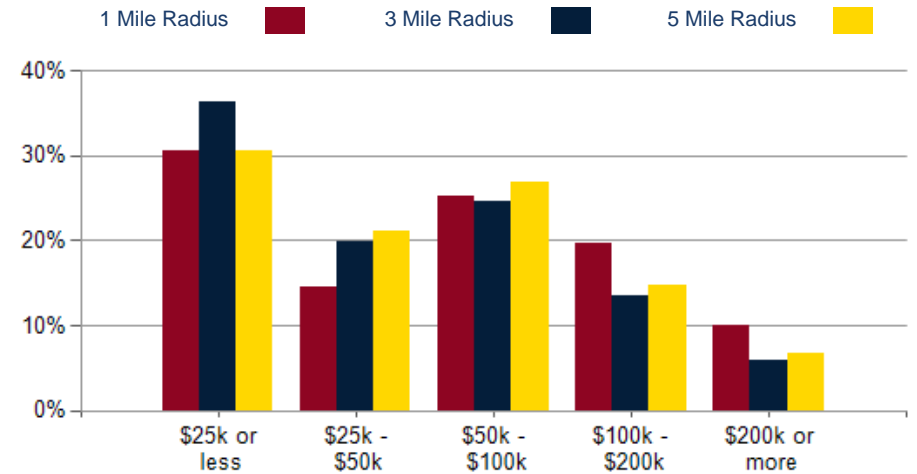
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,011	53,033	147,527
2010 Population	4,586	46,303	128,323
2025 Population	5,145	42,956	117,370
2030 Population	5,126	44,229	117,828
2025-2030: Population: Growth Rate	-0.35%	2.95%	0.40%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	560	5,189	11,016
\$15,000-\$24,999	269	2,741	6,439
\$25,000-\$34,999	218	2,169	5,252
\$35,000-\$49,999	175	2,158	6,780
\$50,000-\$74,999	521	3,340	9,215
\$75,000-\$99,999	166	2,033	6,069
\$100,000-\$149,999	334	2,272	6,080
\$150,000-\$199,999	203	682	2,330
\$200,000 or greater	270	1,286	3,885
Median HH Income	\$56,537	\$39,967	\$47,496
Average HH Income	\$92,525	\$69,766	\$76,269

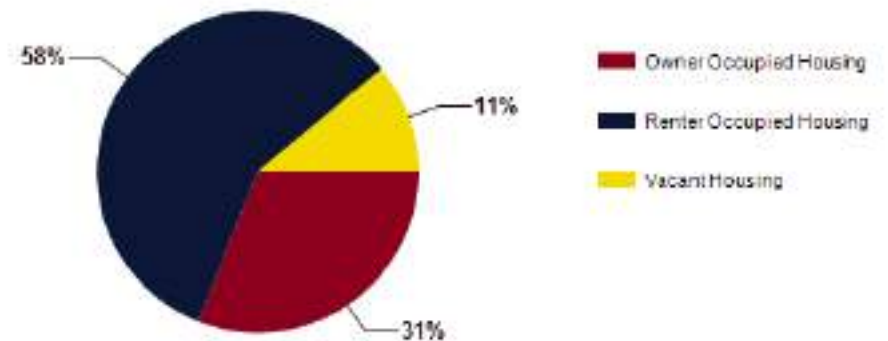
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,809	23,901	66,545
2010 Total Households	1,899	19,086	54,284
2025 Total Households	2,717	21,869	57,070
2030 Total Households	2,750	23,110	58,656
2025 Average Household Size	1.86	1.86	1.99
2025-2030: Households: Growth Rate	1.20%	5.55%	2.75%



2025 Household Income



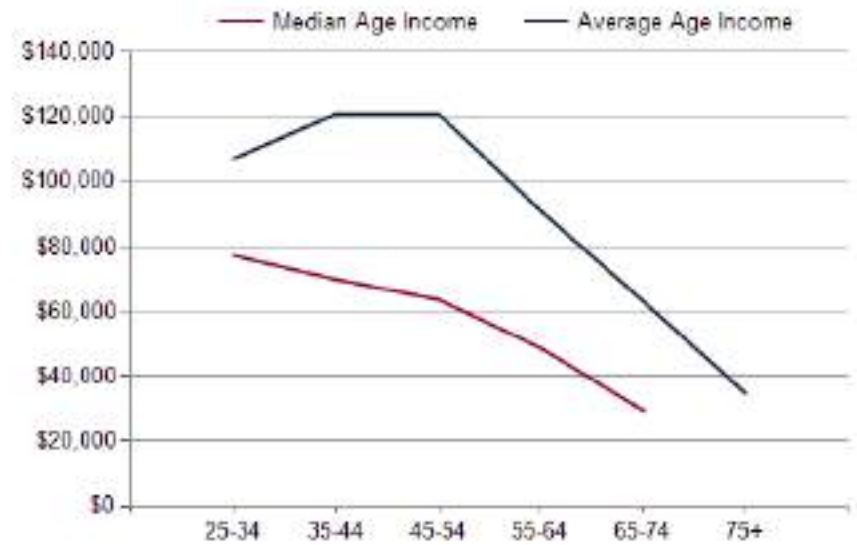
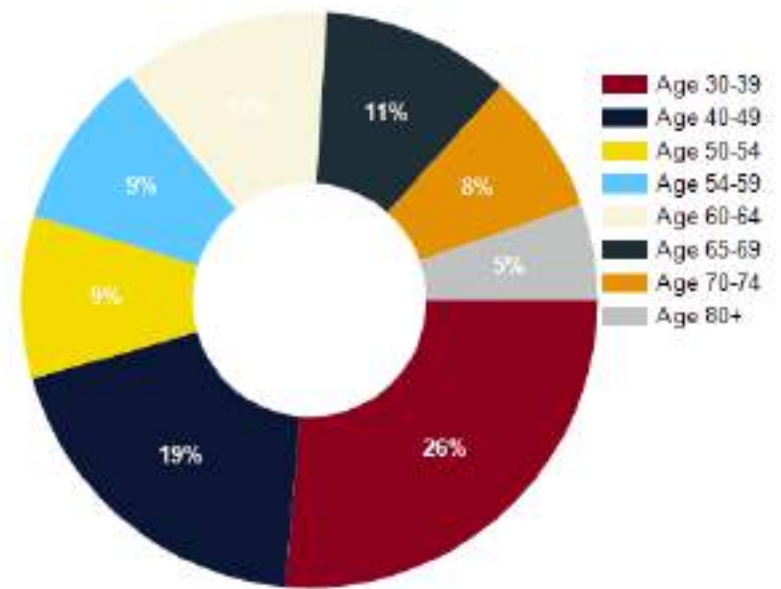
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	476	3,704	10,144
2025 Population Age 35-39	368	3,282	8,609
2025 Population Age 40-44	332	2,614	7,383
2025 Population Age 45-49	284	2,456	6,691
2025 Population Age 50-54	293	2,549	6,713
2025 Population Age 55-59	302	2,670	6,838
2025 Population Age 60-64	377	3,023	7,592
2025 Population Age 65-69	341	2,791	7,175
2025 Population Age 70-74	256	1,965	5,644
2025 Population Age 75-79	173	1,233	3,577
2025 Population Age 80-84	120	775	2,316
2025 Population Age 85+	80	631	2,008
2025 Population Age 18+	4,302	35,458	95,895
2025 Median Age	40	39	38
2030 Median Age	41	40	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,302	\$59,898	\$59,666
Average Household Income 25-34	\$107,067	\$84,401	\$83,922
Median Household Income 35-44	\$69,819	\$54,651	\$58,840
Average Household Income 35-44	\$120,849	\$89,700	\$94,721
Median Household Income 45-54	\$63,670	\$49,343	\$56,377
Average Household Income 45-54	\$120,931	\$80,516	\$92,824
Median Household Income 55-64	\$48,725	\$32,778	\$43,137
Average Household Income 55-64	\$91,025	\$66,547	\$76,977
Median Household Income 65-74	\$29,410	\$24,618	\$31,082
Average Household Income 65-74	\$63,086	\$47,036	\$56,803
Average Household Income 75+	\$34,709	\$41,057	\$50,940



06

Company Profile

Company Bio

Advisor Profile



Ever existing is a general insecurity in real estate market stabilization, thus, our company has set itself the task of providing quality investment services for our clients and catalyzing strong economic assets for the communities in which we live and invest.

Braden, Braden & Braden is an established full-service real estate firm founded in 2003 and proudly originated and based in Memphis, TN. The company is the largest minority commercial real estate firm in the states of Tennessee, Mississippi, and Arkansas, as it is comprised of highly experienced and highly skilled brokers.

Braden, Braden & Braden's reputation is founded on the ability to deliver a wide range of commercial real estate investment services to long-time clients, corporate organizations, government entities, and high-value individuals in addition to individuals who are new to commercial real estate investing. More specifically, we are practiced in the acquisition and disposition of residential & commercial assets, commercial leasing, and analysis of financial, demographic, and market data. Our company is fully equipped to handle all deals within the scope of our services and the intention is to enable clients both local and nationwide to take advantage of our services, valuable strategies, and standard of eminence to accomplish all real-estate goals.

OUR MISSION STATEMENT

At Braden, Braden & Braden, our mission is to educate, encourage, and assist members of our community to secure quality investments. We provide our clients with advantageous property solutions, to encourage community development & expansion and to foster trusted, long-term relationships with our clients by maintaining our reputation as a premier, full-service commercial real estate brokerage firm. Our strategies are based on maximum exposure and optimal results for every deal. Licensed in Tennessee, Mississippi, and Arkansas.

OUR VISION

Alongside the mission we commit to our clients, the company operates under a vision of revolutionizing the “face” of the commercial real estate profession by developing and cultivating black real estate professionals, thereby increasing the number of minority individuals in a historically less diverse profession.



Curtis Braden, CCIM
Principal Broker

Mr. Curtis Braden, CCIM is the Founder and CEO of Braden, Braden & Braden LLC which was established in March 2003. Curtis is a practiced professional in the research, acquisition, disposition, leasing, financing, developing and managing of commercial real estate.

With more than thirty years of experience in the real estate industry, Mr. Braden has closed hundreds of investment real estate transactions valued at over five hundred million dollars. Mr. Braden attended Southwest Community College and the University of Memphis majoring in Banking and Finance, Thereafter, he attained his Real Estate Certificate and founded Braden, Braden, & Braden, LLC., where he began a career developing respected relationships through exclusive representation of buyers, sellers, and owners throughout the Memphis area. Mr. Braden also built a respectable portfolio of real estate that included residential houses, apartments, retail strips, office buildings and land. In 2008, Mr. Braden expanded his company by partnering with Marcus & Millichap to offer his service throughout the United States and broaden his company platform.

Curtis Braden is the current immediate Past President of CCIM Memphis Chapter after serving as president of the chapter in 2023 and vice president in 2022. Curtis is also a member of the National Multi Housing Group and has achieved numerous awards and distinctions, including a multi-year Multi-Million Dollar Club Member and Commercial Pinnacle Club member as awarded by the Memphis Area Association of Realtors (MAAR), Top Office Broker for consecutive 10 years, SIA award, and Outstanding Performance in Sales & Investment Real Estate in 2017 and 2018. Mr. Braden is also a 2024 Graduate of Leadership MAAR.

Mr. Braden also serves his community through MOMU - Men of Memphis United and 100 Black Men of Memphis and he serves on the board of Memphis Orange Mound 3.0 as well as the 2022 board of the Memphis and Shelby County PAL. In addition, Mr. Braden currently serves as a board member for the Boys & Girls Club of Memphis.

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Braden, Braden & Braden and it should not be made available to any other person or entity without the written consent of Braden, Braden & Braden.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Braden, Braden & Braden. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Braden, Braden & Braden has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Braden, Braden & Braden has not verified, and will not verify, any of the information contained herein, nor has Braden, Braden & Braden conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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