

SERVING GOOGLE'S NEW DATA CENTER

MAYFAIR @ THE VERTEX

Former 180-Unit Multifamily Community

Ready for Redevelopment



WOODYARD
REALTY CORPORATION

— EXCLUSIVE OFFERING —

Land For Sale
14.48 Acres
West Memphis, AR

PROPERTY SUMMARY



PROPERTY DESCRIPTION

A rare opportunity to acquire 14.48± contiguous acres in West Memphis, Arkansas, formerly home to the 180-unit Mayfair I & II Apartments. The apartment communities were demolished years ago, creating a mostly cleared redevelopment site ready for a new vision.

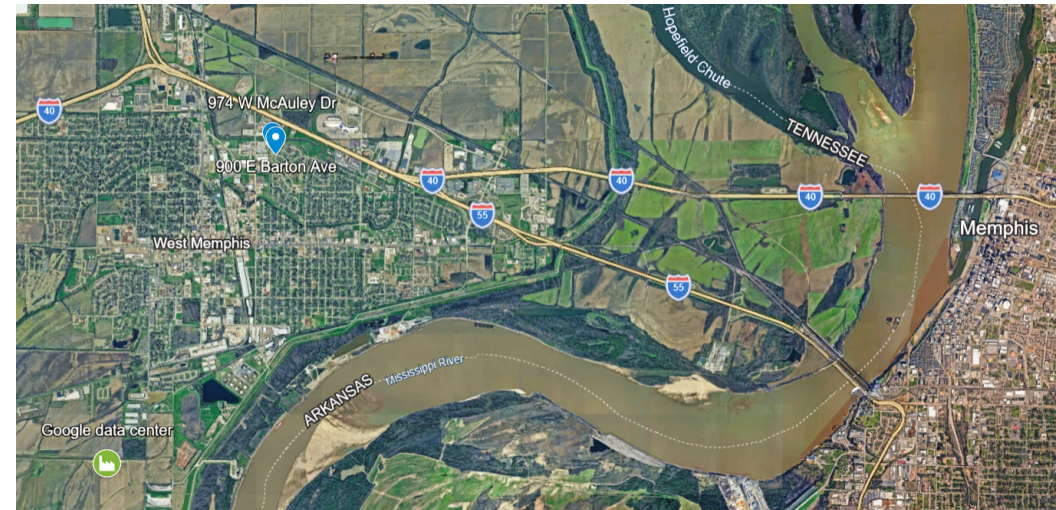
Strategically located just minutes from Downtown Memphis and Interstate 40/55, the property is positioned to benefit from the area's accelerating economic growth. Google's recently announced multi-billion-dollar AI data center in West Memphis is expected to create significant demand for workforce housing, apartments, temporary housing, and related commercial development.

The property's Commercial zoning provides significant redevelopment flexibility, supporting a variety of retail, office, service, institutional, lodging, and mixed-use projects. The current zoning also permits multifamily residential development, creating opportunities to redevelop the site as apartments or a mixed-use project, subject to site plan approval and applicable development standards.

STEVE WOODYARD

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PROPERTY HIGHLIGHTS

- 14.48± Acres
- Former 180-Unit Apartment Community
- Commercial Zoning
- Qualified Census Tract (QCT)
- Excellent Access To I-40, I-55, Downtown Memphis, And Memphis International Airport
- Offered At Approximately \$53,500 Per Acre

DEVELOPMENT OPPORTUNITIES

- Market-Rate Apartments
- Workforce Housing
- Affordable Housing
- Build-To-Rent Single-Family Community
- Townhomes
- Manufactured Housing
- Temporary Workforce Housing
- Extended-Stay Hotel
- Mixed-Use Development

OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	14.48 Acres

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LOCATION MAP



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BROKER INFORMATION



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PROFESSIONAL BACKGROUND

Specializing in apartment sales since 1984; Steve has been recognized year after year as one of the top Commercial Brokers in the City of Memphis since the 2001 inception of the Memphis Area Association of Realtors' Pinnacle Award. He obtained the coveted CCIM designation in 1991.

EDUCATION

University of Mississippi

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