

# LAND FOR LEASE - BUILD TO SUIT | RIPLEY DEVELOPMENT 1 ACRE

00 US-Hwy 51 , Ripley, TN , Ripley , TN 38063

Location really matters and that's the reason that manufacturers from around the globe, including Ford, are choosing this area for expansions and new facilities. Haywood, Tipton and Lauderdale Counties are located near the Memphis region offering incredible infrastructure and business assets and a total employee pool of 67,615.

## KEY HIGHLIGHTS

- Traffic Count: 16,837
- All city services
- Shadow anchored by Walmart
- Located off of US Hwy 51
- 28 minutes to future home of Ford's Blue Oval City.
- Interstate 69 under construction near US Highway 51 & I-155. It will provide direct access to Canada and Mexico.

## OFFERING SUMMARY

- Lease Rate: Negotiable
- Zoning: PB (Planned Business)

## DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population:	8,560	11,982	46,454
Median Age:	44.7	43.2	40.1
Households:	3,687	1,352	13,311
# Of Persons Per HH	2.25	2.50	2.55
Avg. HH Income	\$36,721	\$55,031	\$67,011
Avg. House Value	\$93,163	\$215,323	\$217,943

\* Demographic data derived from 2020 ACS - US Census



For More Information:

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