



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**58.2± ACRES**  
**SHELBY COUNTY, TN**  
**\$825,000**

**DEVELOPMENT OPPORTUNITY**



# THE SHELBY 58.2

## PROPERTY PROFILE

### LOCATION:

- Tchulahoma Road  
Memphis, TN 38118
- Shelby County
- 0.6± Miles SW of the Amazon  
Distribution Center
- 5.3± Miles SW of BNSF Railway
- 6.1± Miles SE of Memphis  
International Airport

### COORDINATES:

- 35.001104, -89.955410

### PROPERTY INFORMATION:

- 58.2± Acres
- Zoned RU-2
- Vacant

### PROPERTY USE:

- Investment
- Potential Commercial
- Development

### TAX INFORMATION:

- Parcel 09-4400-0-0132
- \$831.48 (2025)



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**SHANE MARTIN**

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

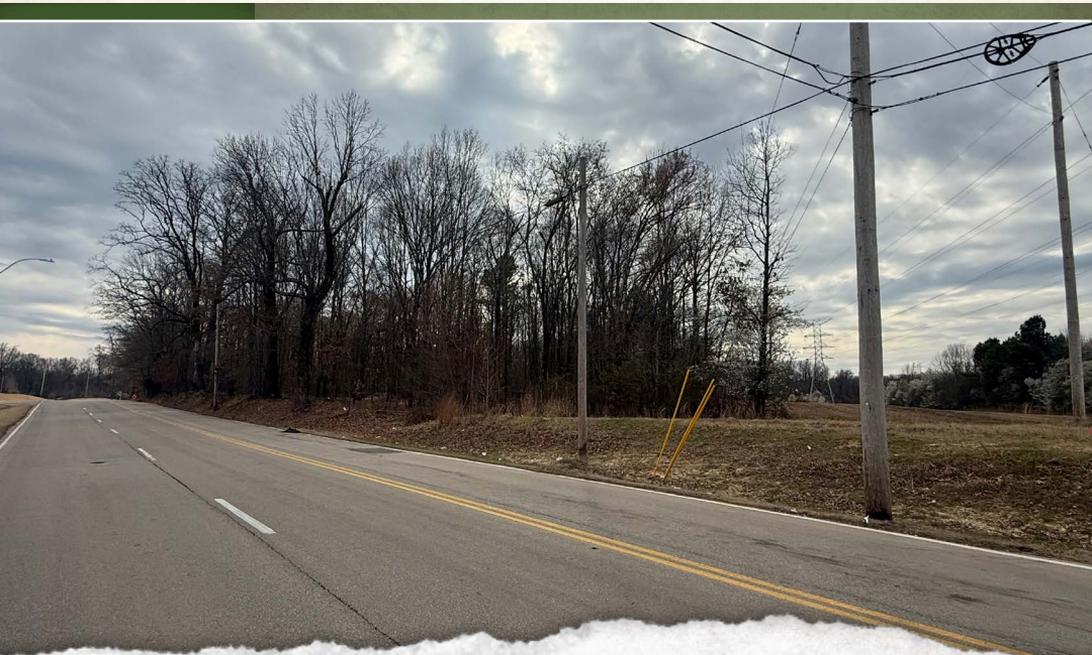
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE SHELBY 58.2

POSITIONED IN A RAPIDLY EXPANDING LOGISTICS AND DISTRIBUTION CORRIDOR IN SOUTH MEMPHIS, TENNESSEE, THIS 58.2± ACRE TRACT ON TCHULAHOMA ROAD IN SHELBY COUNTY OFFERS AN OUTSTANDING DEVELOPMENT AND INVESTMENT OPPORTUNITY NEAR ONE OF THE REGION'S MOST ACTIVE INDUSTRIAL HUBS. Located just 0.6± miles from the Amazon Distribution Center and approximately 6.1 miles from Memphis International Airport, the Shelby 58.2 sits in a strategic location ideal for industrial, commercial, or mixed-use development.

The site is currently zoned RU-2, providing flexibility for rural residential uses, though rezoning may be required depending on the intended development. With significant acreage and strong proximity to major logistics infrastructure—including BNSF Railway approximately 5.3 miles away—the Shelby 58.2 is well positioned for developers seeking land near established distribution networks and transportation corridors.



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# MORE ABOUT THE SHELBY 58.2

The size and layout offer the potential for divisions or phased development, making it suitable for a range of investment strategies. Demand for industrial and logistics space continues to grow in this part of Memphis due to its proximity to major employers, transportation routes, and global shipping access.

Whether for industrial expansion, commercial development, or long-term land investment, this property presents a rare opportunity to acquire a large tract in a high-growth area near Memphis' primary transportation and distribution assets.

**Contact Shane Martin today to schedule a private showing or for more information.**



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land id. LINK



Directions From Memphis International Airport: Travel on Swinnea Road for 2.2 miles. Turn left onto East Shelby Drive and continue for 0.5 miles. Turn right onto Tchulahoma Road and the destination will be on the right in 1.4 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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