



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

8.66± ACRES
SHELBY COUNTY, TN
\$825,000

PRIME INDUSTRIAL DEVELOPMENT



OFFICE (901) 910-1809 | WWW.SMALLTOWNPROPERTIES.COM

THE SHELBY 8.66

PROPERTY PROFILE

LOCATION:

- Commander Drive
Arlington, TN 38002
- Located in the Arlington
Industrial Park
- Shelby County
- 22± Miles SW of
Ford's BlueOval City
- 32± Miles NE of Memphis
International Airport

COORDINATES:

- 35.279448, -89.673515

PROPERTY INFORMATION:

- 8.66± Acres
- Zoned M-1
- Ample Road Frontage
- Potential Divisions

PROPERTY USE:

- Industrial/Commercial
- Development
- Investment

TAX INFORMATION:

- Parcel A0-141-0-0446
- \$8,579.72 for 2025



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SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

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7115 Hwy 64 - Oakland, TN 38060

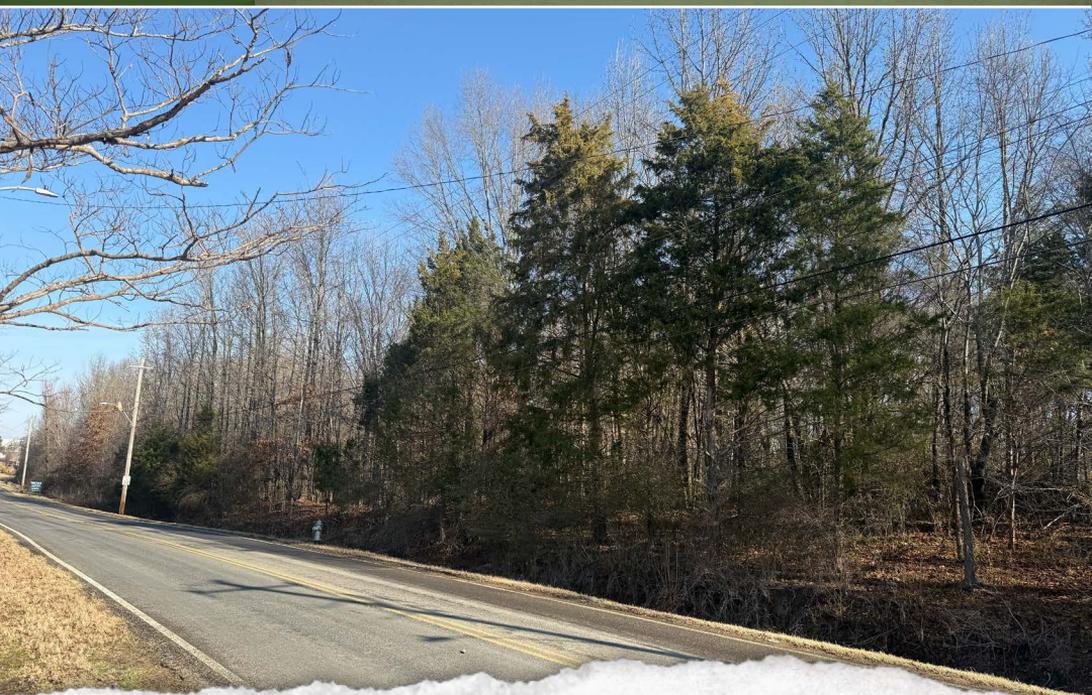
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SHELBY 8.66

INTRODUCING A PRIME INDUSTRIAL OR COMMERCIAL DEVELOPMENT OPPORTUNITY IN SHELBY COUNTY, TENNESSEE. Positioned in the heart of the thriving Arlington Industrial Park, this 8.66± acre property offers exceptional potential for investors, developers, and owner-users seeking strategic access within the greater Memphis industrial corridor.

Located on Commander Drive in Arlington, the property benefits from strong regional connectivity and proximity to major economic drivers. Just 32 miles northeast of Memphis International Airport and approximately 22 miles southwest of Ford's BlueOval City development, this site is ideally situated to capitalize on the continued industrial expansion throughout Shelby County and West Tennessee.



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MORE ABOUT THE SHELBY 8.66

Zoned M-1 (Light Industrial), the property supports a wide range of industrial and commercial uses, making it suitable for manufacturing, warehousing, distribution, flex space, contractor facilities, or business park development. With potential division opportunities, the acreage offers flexibility for phased development, multi-tenant concepts, or tailored build-to-suit projects.

Arlington Industrial Park is an established and growing business hub, offering infrastructure, accessibility, and a pro-business environment that continues to attract industrial investment. The site's size, zoning, and strategic location make it a compelling option for those seeking to secure land in a high-growth corridor influenced by major regional economic expansion.

**For more information, call Shane Martin
today and experience #TheSmallTownWay!**



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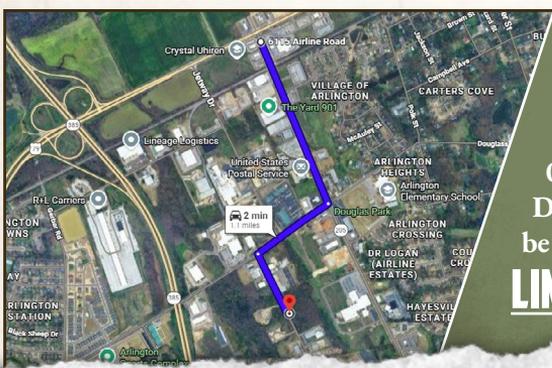
Arlington



0 Commander Dr
Arlington, TN 38002

Directions From the Intersection of Airline Road and Hwy 79 in Arlington, TN: Travel 0.6 miles south on Airline Road. Turn right on Memphis Arlington Road and continue 0.3 miles. Turn left on Commander Drive and in 0.2 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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