



**BUCHANAN  
REALTY  
GROUP**

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

**Build to Suit or Ground Lease**

**10 ACRES**

**Zone:  
SC-1**

### Property Highlights

- Price : Negotiable
- Traffic Count: 22,000
- Located off of I-40
- Highly visible location
- Hard corner red light



**This development area provides a complete set of amenities including the areas largest tourist attractions.**



**FE Wright & Ridgcrest  
Jackson, TN 38305**

Ground Lease and Built to Suit opportunities available for C-Store, Restaurant, and other high profile retailers. Site offers high visibility and a large amount of road frontage at a hard corner red light. Property is located near the West Tennessee Sportsplex and the approved site for Great Wolf lodge, and indoor waterpark resort.



**SCAN  
ME** 



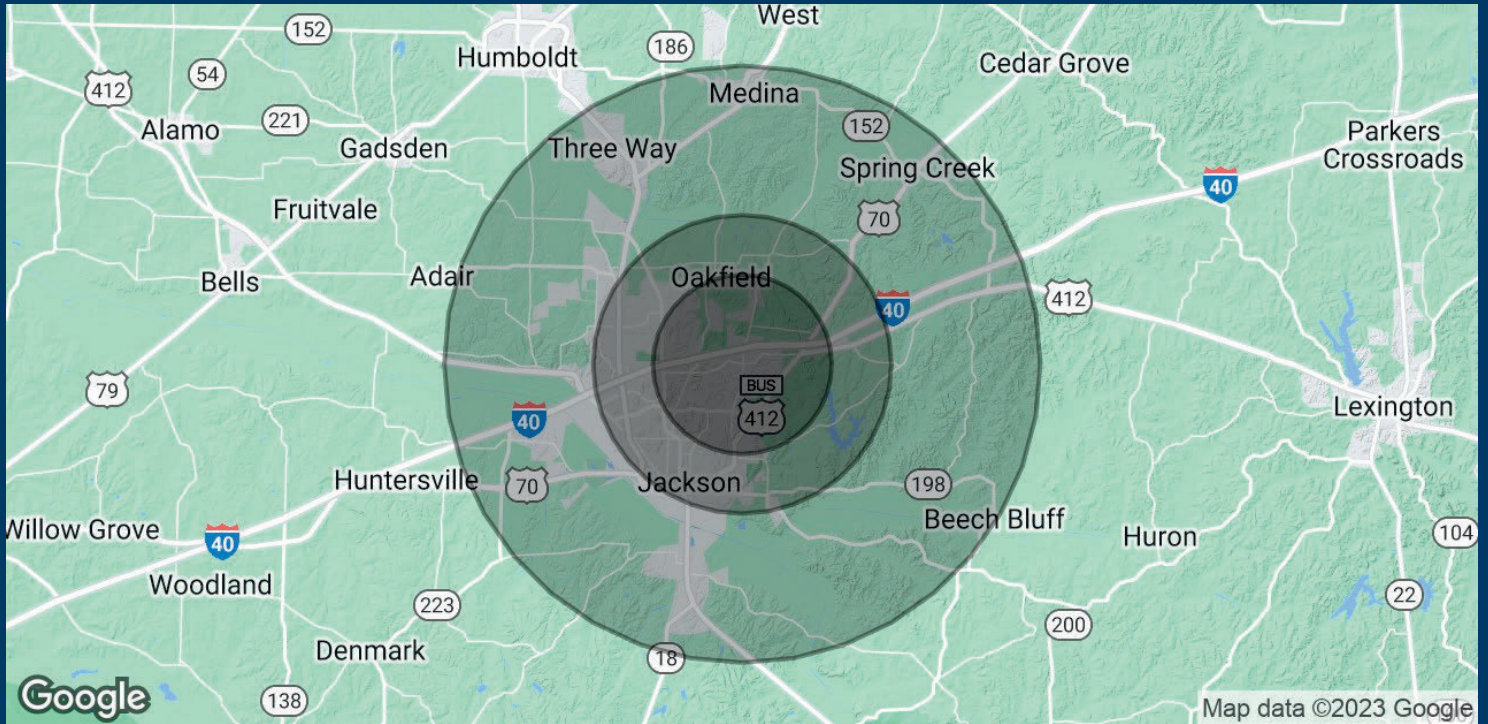






DEMOGRAPHICS

SW Corner of FE Wright & Ridgcrest  
 Jackson, TN 38305



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	20,079	57,424	92,880
Average Age	36.9	36.6	38.3
Average Age (Male)	33.9	34.6	36.5
Average Age (Female)	37.8	38.4	39.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,269	25,834	40,936
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$52,332	\$50,232	\$58,028
Average House Value	\$116,299	\$118,293	\$140,385

\* Demographic data derived from 2020 ACS - US Census







ADDITIONAL PHOTOS

SW Corner of FE Wright & Ridgcrest  
Jackson, TN 38305

