



WOODCREST
CAPITAL, LLC

1 Acre Hickory Commons Pad Site

6476 Winchester Rd | Memphis TN



Traffic Counts	
Bill Morris Pkwy	137,202 VPD
Winchester Rd	27,009 VPD
Kirby Pkwy	35,587 VPD

Demographics	1-mile	3-mile	5-mile
Population	16,063	92,649	195,974
Households	6,934	34,998	75,150
Average HH Income	\$44,057	\$66,931	\$84,664

*Demographics provided by CoStar Group, www.costar.com, 2023 dataset

LAND FOR SALE

**ACRES:
+/- 1.0**

**ZONING:
"CMU-3"
Commercial Mixed Use-3**

(817) 927-0050

Woodcrest Capital, LLC
 3113 South University Drive, Suite 600
 Fort Worth, TX 76109
 www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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