

# Raleigh Commerical Asset

4326 Stage Rd, Memphis TN 38128



OFFERING MEMORANDUM

Great Add Value Opportunity



BRADEN, BRADEN & BRADEN  
COMMERCIAL REAL ESTATE

# Raleigh Commerical Asset

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*Exclusively Marketed by:*

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[www.bbbcre.com](http://www.bbbcre.com)

**01 Executive Summary**

Investment Summary

Location Summary

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## OFFERING SUMMARY

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ADDRESS	<b>4326 Stage Rd Memphis TN 38128</b>
COUNTY	<b>Shelby</b>
BUILDING SF	<b>1,326 SF</b>
LAND ACRES	<b>.15</b>
LAND SF	<b>6,750 SF</b>
YEAR BUILT	<b>1940</b>
APN	<b>08502600056</b>
OWNERSHIP TYPE	<b>Fee Simple</b>

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## FINANCIAL SUMMARY

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PRICE	<b>\$50,000</b>
PRICE PSF	<b>\$37.71</b>

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## DEMOGRAPHICS

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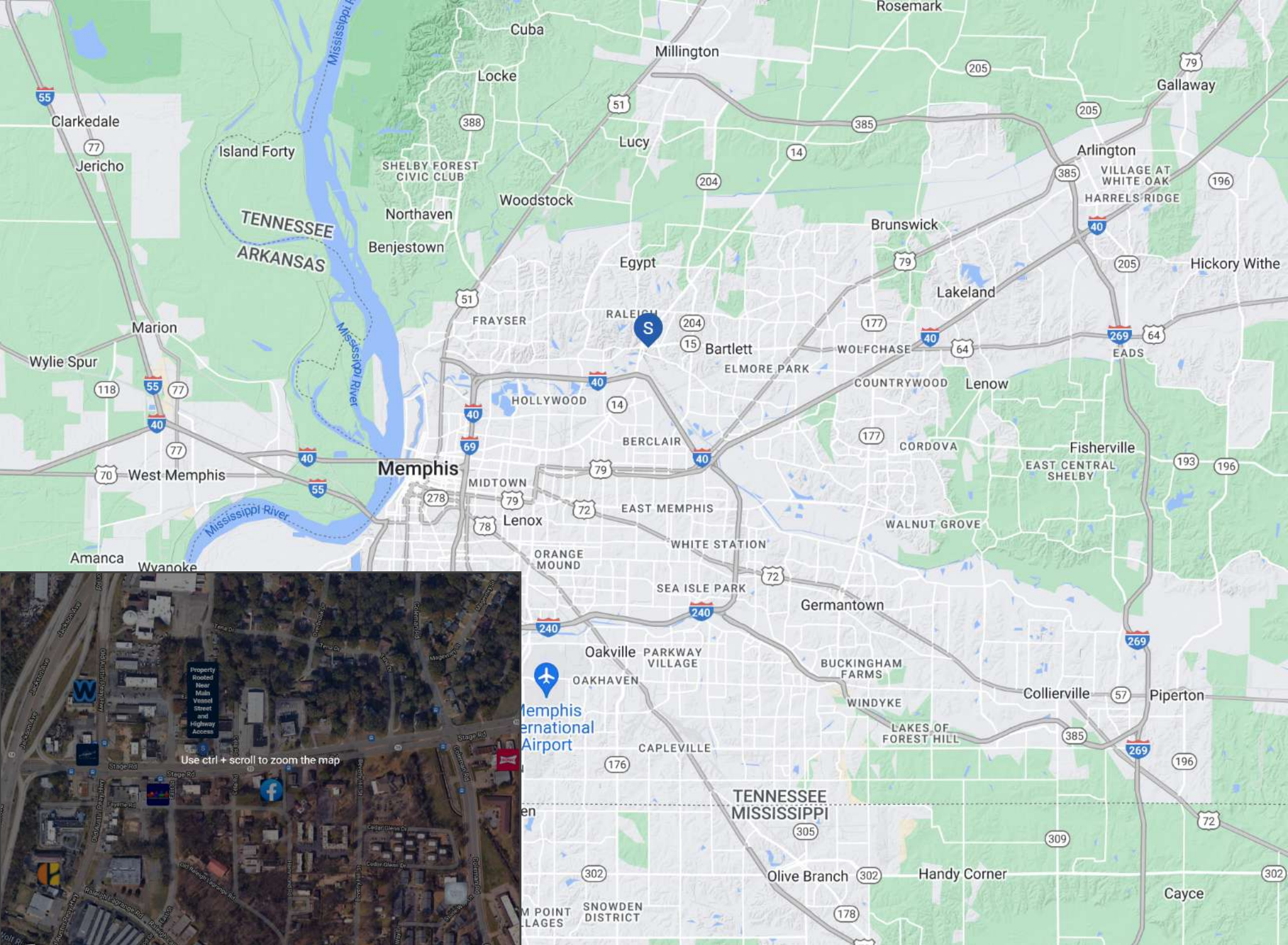
	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Population	<b>7,486</b>	<b>66,937</b>	<b>178,870</b>
2023 Median HH Income	<b>\$54,399</b>	<b>\$49,846</b>	<b>\$51,045</b>
2023 Average HH Income	<b>\$76,988</b>	<b>\$69,928</b>	<b>\$75,084</b>

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## Great Value Add Opportunity

- **Prime Investment Opportunity:** Discover the perfect blend of commercial and residential spaces at 4326 Stage Rd. This mixed-use property offers a unique chance to maximize your ROI with its versatile layout and strategic location.
- **Value-Add Potential:** Elevate the value of this property with smart renovations and strategic upgrades. Enhance the curb appeal, modernize the interiors, and watch as the property attracts premium tenants and higher rental rates, boosting your overall ROI.

- **Strategic Location:** Situated in a bustling commercial district, this property is primed for success. Benefit from high foot traffic, excellent visibility, and convenient access to amenities, making it an attractive investment for those seeking a profitable and dynamic real estate venture.



02 Property Description

Property Features

Property Images

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## GLOBAL

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NUMBER OF UNITS	1
BUILDING SF	1,326
LAND SF	6,750
LAND ACRES	.15
# OF PARCELS	1
YEAR BUILT	1940
ZONING TYPE	CMU-3
LOCATION CLASS	COMMERICAL
BUILDING CLASS	STORE/RETAIL
TOPOGRAPHY	FLAT
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1

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## COMMERCIAL VITALS

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NUMBER OF UNITS	1
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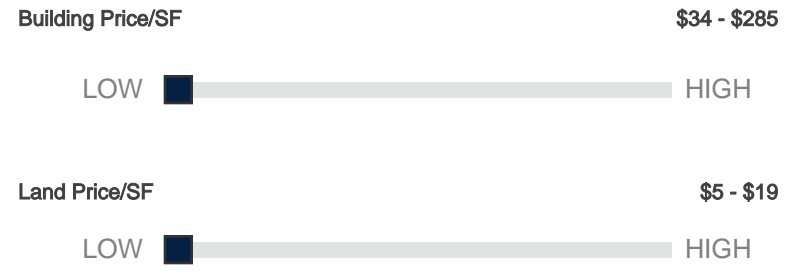


**03** Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map

1

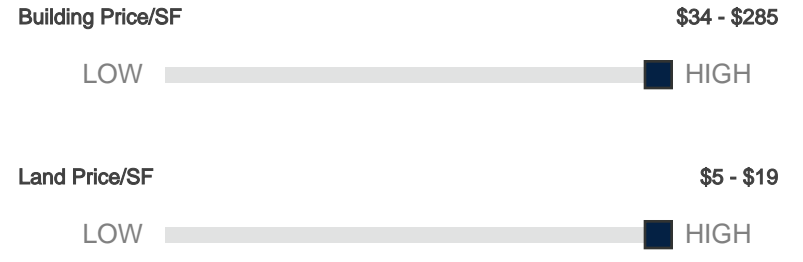
BUILDING SF	17,829
LAND SF	121,829
LAND ACRES	2.80
YEAR BUILT	1971
SALE PRICE	\$600,000
PRICE PSF	\$33.65
CLOSING DATE	8/5/2022
DISTANCE	0.4 miles



2827 Austin Peay  
Memphis, TN 38128

2

BUILDING SF	1,580
LAND SF	23,087
LAND ACRES	.53
YEAR BUILT	1969
SALE PRICE	\$450,000
PRICE PSF	\$284.81
DISTANCE	2.4 miles



3995 Raleigh Millington Rd  
Memphis, 38128

3

LAND SF	28,314
YEAR BUILT	1968
SALE PRICE	\$360,000
CLOSING DATE	2/2/2023
DISTANCE	0.6 miles

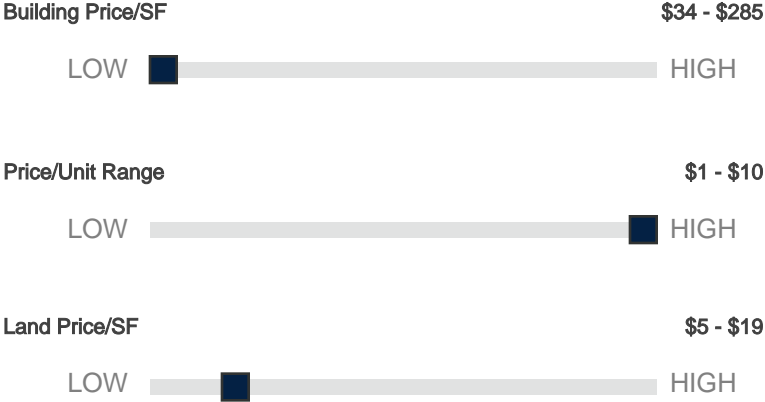


3135 Austin Peay  
 Memphis, TN 38128


S



BUILDING SF	1,326
LAND SF	6,750
LAND ACRES	.15
YEAR BUILT	1940
ASKING PRICE	\$50,000
PRICE PSF	\$37.71

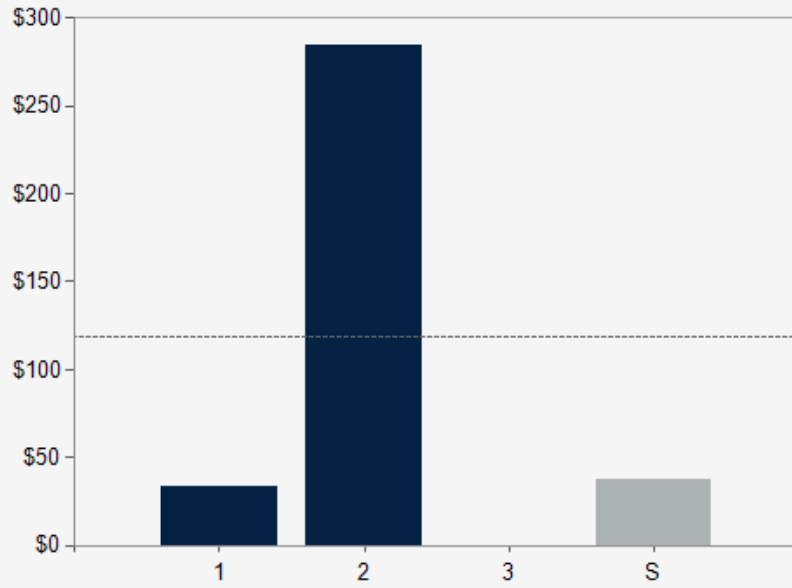


**Raleigh Commerical Asset**  
 4326 Stage Rd  
 Memphis, TN 38128

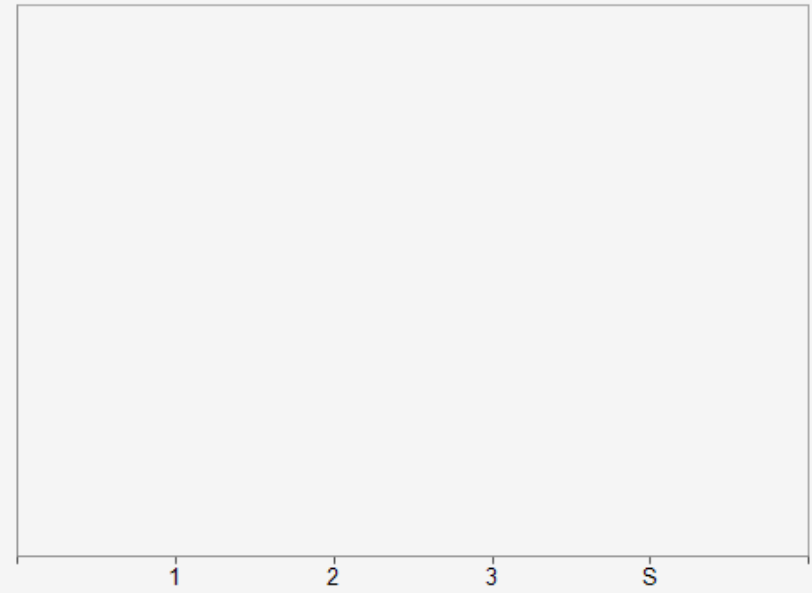
	PROPERTY	SALE PRICE	BLDG SF	PSF	Land SF	LAND PSF	CLOSE DATE	DISTANCE (mi)
1	2827 Austin Peay Memphis, TN 38128	\$600,000	17,829	\$33.65	121,829	\$4.92	8/5/2022	0.40
2	3995 Raleigh Millington Rd Memphis, 38128	\$450,000	1,580	\$284.81	23,087	\$19.49		2.40
3	3135 Austin Peay Memphis, TN 38128	\$360,000			28,314	\$12.71	2/2/2023	0.60
	<b>AVERAGES</b>	<b>\$470,000</b>	<b>9,704</b>	<b>\$159.23</b>	<b>57,743</b>	<b>\$12.38</b>		
S	 <p><b>Raleigh Commerical Asset</b> 4326 Stage Rd Memphis, TN 38128</p>	\$50,000	1,326	\$37.71	6,750	\$7.41		

**Price/SF**

Average: \$118.72

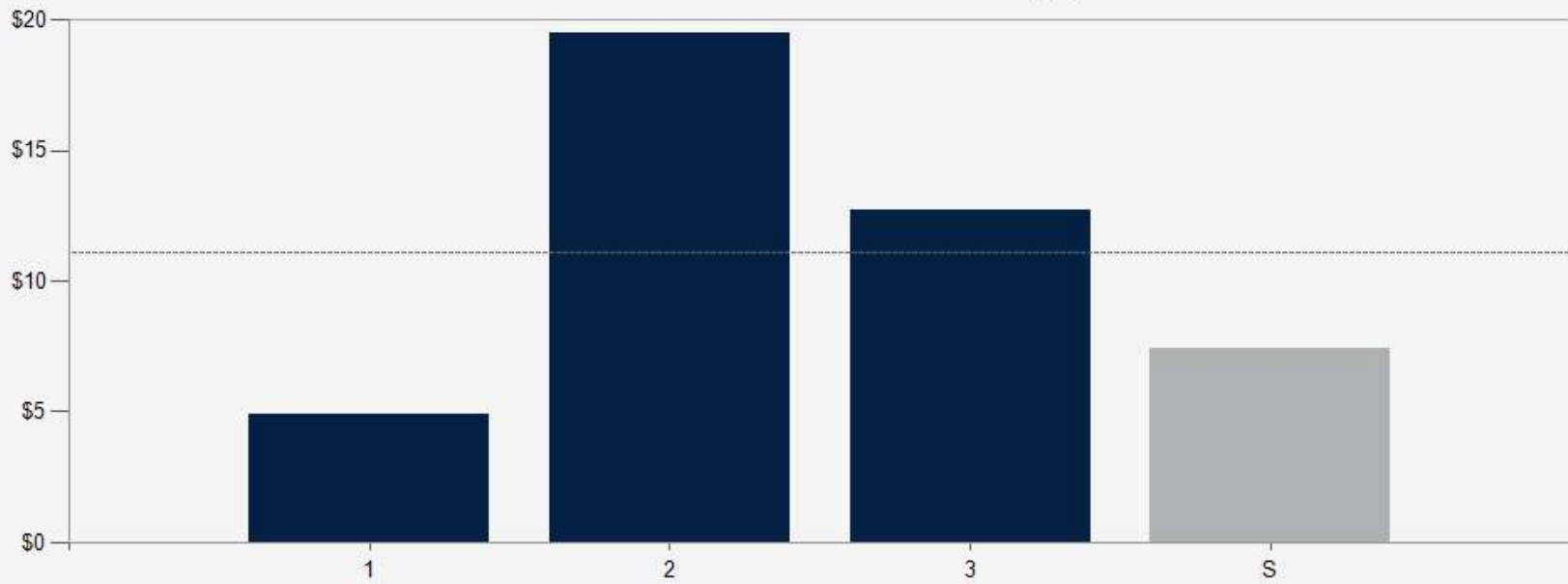


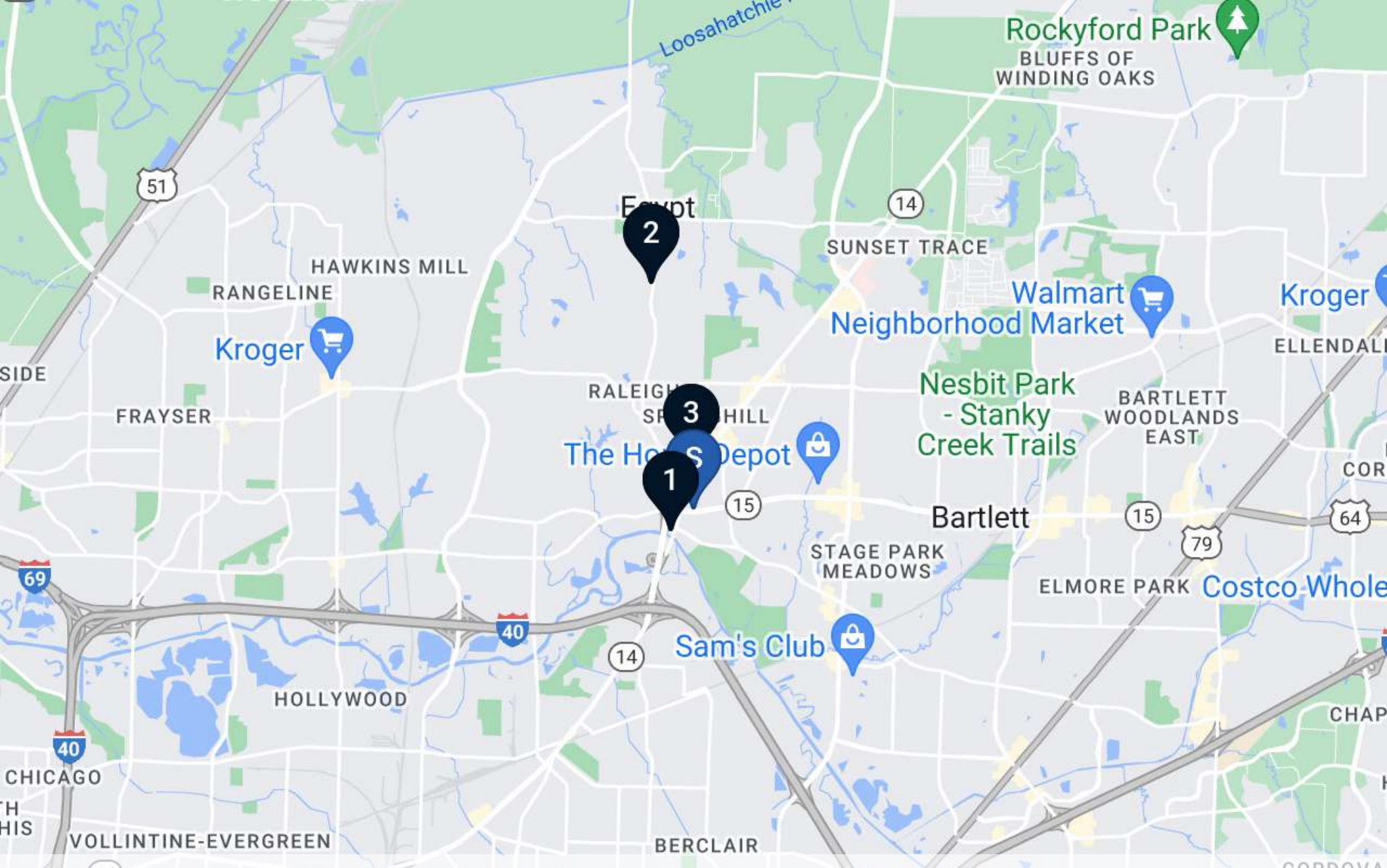
**GRM**



**Land PSF**

Average: \$11.14





#	Property Name	Address	City
3	Raleigh Commerical Asset	4326 Stage Rd	Memphis
1		2827 Austin Peay	Memphis
2		3995 Raleigh Millington Rd	Memphis
3	MIDTOWN	3135 Austin Peay	Memphis

**Demographics**

Demographics

Demographic Charts

04



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	8,428	68,830	192,939
2010 Population	8,014	69,039	188,642
2023 Population	7,486	66,937	178,870
2028 Population	7,274	65,055	174,126
2023 African American	6,014	40,047	94,751
2023 American Indian	23	347	833
2023 Asian	36	657	2,852
2023 Hispanic	513	12,188	26,139
2023 Other Race	384	8,402	16,875
2023 White	732	13,275	52,079
2023 Multiracial	296	4,193	11,425
2023-2028: Population: Growth Rate	-2.85 %	-2.85 %	-2.70 %

<b>2023 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	269	2,697	8,025
\$15,000-\$24,999	226	2,345	6,432
\$25,000-\$34,999	382	3,247	8,456
\$35,000-\$49,999	411	4,218	10,769
\$50,000-\$74,999	675	4,405	10,723
\$75,000-\$99,999	357	2,784	7,690
\$100,000-\$149,999	256	3,144	9,526
\$150,000-\$199,999	205	1,386	4,260
\$200,000 or greater	138	725	2,777
Median HH Income	\$54,399	\$49,846	\$51,045
Average HH Income	\$76,988	\$69,928	\$75,084

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	3,493	27,471	75,606
2010 Total Households	3,016	24,959	68,296
2023 Total Households	2,919	24,952	68,657
2028 Total Households	2,908	24,820	68,449
2023 Average Household Size	2.56	2.67	2.57
2000 Owner Occupied Housing	1,285	16,867	46,874
2000 Renter Occupied Housing	1,929	9,052	24,432
2023 Owner Occupied Housing	981	12,191	35,686
2023 Renter Occupied Housing	1,938	12,761	32,971
2023 Vacant Housing	421	2,414	6,741
2023 Total Housing	3,340	27,366	75,398
2028 Owner Occupied Housing	1,021	12,629	36,873
2028 Renter Occupied Housing	1,888	12,191	31,576
2028 Vacant Housing	438	2,580	7,120
2028 Total Housing	3,346	27,400	75,569
2023-2028: Households: Growth Rate	-0.40 %	-0.55 %	-0.30 %

Source: esri



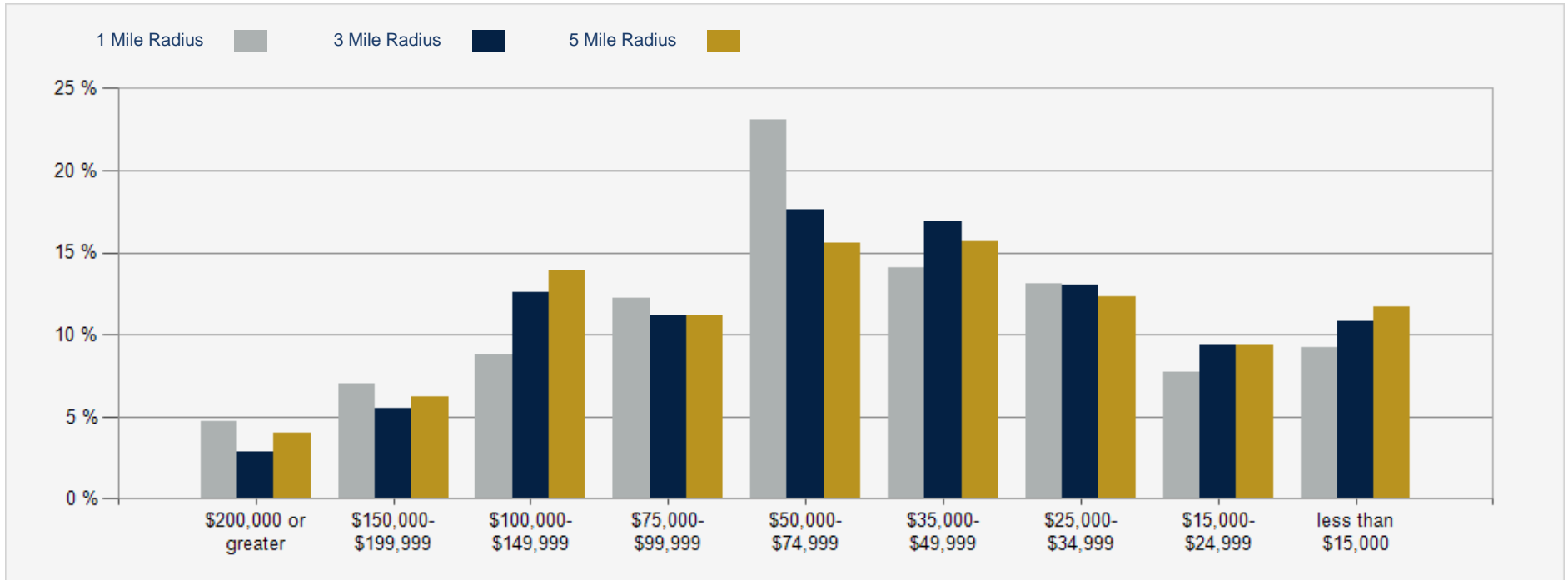
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	645	4,837	13,555
2023 Population Age 35-39	482	4,506	12,632
2023 Population Age 40-44	450	4,320	11,866
2023 Population Age 45-49	374	3,742	10,190
2023 Population Age 50-54	423	3,785	10,124
2023 Population Age 55-59	406	3,606	9,507
2023 Population Age 60-64	371	3,663	10,065
2023 Population Age 65-69	328	3,303	9,289
2023 Population Age 70-74	216	2,437	6,879
2023 Population Age 75-79	129	1,563	4,543
2023 Population Age 80-84	51	856	2,552
2023 Population Age 85+	66	816	2,627
2023 Population Age 18+	5,393	49,375	133,236
2023 Median Age	32	34	35

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,491	\$51,033	\$53,145
Average Household Income 25-34	\$73,322	\$69,075	\$74,734
Median Household Income 35-44	\$58,619	\$57,272	\$59,983
Average Household Income 35-44	\$87,594	\$78,047	\$84,953
Median Household Income 45-54	\$53,664	\$55,366	\$59,206
Average Household Income 45-54	\$73,662	\$74,683	\$83,748
Median Household Income 55-64	\$59,670	\$53,899	\$53,643
Average Household Income 55-64	\$85,890	\$74,188	\$77,039
Median Household Income 65-74	\$45,691	\$42,883	\$44,304
Average Household Income 65-74	\$76,481	\$64,948	\$68,548
Average Household Income 75+	\$59,663	\$54,935	\$59,662

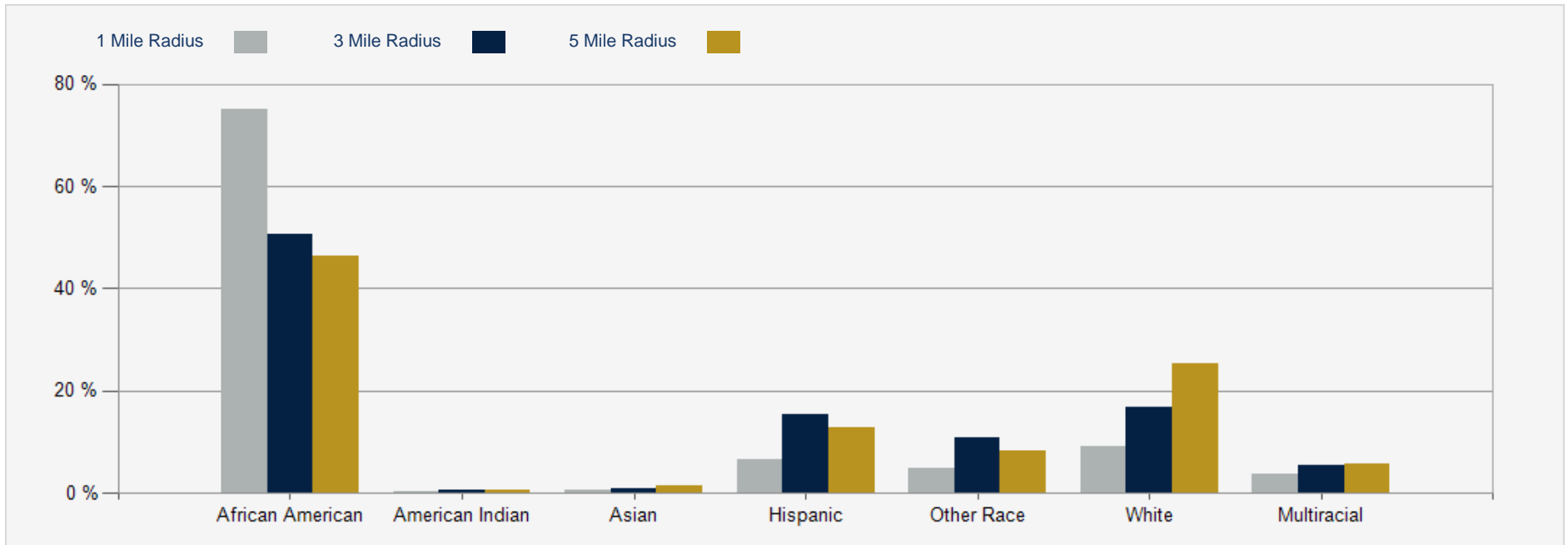
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	513	4,496	11,640
2028 Population Age 35-39	562	4,479	12,725
2028 Population Age 40-44	439	4,245	11,853
2028 Population Age 45-49	405	3,827	10,825
2028 Population Age 50-54	350	3,493	9,489
2028 Population Age 55-59	378	3,408	9,147
2028 Population Age 60-64	337	3,221	8,677
2028 Population Age 65-69	335	3,297	8,941
2028 Population Age 70-74	265	2,761	7,870
2028 Population Age 75-79	177	1,973	5,656
2028 Population Age 80-84	90	1,173	3,466
2028 Population Age 85+	57	889	2,853
2028 Population Age 18+	5,337	49,018	132,005
2028 Median Age	33	35	37

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,459	\$63,324	\$66,430
Average Household Income 25-34	\$91,721	\$85,492	\$90,133
Median Household Income 35-44	\$65,953	\$70,386	\$76,378
Average Household Income 35-44	\$102,046	\$93,540	\$102,070
Median Household Income 45-54	\$60,845	\$66,137	\$75,038
Average Household Income 45-54	\$91,327	\$90,695	\$101,035
Median Household Income 55-64	\$80,338	\$68,154	\$69,290
Average Household Income 55-64	\$110,780	\$92,004	\$94,777
Median Household Income 65-74	\$55,676	\$52,865	\$53,704
Average Household Income 65-74	\$97,521	\$82,491	\$83,900
Average Household Income 75+	\$82,200	\$74,584	\$77,738

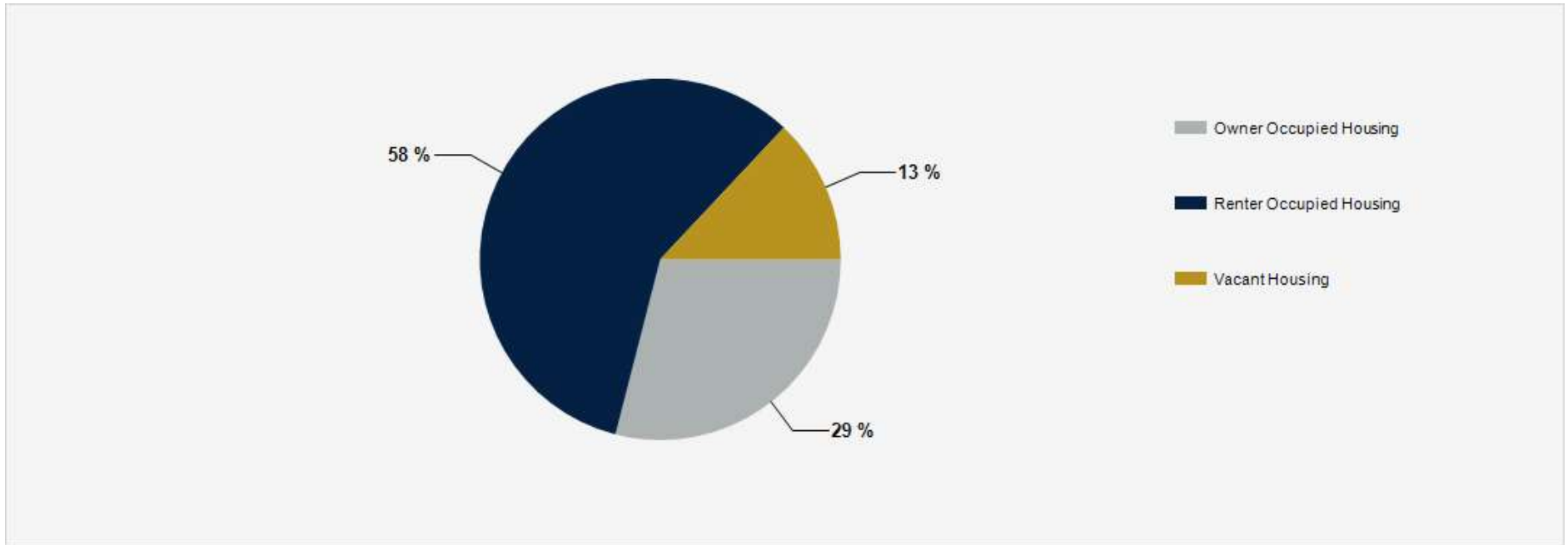
## 2023 Household Income



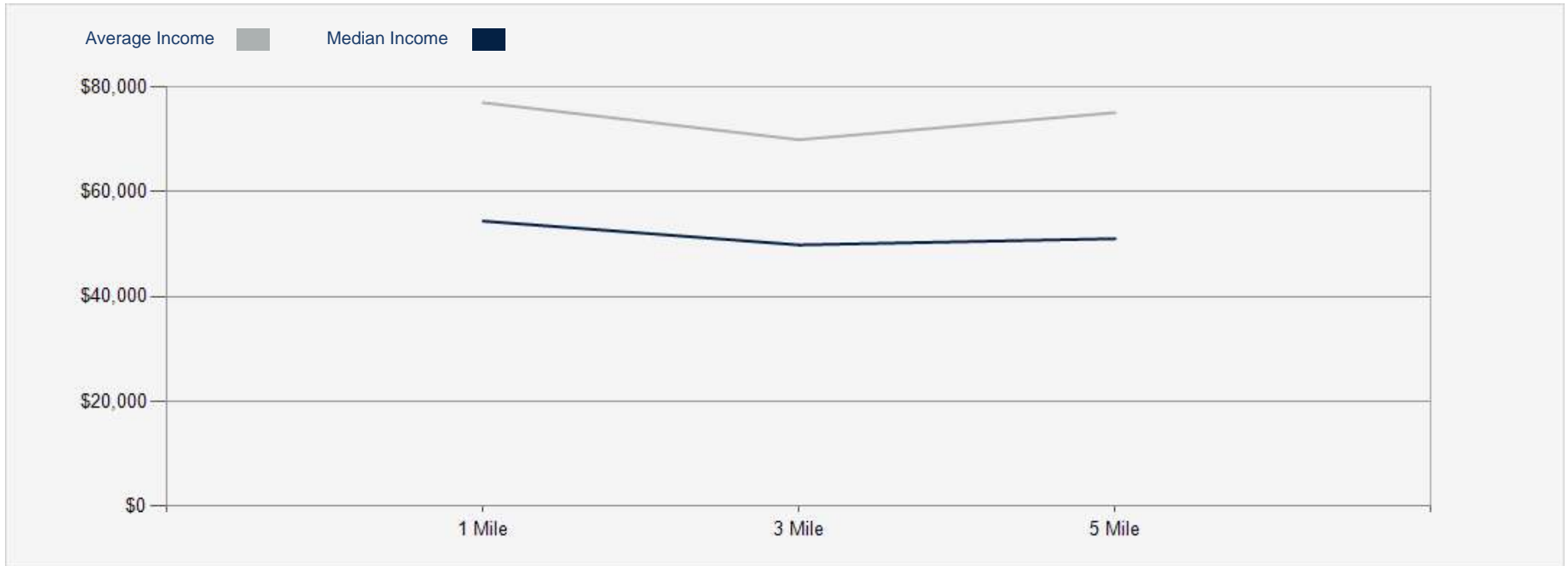
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



**05 Company Profile**

Company Bio

Advisor Profile

05



## **BRADEN, BRADEN & BRADEN**

**COMMERCIAL REAL ESTATE**

Ever existing is a general insecurity in real estate market stabilization, thus, our company has set itself the task of providing quality investment services for our clients and catalyzing strong economic assets for the communities in which we live and invest.

Braden, Braden & Braden is an established full-service real estate firm founded in 2003 and proudly originated and based in Memphis, TN. The company is the largest minority commercial real estate firm in the states of Tennessee, Mississippi, and Arkansas, as it is comprised of highly experienced and highly skilled brokers.

Braden, Braden & Braden's reputation is founded on the ability to deliver a wide range of commercial real estate investment services to long-time clients, corporate organizations, government entities, and high-value individuals in addition to individuals who are new to commercial real estate investing. More specifically, we are practiced in the acquisition and disposition of residential & commercial assets, commercial leasing, and analysis of financial, demographic, and market data. Our company is fully equipped to handle all deals within the scope of our services and the intention is to enable clients both local and nationwide to take advantage of our services, valuable strategies, and standard of eminence to accomplish all real-estate goals.

### **OUR MISSION STATEMENT**

At Braden, Braden & Braden, our mission is to educate, encourage, and assist members of our community to secure quality investments. We provide our clients with advantageous property solutions, to encourage community development & expansion and to foster trusted, long-term relationships with our clients by maintaining our reputation as a premier, full-service commercial real estate brokerage firm. Our strategies are based on maximum exposure and optimal results for every deal. Licensed in Tennessee, Mississippi, and Arkansas.

### **OUR VISION**

Alongside the mission we commit to our clients, the company operates under a vision of revolutionizing the “face” of the commercial real estate profession by developing and cultivating black real estate professionals, thereby increasing the number of minority individuals in a historically less diverse profession.



Jackie Braden  
JR. PARTNER

A native of Memphis, born in the historical Klondike district and raised in Frayser, TN. Jackie Braden attended High School at Trezevant High 1990. Continuing his education, Braden attended the Historical Lemoyne Owen College where he received his bachelor's degree in Business. Mr. Braden went on to obtain his MBA at Webster University.

Mr. Braden began as an engineer and radio Personality at KHXT FLINN BROADCASTING and landed the Marketing Executive position for Mid-South Equity Mortgage 1996. Under the direction of Vice-President Curtis Braden, Jackie Braden went on to become the number one Loan Processor increasing overall production over 10% during his tenure.

In 2008, Mr. Braden went on to serve the State of TN as Office Supervisor of the Department of Human Service. Mr. Braden partnered with different local, state, and federal agencies to implement a successful pilot program that is currently being rolled out in all TN counties statewide. Additionally, he managed and supervised 5 departments with 40 direct personnel.

In 2020 Mr. Braden Obtained his Real Estate License and decided to re-join his brother, Curtis Braden, as a Junior Partner at Braden, Braden & Braden LLC. committing to the Mission: Educating, Encouraging, and assisting members in our community to secure quality investments as an avenue to generational wealth building.