



FOR LEASE

MORRISON VILLAGE  
4400 S HOUSTON LEVEE RD

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# MORRISON VILLAGE

4400 S HOUSTON LEVEE RD



## PROPERTY DESCRIPTION

Morrison Village is an 11.5-acre mixed-use development located just north of Highway 385 and Houston Levee Road in Collierville, TN. Surrounded by over 30 acres of parkland and connected to the town's greenbelt trail system, the site offers a unique blend of walkability, green space, and convenience. Thoughtfully integrated retail and multi-family units to foster a true live-work-play environment with a state-of-the-art childcare facility anchoring the first phase.



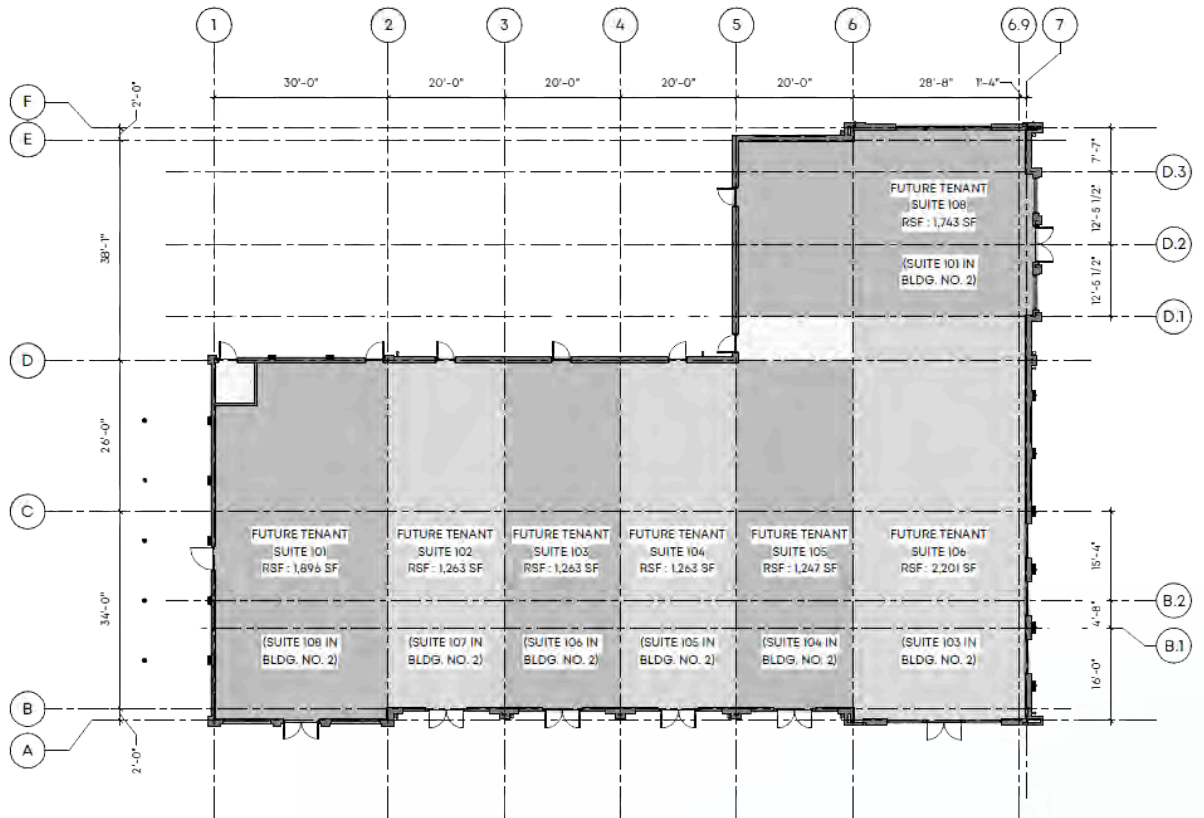
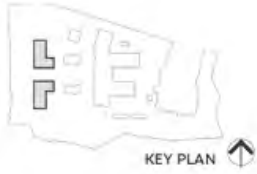
## PROPERTY HIGHLIGHTS

- Q3 2026 estimated completion with pre-leasing and build-to-suit opportunities available now
- Well-suited for health & wellness, boutique retail, and service-oriented tenants
- Hotel component planned, offering potential for hospitality and event-focused users
- Strategically positioned between Collierville and Germantown, offering regional accessibility
- Traffic Counts: S Houston Levee Rd (12,490 AADT) and Hwy 385 (55,550 AADT)

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# RETAIL AVAILABILITY

Retail Bays A and B front S Houston Levee Road, offering excellent visibility and access in one of Collierville's highest-growth areas. These bays are ideal for retail, dining, or service-oriented tenants looking to capitalize on steady traffic and strong neighborhood demographics. With modern storefronts and high exposure, they present a prime opportunity for brand visibility and long-term success.



## SUITES AVAILABLE

Suite A-101	1,896 SF	Suite A-106	2,201 SF	Suite B-104	1,263 SF
Suite A-102	1,263 SF	Suite A-108	1,743 SF	Suite B-105	1,263 SF
Suite A-103	1,263 SF	Suite B-101	1,743 SF	Suite B-106	1,263 SF
Suite A-104	1,263 SF	Suite B-102	2,201 SF	Suite B-108	1,896 SF
Suite A-105	1,247 SF	Suite B-103	1,247 SF		

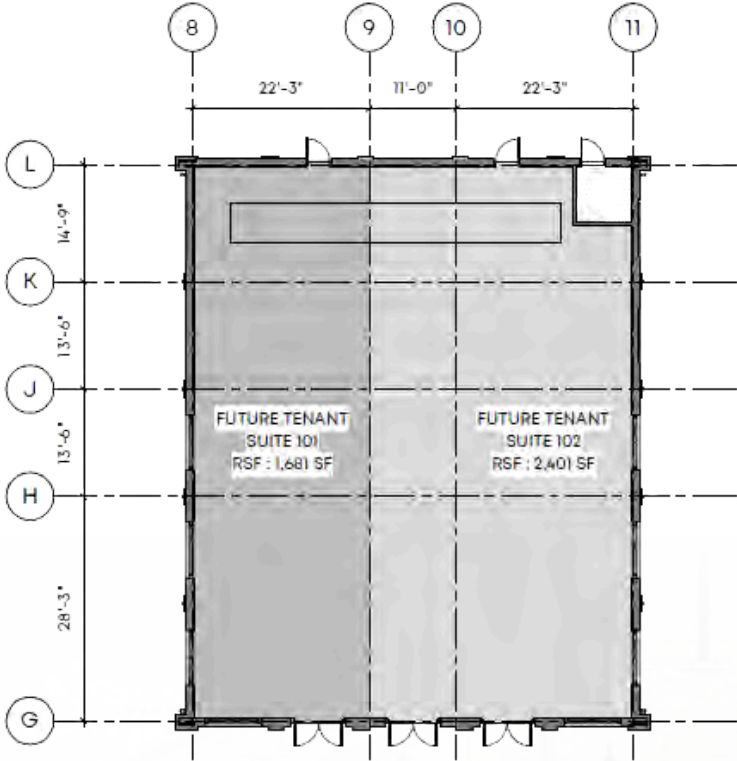
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# RETAIL AVAILABILITY

Bay C is a standalone retail building within Morrison Village, offering premium visibility and branding potential along a key corridor in Collierville. Its freestanding design allows for flexible floorplans and dedicated signage, making it ideal for boutique retail, specialty food, or lifestyle concepts. Surrounded by new residential growth and complementary uses, Suite C-101 provides a high-traffic, high-impact opportunity for a retail tenant seeking a prominent location.



## SUITE AVAILABLE

Suite C-101      1,681 SF

Suite C-102      2,401 SF



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S HOUSTON LEVEE ROAD

S SHEA ROAD

KEY	
	STUDIO
	ONE BEDROOM
	TWO BEDROOM
	THREE BEDROOM
	RETAIL
	AMENITY



# MIXED-USE PLAN

## RETAIL RENDERINGS



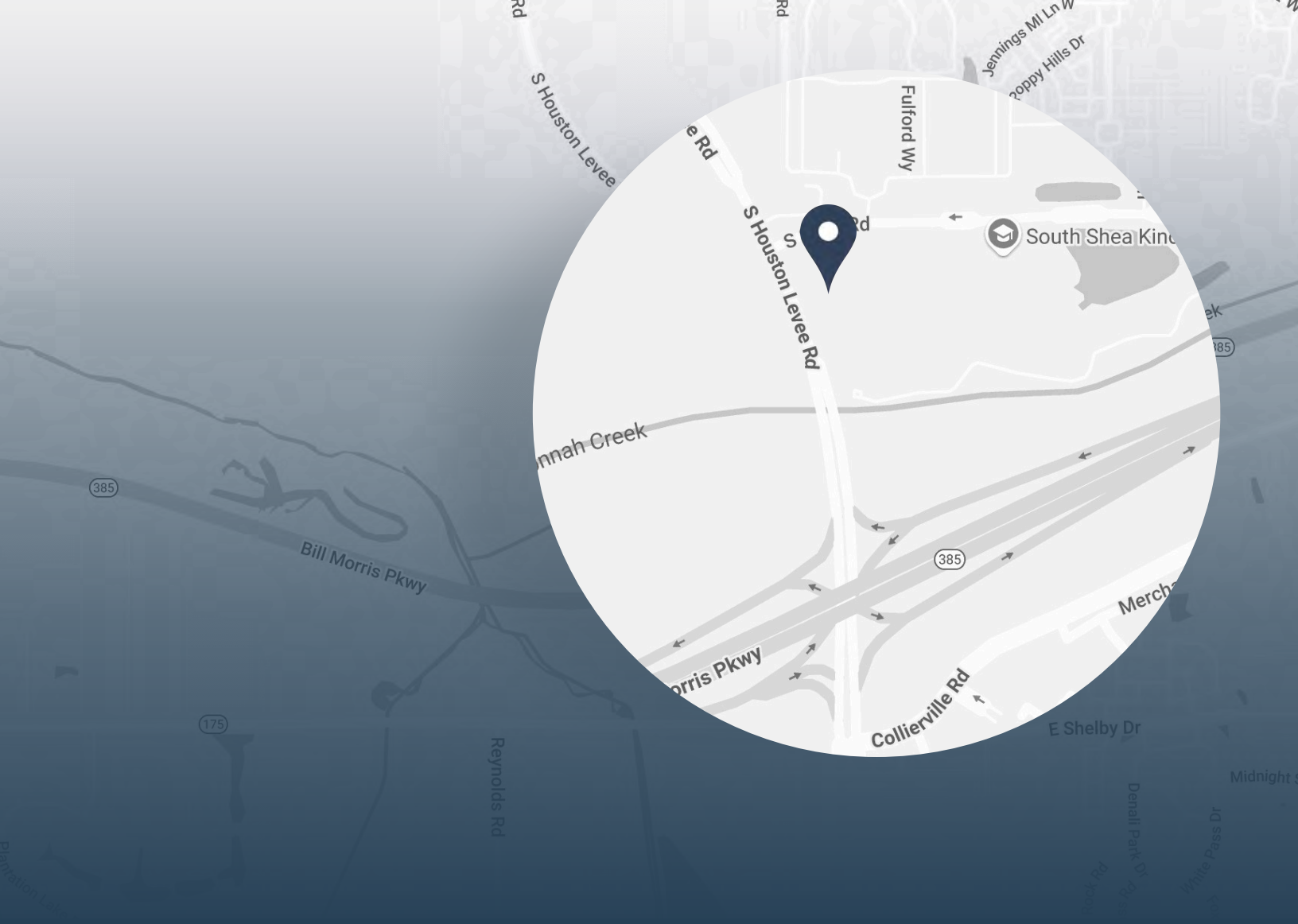
## DEVELOPMENT LAYOUT



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## LOCATION DESCRIPTION

Morrison Village is located just north of the Highway 385 and Houston Levee Road interchange, placing it in the heart of Collierville's fastest-growing corridor. The site offers convenient access to Carriage Crossing, the area's premier shopping and dining destination, and is only minutes from Schilling Farms, a thriving mixed-use community with corporate offices, schools, healthcare, and residential neighborhoods.

Surrounded by new residential and commercial development, Morrison Village is ideally positioned to serve Collierville's expanding population. With top-rated schools, strong demographics, and ongoing investment in infrastructure, the area continues to attract families and businesses seeking high-quality suburban living with regional accessibility.

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