







MEMPHIS | New Construction & Proposed Multifamily Projects



Source: Yardi Matrix

ID	PROPERTY NAME	ADDRESS	CITY	STATE	ZIP	STATUS	UNITS	SUBMARKET	PERMIT DATE	FORECASTED COMPLETION DATE	START OF RENT-UP	
1	The Courts Midtown	1391 Court Avenue	Memphis	TN	38104	Lease-Up	121	Memphis - Midtown Central	03/31/2022	12/31/2023	11/01/2022	
2	City Place	8993 Crestwyn Hills Drive	Memphis	TN	38125	Lease-Up	398	Memphis - Windyke	01/03/2021	12/31/2023	05/01/2022	
3	Orleans Station	694 Madison Avenue	Memphis	TN	38103	Lease-Up	374	Memphis - Downtown East	11/01/2021	11/30/2023	08/01/2022	
4	Link Apartments Broad Avenue	2540 Broad Avenue	Memphis	TN	38112	Lease-Up	370	Memphis - Midtown Central	02/01/2022	09/30/2023	12/01/2022	
5	Whispering Pines	2312 Dwight Road	Memphis	TN	38114	Lease-Up	99	Memphis - Midtown South	03/01/2020	08/31/2023	04/01/2022	
Total Lease-Up							1,362					
6	The Lake District	3536 Canada Road	Lakeland	TN	38002	Under Construction	561	Arlington	09/30/2022	09/30/2025		
7	Conwood II	645 North Front Street	Memphis	TN	38107	Under Construction	294	Memphis - Downtown West	03/15/2023	03/31/2025		
8	Liberty Park Memphis	SWC Central Avenue & Home Run Lane	Memphis	TN	38104	Under Construction	200	Memphis - Midtown Central	06/15/2023	01/31/2025		
9	The Oliver	7 Vance Avenue	Memphis	TN	38103	Under Construction	210	Memphis - Downtown West	01/01/2023	12/31/2024		
10	Tapestry at Forest Creek	4508 Forest Hill Irene Road	Collierville	TN	38017	Under Construction	269	Collierville	10/01/2022	10/31/2024		
11	Tillman Cove	3019 Tillman Cove	Memphis	TN	38112	Under Construction	219	Memphis - East Memphis	08/31/2022	08/31/2024		
12	The Residences at Thornwood Phase VIII	7794 Kings College Avenue	Germantown	TN	38138	Under Construction	54	Germantown	04/30/2023	04/30/2024		
13	Century	777 Mount Moriah Road	Memphis	TN	38117	Under Construction	118	Memphis - East Memphis	08/01/2022	12/31/2023		
14	The Registry at Thornwood	7810 Neshoba Road	Germantown	TN	38138	Under Construction	54	Germantown	08/01/2022	08/31/2023		
Total Under Construction							1,979					
15	Providence Place	Hayes Landing Lane & Milton Wilson Blvd	Arlington	TN	38002	Planned	154					
16	100 North Main	100 North Main Street	Memphis	TN	38103	Planned	200	Memphis - Downtown West				
17	324 South Front Street	324 South Front Street	Memphis	TN	38103	Planned	165	Memphis - Downtown West				
18	Memphis Waterfront Tower	50 North Front Street	Memphis	TN	38103	Planned	300	Memphis - Downtown West				
19	The Oliver Phase II	7 Vance Avenue	Memphis	TN	38103	Planned	63	Memphis - Downtown West				
20	Rise on the Ravine	480 Union Avenue	Memphis	TN	38103	Planned	266	Memphis - Downtown East				
21	The Walk - Building B	SEC South 4th Street & Union Avenue	Memphis	TN	38103	Planned	175	Memphis - Downtown East				
22	The Walk - Building G	341 Union Avenue	Memphis	TN	38103	Planned	414	Memphis - Downtown East				
23	Parkview Redevelopment	1914 Poplar Avenue	Memphis	TN	38104	Planned	126	Memphis - Midtown Central				
24	URBN on Union	1338 Union Avenue	Memphis	TN	38104	Planned	270	Memphis - Midtown Central				
25	35 Central	3535 Central Avenue	Memphis	TN	38111	Planned	75	Memphis - East Memphis				
26	Homewood Suites Conversion	5839 Poplar Avenue	Memphis	TN	38119	Planned	140	Memphis - Kirby				
27	Crowne Plaza Memphis Redevelopemnt	2625 Thousand Oaks Blvd	Memphis	TN	38118	Planned	122	Memphis - Parkway Village				
28	Foxwood	2778 Pickering Drive	Memphis	TN	38115	Planned	220	Memphis - Hickory Ridge				
29	Kirby Pointe	6482 East Shelby Drive	Memphis	TN	38141	Planned	116	Memphis - Hickory Ridge				
30	The Standard Germantown	6685 Poplar Avenue	Germantown	TN	38138	Planned	320	Germantown				
31	The Water Tower District	1125 Schilling Blvd West	Collierville	TN	38017	Planned	257	Collierville				
32	Cypress Complex	North Houston Levee Road & Walnut Grove Road	Cordova	TN	38018	Planned	500	Cordova				
33	Dwell at Shelby Farms	524 Raleigh LaGrange Road	Cordova	TN	38018	Planned	930	Cordova				
34	Parkside at Shelby Farms	6680 Mullins Station Road	Memphis	TN	38134	Planned	300	Cordova				
35	Lakeland Town Square Phase II	4815 Market Green Place West	Lakeland	TN	38002	Planned	152	Arlington				
36	The Cascades	Cockrum Road & College Street	Olive Branch	MS	38654	Planned	740	Olive Branch				

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37	Alexander at Turman	1265 Turman Drive	Horn Lake	MS	38637	Planned	200	Southhaven / North Lake			
38	The Provost	2855 Nail Road East	Southaven	MS	38672	Planned	92	Southhaven / North Lake			
39	Foote Park at South City Phase VI	410 South Danny Thomas Blvd	Memphis	TN	38126	Planned	80	Memphis - Downtown East			
40	Legends Park Phase II	198 North Pauline Street	Memphis	TN	38105	Planned	131	Memphis - Downtown East			
41	Central Yards	2101 Central Avenue	Memphis	TN	38104	Planned	348	Memphis - Midtown Central			
42	Claybrook Street	220 South Claybrook Street	Memphis	TN	38104	Planned	82	Memphis - Midtown Central			
Total Planned							6,938				
43	701 North Main	701 North Main Street	Memphis	TN	38107	Prospective	400	Memphis - Downtown West			
44	Fall Building Redevelopment	22 North Front Street	Memphis	TN	38103	Prospective	176	Memphis - Downtown West			
45	Harbor Town	722 Riverside Drive	Memphis	TN	38103	Prospective	100	Memphis - Downtown West			
46	Overton Avenue	119 Overton Avenue	Memphis	TN	38103	Prospective	108	Memphis - Downtown West			
47	Pembroke	119 South Main Street	Memphis	TN	38103	Prospective	73	Memphis - Downtown West			
48	Pinch District	North Main Street & Overton Avenue	Memphis	TN	38103	Prospective	942	Memphis - Downtown West			
49	Pinch District Phase II	North Main Street & Overton Avenue	Memphis	TN	38103	Prospective	586	Memphis - Downtown West			
50	658 Dudley Street	658 South Dudley Street	Memphis	TN	38104	Prospective	85	Memphis - Downtown East			
51	The Butler	509 South B.B. King Blvd	Memphis	TN	38126	Prospective	285	Memphis - Downtown East			
52	Court Avenue Renovation	300 Court Avenue	Memphis	TN	38103	Prospective	120	Memphis - Downtown East			
53	Vance Avenue	South 4th St. & Vance Avenue	Memphis	TN	38126	Prospective	56	Memphis - Downtown East			
54	The Vic on Union	785 Union Avenue	Memphis	TN	38103	Prospective	286	Memphis - Downtown East			
55	The Walk Phase II	South Danny Thomas Blvd & Gayoso Avenue	Memphis	TN	38103	Prospective	100	Memphis - Downtown East			
56	Houston Street and Southern Avenue	587 Houston Street	Memphis	TN	38111	Prospective	92	Memphis - Midtown South			
57	1245 Madison Avenue	1270 Madison Avenue	Memphis	TN	38104	Prospective	108	Memphis - Midtown Central			
58	Crosstown Mound Redevelopment	1234 Overton Park Avenue	Memphis	TN	38105	Prospective	250	Memphis - Midtown Central			
59	Madison Avenue	1750 Madison Avenue	Memphis	TN	38104	Prospective	74	Memphis - Midtown Central			
60	South Bellevue Boulevard	South Bellevue Blvd & Heistan Place	Memphis	TN	38104	Prospective	100	Memphis - Midtown Central			
61	Lighthouse	3100 Walnut Grove Road	Memphis	TN	38111	Prospective	200	Memphis - East Memphis			
62	Opus East Memphis	1029 Cherry Road	Memphis	TN	38117	Prospective	240	Memphis - East Memphis			
63	Perkins Flats	4684 Poplar Avenue	Memphis	TN	38117	Prospective	117	Memphis - East Memphis			
64	Poplar Plaza	3485 Plaza Drive	Memphis	TN	38111	Prospective	240	Memphis - East Memphis			
65	Racquet Club Redevelopment	5111 Sanderlin Avenue	Memphis	TN	38117	Prospective	50	Memphis - East Memphis			
66	Sonesta ES Suites Redevelopment	6141 Poplar Pike	Memphis	TN	38119	Prospective	105	Memphis - Kirby			
67	Belz + MRG	3725 Champion Hills Drive	Memphis	TN	38125	Prospective	140	Memphis - Windyke			
68	Viridian	9660 Winchester Road	Memphis	TN	38125	Prospective	242	Memphis - Windyke			
69	Union Depot	6896 State Route 70	Memphis	TN	38135	Prospective	588	Memphis - Bartlett North			
70	Peach Tree Senior	3180 Steele Street	Memphis	TN	38127	Prospective	79	Memphis - Frayser			
71	The Greens at Irene Woods	Forest Hill Irene Road & Thornbury Blvd	Memphis	TN	38125	Prospective	275	Collierville			
72	The Springs at Ashby	560 West Poplar Avenue	Collierville	TN	38017	Prospective	196	Collierville			
73	Argento at Grays Creek	Reid Hooker Road & US Route 64	Memphis	TN	38028	Prospective	260	Cordova			
74	Goodlett Farms	7192 Goodlett Farms Pkwy	Cordova	TN	38016	Prospective	408	Cordova			

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75	Harmony at Morning Grove	9525 US Highway 64	Memphis	TN	38016	Prospective	200	Cordova				
76	The Louix at Shelby Farms	Mullins Station Road & Whitten Road	Memphis	TN	38134	Prospective	280	Cordova				
77	Hawthorne	Mabry Lane & Summers Road	Arlington	TN	38002	Prospective	600	Arlington				
78	Astoria Square	5300 Navy Road	Millington	TN	38053	Prospective	166	Millington				
79	Millington - Barret Oaks	7266 Raleigh Millington Road	Millington	TN	38053	Prospective	128	Millington				
80	The One at Millington	5156 Glencoe Way	Millington	TN	38053	Prospective	360	Millington				
81	Central Lofts	2601 Central Avenue	Memphis	TN	38104	Prospective	128	Memphis - Midtown Central				
Total Prospective							8,943					
TOTAL MEMPHIS							19,222					