



DOWNTOWN MEMPHIS

POWERED BY THE DOWNTOWN MEMPHIS COMMISSION

Center City Development Corporation &
Center City Revenue Finance Corporation

Status Reports
January - September 2025

Center City Development Corporation

Current Projects Planned

9

Current Under Construction

19

January - June 2025

Projects Completed

14

Incentives Amount

\$583 K

Estimated Project Budgets

\$3.1 M

July - September 2025

Projects Completed

6

Incentives Amount

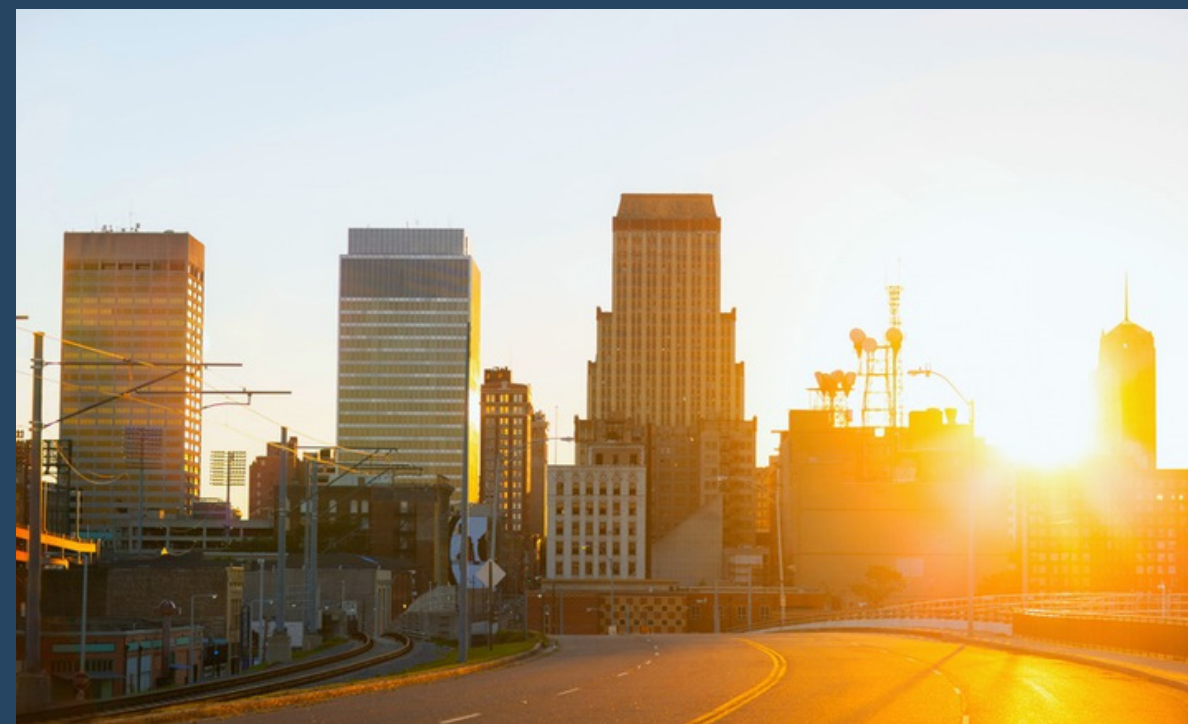
\$470 K

Estimated Project Budgets

\$2.5 M

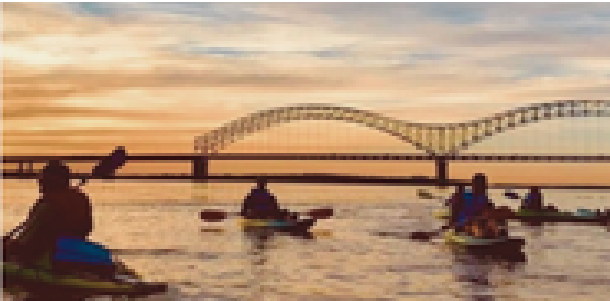
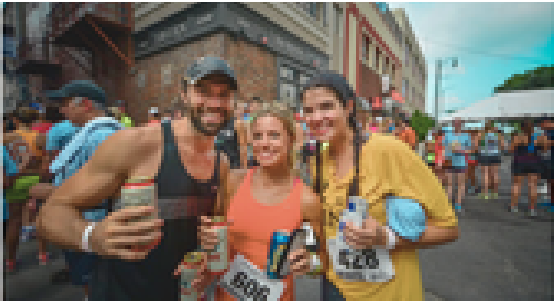


**■ DOWNTOWN
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■ COMMISSION**



Center City Development Corporation | **Planned Projects**

Project Name	Project Address	Status	Estimated Project Budget	Incentive	CCDC Incentive Amount
18 S. Main St. Redevelopment	18 S MAIN ST	Planned	\$590,000.00	Development Loan	\$200,000.00
321 S Main St	321 S MAIN ST	Planned	\$140,000.00	Exterior Improvement Grant	\$60,000.00
Bar Limina	0 MADISON AVE	Planned	\$107,300.00	Exterior Improvement Grant	\$14,650.00
PVA Midsouth (526 Beale St.)	526 BEALE ST	Planned	\$1,077,195.00	Exterior Improvement Grant	\$40,000.00
Good Fortune Company Expansion	361 S MAIN ST	Planned	\$1,489,100.00	General Grant	\$88,750.00
954 Second St (TechFit)	954 N 2ND ST	Planned	\$27,750.00	Good Neighbor Grant	\$27,750.00
Café Noir	598 MARSHALL AVE	Planned	\$78,493.13	Retail Tenant Improvement Grant	\$15,000.00
Dawg Team Apparel USA	694 MADISON AVE	Planned	\$131,563.00	Retail Tenant Improvement Grant	\$30,000.00
Gussied Up (655 Marshall, Ste 103)	655 MARSHALL AVE	Planned	\$240,000.00	Retail Tenant Improvement Grant	\$30,000.00



Center City Development Corporation | Projects Under Construction

Project Name	Project Address	Status	Estimated Project Budget	Incentive	CCDC Incentive Amount
1400 Madison (Krosstown Kleaners)	1400 MADISON AVE	Under Construction	\$747,043.00	Development Loan	\$200,000.00
24 S. Main	24 S MAIN ST	Under Construction	\$1,647,463.00	Exterior Improvement Grant	\$80,000.00
324 E Georgia Ave	324 E GEORGIA AVE	Under Construction	\$91,150.00	Exterior Improvement Grant	\$40,000.00
371 S Main Renovations	371 S MAIN ST	Under Construction	\$282,883.00	Exterior Improvement Grant	\$80,000.00
376 S Main	376 S MAIN ST	Under Construction	\$200,000.00	Exterior Improvement Grant	\$80,000.00
430 Monroe Ave	430 MONROE AVE	Under Construction	\$964,627.00	Exterior Improvement Grant	\$60,000.00
635 Madison (Art Alley)	598 MARSHALL AVE	Under Construction	\$600,000.00	Exterior Improvement Grant	\$60,000.00
Viet Hoa Renovations	32 N CLEVELAND ST	Under Construction	\$310,000.00	Exterior Improvement Grant	\$60,000.00
W&T Contracting	60 N 3RD ST	Under Construction	\$58,013.00	Exterior Improvement Grant	\$29,006.00
BVO & The River of Time	0 MARKET AVE	Under Construction	\$5,000,000.00	General Grant	\$55,000.00
The Juke at Biscuits & Jams	22 N 3RD ST	Under Construction	\$200,000.00	General Grant	\$12,100.00
724 N Bellevue Blvd (Northside Grill)	724 N BELLEVUE BLVD	Under Construction	\$30,600.00	Good Neighbor Grant	\$25,000.00
Griggs Bldg	492 VANCE AVE	Under Construction	\$45,000.00	Good Neighbor Grant	\$25,000.00
The Art Incubator (825 Jackson)	825 JACKSON AVE	Under Construction	\$81,000.00	Good Neighbor Grant	\$25,000.00
Playa Bowls	0 MADISON AVE	Under Construction	\$430,000.00	Retail Tenant Improvement Grant	\$30,000.00
Ritual: bistro, sip & goods	505 S MAIN ST	Under Construction	\$171,000.00	Retail Tenant Improvement Grant	\$30,000.00
SovereignTea (140-142 Monroe)	26 S 2ND ST	Under Construction	\$75,000.00	Retail Tenant Improvement Grant	\$30,000.00
Uptown Cottages (164 Keel & 701 Third)	0 N 3RD ST	Under Construction	\$684,450.00	Development Loan	\$300,000.00
Tonica	265 S FRONT ST	Under Construction	\$150,000.00	Retail Tenant Improvement Grant	\$30,000.00

Center City Development Corporation

Projects Completed January - June 2025

Project Name	Address	Status	Estimated Project Budgets	Incentive	CCDC Incentive Amount
81 Monroe Renovation	81 MONROE AVE	Completed	\$887,811.00	Development Loan	\$100,000.00
655 Marshall Ave	655 MARSHALL AVE	Completed	\$815,000.00	Exterior Improvement Grant	\$80,000.00
Felicia Suzanne's (385 S. Main)	385 S MAIN ST	Completed	\$132,637.00	Exterior Improvement Grant	\$60,000.00
Orpheum & Beale St Lighting	197 S MAIN ST	Completed	\$200,712.00	General Grant	\$80,000.00
69 N Cleveland St (MOC Greenspace)	0 BEAUREGARD AVE	Completed	\$24,815.00	Good Neighbor Grant	\$23,334.00
849 Jackson GNG	849 JACKSON AVE	Completed	\$130,000.00	Good Neighbor Grant	\$25,000.00
Clayhouse	1277 DECATUR ST	Completed	\$29,905.00	Good Neighbor Grant	\$25,000.00
Lane Ave Apartments	895 LANE AVE	Completed	\$40,000.00	Good Neighbor Grant	\$30,000.00
Memphis Municipal Employee Federal Credit Union	577 DR M L KING AVE	Completed	\$31,500.00	Good Neighbor Grant	\$25,000.00
Multifamily Reno (340 E Georgia)	340 E GEORGIA AVE	Completed	\$35,000.00	Good Neighbor Grant	\$25,000.00
St Mary's Accessory Buildings	700 POPLAR AVE	Completed	\$76,000.00	Good Neighbor Grant	\$25,000.00
Miraaji Academy	792 N CLAYBROOK ST	Completed	\$217,000.00	Good Neighbor Grant	\$25,000.00
Old Soul Floral Company	545 S MAIN ST	Completed	\$46,600.00	Retail TI Grant	\$30,000.00
The Dame	69 PONTOTOC AVE	Completed	\$450,000.00	Retail TI Grant	\$30,000.00



Center City Development Corporation

Projects Completed July - September 2025

Project Name	Address	Status	Estimated Project Budget	Incentive	Incentive Amount
120 Monroe (124 Newsroom)	120 MONROE AVE	Completed	\$245,546.00	Development Loan, Exterior Improvement Grant	\$280,000.00
325 Wagner Pl Renovation	325 WAGNER PL	Completed	\$92,381.00	Exterior Improvement Grant	\$40,000.00
436 S Front St (The Stallion)	436 S FRONT ST	Completed	\$91,900.00	Exterior Improvement Grant	\$40,000.00
69 Pontotoc Ave (Hotel Pontotoc)	69 PONTOTOC AVE	Completed	\$2,000,000.00	Exterior Improvement Grant	\$60,000.00
374 Dunlap GNG	374 DUNLAP ST	Completed	\$52,000.00	Good Neighbor Grant	\$25,000.00
726 N Parkway	726 NORTH PARKWAY	Completed	\$28,920.00	Good Neighbor Grant	\$25,000.00



Center City Revenue Finance Corporation

Current Projects Planned

5

Current Under Construction

11

July - September 2025

Projects Completed

3

Incentives Amount

\$3.5 M

PILOTs

3

Estimated Project Budgets

\$149 M



**DOWNTOWN
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Center City Revenue Finance Corporation

Completed Projects July - September 2025

Project Name	Address	Status	Estimated Project Budget	Incentive	DMA Incentive Amount
The Oliver	339 S FRONT ST	Completed	\$67,166,000.00	19.5-yr PILOT	
Urban Loft Co. (440 Monroe)	16 MONROE AVE	Completed	\$20,429,456.00	12-yr PILOT	
47 Keel (Conwood Phase 2)	47 KEEL AVE	Completed	\$61,944,405.00	20-yr PILOT	\$3.M (LOAN)



Center City Revenue Finance Corporation

Completed Projects - Planned and Under Construction

Project Name	Address	Status	Estimated Project Budget	Incentive
193 Pine St. Multifamily	193 PINE ST	Planned	\$3,772,672.00	10-yr PILOT
2010 Court Ave Apt	2010 COURT AVE	Planned	\$1,575,502.00	10-yr PILOT
Liberty Park	2489 CENTRAL AVE	Planned	\$75,442,554.00	15-yr PILOT
The Cooper Residences	0 COOPER ST	Planned	\$137,212,005.00	20-yr PILOT
Sheraton Renovation and Expansion	250 N MAIN ST	Planned	\$226,000,000.00	30-yr PILOT, 22M Bond Financing, 30-yr 5% TDZ Surcharge
Memphis Art Museum (MAM)	65 S FRONT ST	Under Construction	\$180,000,000.00	\$10M DMA Grant
1162 Peabody Apartments	1162 PEABODY PL	Under Construction	\$2,803,056.00	10-yr PILOT
220 Claybrook	220 S CLAYBROOK ST	Under Construction	\$13,000,000.00	12-yr PILOT
47 S. Main	47 S MAIN ST	Under Construction	\$2,149,507.00	10-yr PILOT
757 Court Ave	0 COURT AVE	Under Construction	\$7,289,170.00	10-yr PILOT
Bellevue Montgomery Multifamily Development	272 N BELLEVUE BLVD	Under Construction	\$3,621,863.00	10-yr PILOT
Desoto Lofts (154 GE Patterson)	154 E G E PATTERSON AVE	Under Construction	\$4,601,157.00	10-yr PILOT
Greyhound Bus Complex	475 N MAIN ST	Under Construction	\$40,733,429.00	10-yr PILOT
Falls Building Redevelopment	22 N FRONT ST	Under Construction	\$79,075,000.00	12-yr PILOT
100 N Main Redevelopment (Woods)	0 JEFFERSON AVE	Under Construction	\$309,000,000.00	30-yr PILOT, 30-yr 5% TDZ Surcharge, 10M 3.85% 5-yr Bond Financing, 10-yr Bond Financing, 30-yr Bond Financing
Peabody Hotel Renovations	0 S 3RD ST	Under Construction	\$128,425,000.00	30-yr 5% TDZ Surcharge