

REAL ESTATE

New apartments could come to the Memphis Medical District

By [Sophia Surrett](#), Daily Memphian

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This rendering shows plans for Legends Park South. (Courtesy Self + Tucker Architects)

A new 72-unit apartment complex is planned for the Memphis Medical District between the FedExFamilyHouse and Quimby Plaza apartments.

Real estate development company McCormack Baron Salazar will seek approval from the Memphis and Shelby County Land Use Control Board on March 13 to build a multifamily complex at 934 Poplar Ave.

Legends Park South would be built on the 1.88-acre vacant lot north of Poplar Avenue and west of Pauline Street and extend the Legends Park Planned Development owned by the Memphis Housing Authority.

Regional One's Union Avenue plan happened at breakneck speed

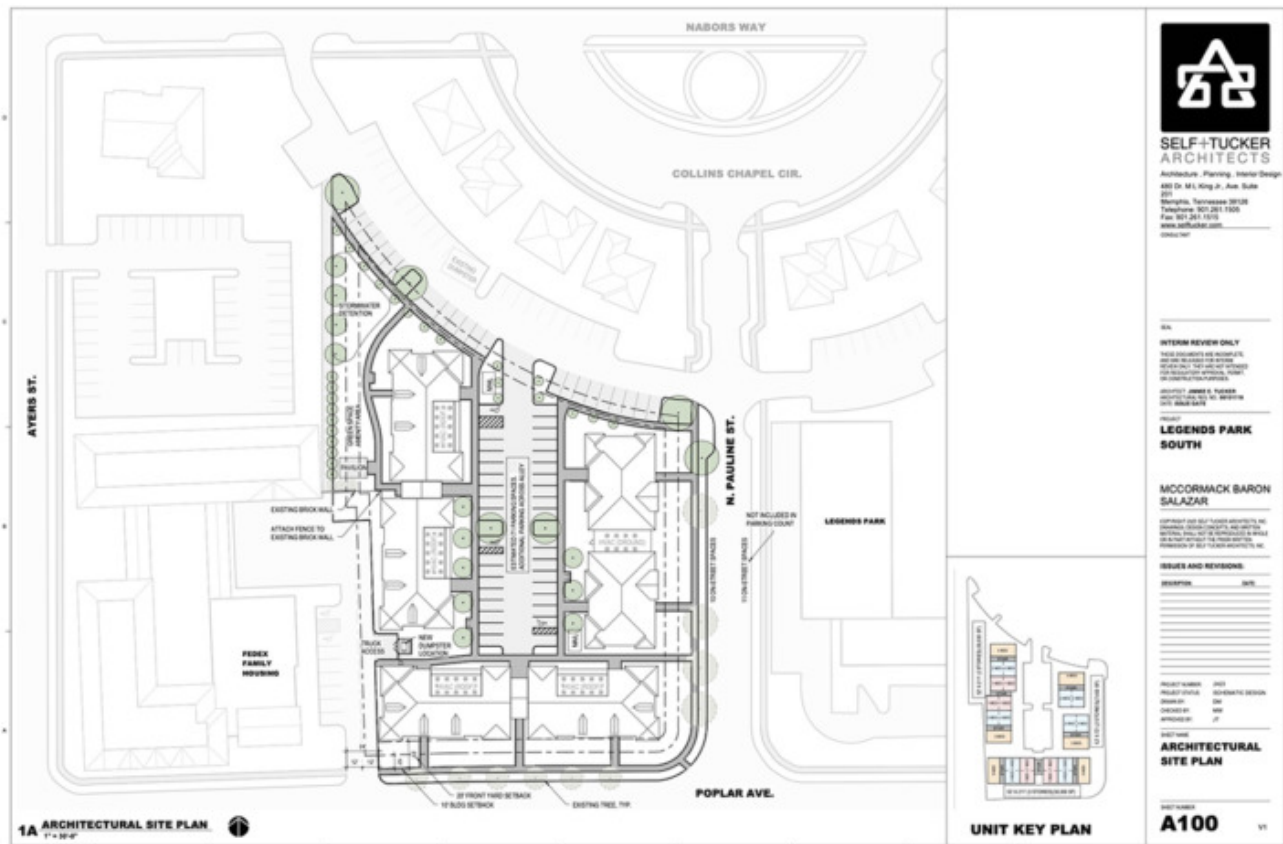
Memphis Housing Authority helps provide eligible families and individuals with opportunities for safe and affordable rental housing.

The Legends Park planned development was built in place of the former Dixie Homes public-housing project to make way for mixed-income, multifamily and intergenerational development.

The apartment complex will include two three-story and two two-story garden-apartment buildings. It would also have 71 parking spaces, eight bicycle racks and green space. Additional parking would be available across the alley.

There will be 24 one-bedroom units, 32 two-bedroom units and 16 three-bedroom units.

The units will only be available to residents earning between 30% and 60% of the area median income. The complex will also have unrestricted market-rate units.



A new 72-unit apartment complex is planned for the Memphis Medical District between the FedExFamilyHouse and Quimby Plaza apartments. (Courtesy Self + Tucker Architects)

“Legends Park South will serve those at risk of homelessness with extremely low incomes by providing 16 Home-ARP (Home American Rescue Plan Program) units,” the application said.

Residents will have access to the adjacent Quimby Plaza apartment complex amenities and on-site management, allowing “the residents their pick of amenities across the Legends Park community without needing to leave the immediate neighborhood.”

The new apartments would help house employees from the neighboring Le Bonheur Outpatient Rehabilitation Clinic and VA Medical Center.

The complex would also be five minutes from the proposed Regional One Health hospital at 495 Union Ave., the former Commercial Appeal building.

Self + Tucker Architects is the lead architect on the project alongside landscape-architecture firm Ritchie Smith Associates.

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Sophia Surrett is a recent University of Alabama graduate, where she received her B.A. in news media and M.A. in journalism and media studies. She covers commercial real estate, economic development, residential real estate, restaurant real estate, and hospitality and tourism.