

FOR SALE OR LEASE > DISTRICT 23 WITH 39 ACRES



Office Development Opportunity

GETWELL AND GOODMAN ROAD, SOUTHAVEN, MISSISSIPPI 38672



Prime office development available in the fastest growing county in Mississippi. This land district offers many opportunities for a future user including major area retailers, a location at two major arterial roads, and an impressive demographic profile with heavy rooftops.

DeSoto County Vital Statistics

- > 2013 Population of 168,612, an increase of 61% since 2000, making it the Fastest Growing County in Mississippi.
- > 7th in job creation in the nation at a 48.2% increase in jobs driven by relocation.
- > Unemployment rate of 5.7% in February 2014
- > Best Greenways system and trails in the State of Mississippi.
- > Retail Sales for FY2013 were \$2.5 billion.
- > Southaven ranks 6th best place to retire in the U.S. and 24th for the most affordable housing.

Property Features

- > District 23 available with 39 acres
- > Office development opportunity
- > Located near the entrance to Snowden Grove Park

Snowden Farms PUD

610 acre development will include:

- > 516 acres of residential and greenway
- > 1,154 total dwelling units
 - 695 single family detached
 - 459 attached dwellings
- > 28% of Snowden Farms is greenway

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Snowden Farms PUD Overview



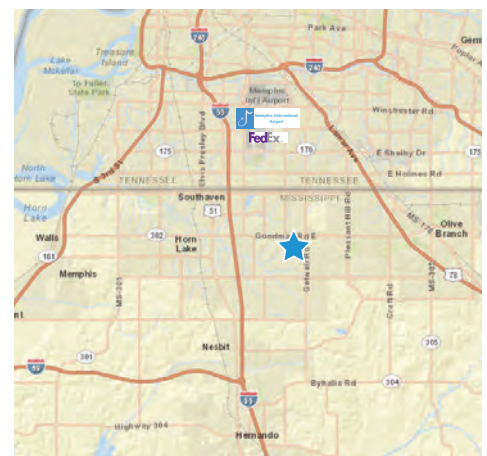
This property is located on Goodman Road near the southwest corner of Goodman and Tchulahoma Road, approximately three miles from Interstate 55 and two miles west of the newly developed Target at Goodman and Pleasant Hill. The Memphis International Airport and FedEx Hub are approximately six miles from this site.

It is positioned one-half mile from the award winning and nation's largest youth baseball complex at Snowden Grove Park, bringing an economic impact of more than \$7 million. Additional attractions inside the park include Snowden Grove Amphitheater, the Mid-South's newest outdoor venue with a 6,000 seat capacity, and the BancorpSouth Sports Complex, offering indoor training for baseball and soccer.

Traffic count: 37,000 VPD on Goodman Road

2013 Demographic and Income Profile

	3 Mile	5 Mile	7 Mile
Population	32,408	85,449	163,357
Households	11,622	30,989	58,371
Average Household Income	\$71,894	\$61,267	\$56,193



Information contained herein was obtained from sources deemed to be reliable. It is submitted subject to errors, omissions, and without warranty.

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