



6 Lots Available  
**.70-1.07+/-AC**

Contiguous  
Lots  
can be  
combined.

# Commercial Land Development Opportunity



- Indicates Unavailable
- Indicates Available

## Morell Cove in Olive Branch, MS

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### 6 Lots on .70 - 01.07+/- Acres For Sale

Colliers is pleased to present this excellent development opportunity in the heart of Olive Branch, MS. The property is made up of six available lots, which could be purchased together or individually. Lots range from 0.70 to 1.07 acres and total 5.29 acres of land. Zoning is C-3. Utilities are on-site. Property backs up to Olive Branch City Park, which contains tennis courts, walking trails, dog park and baseball fields. The YMCA is a block away, making this site ideal for any fitness related use or any company looking to offer their customers and employees attractive outdoor amenities.

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# For Sale

Lot #	Address	Size/Status
1A	-	Unavailable
1B	-	Unavailable
2	6937 Morell Cove	0.82 acres
3	6909 Morell Cove	0.70 acres
4	-	Unavailable
5	6853 Morell Cove	0.86 acres
6	6825 Morell Cove	0.88 acres
7	6797 Morell Cove	1.07 acres
8	-	Unavailable
9	6755 Morell Cove	0.96 acres

## Property Features

Contiguous lots 2 & 3 can be combined to create a 1.52 acre lot

Contiguous Lots 5, 6 & 7 can be combined to create a 2.81 acre lot

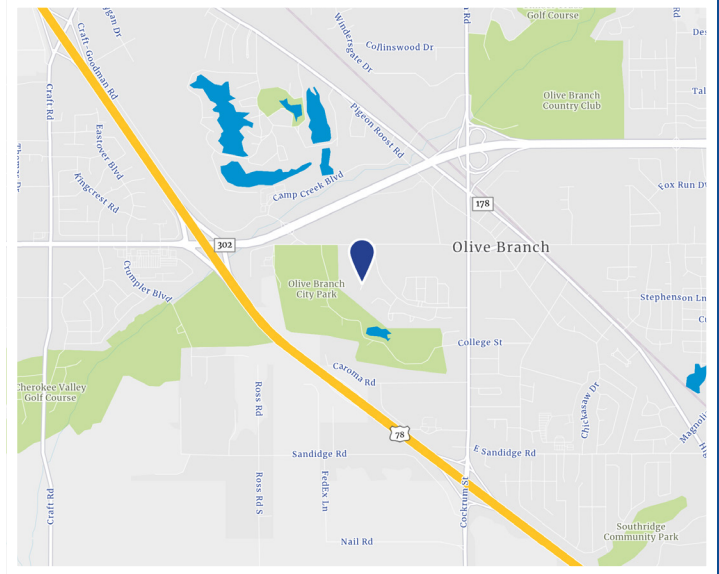
The YMCA is a block away, making this site ideal for fitness related use

Property backs up to Olive Branch City Park, offering customers and employees attractive outdoor amenities

Lots range from .70-1.07 acres totaling 5.29 acres

## 2020 Demographic & Income Profile

	1 Mile	3 Miles	5 Miles
Population	4,038	34,249	79,282
Households	1,518	12,344	27,481
Average HH Income	\$69,066	\$71,341	\$70,595



## Traffic Counts Goodman Rd. at Morell Cove



# 9,126 VPD

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