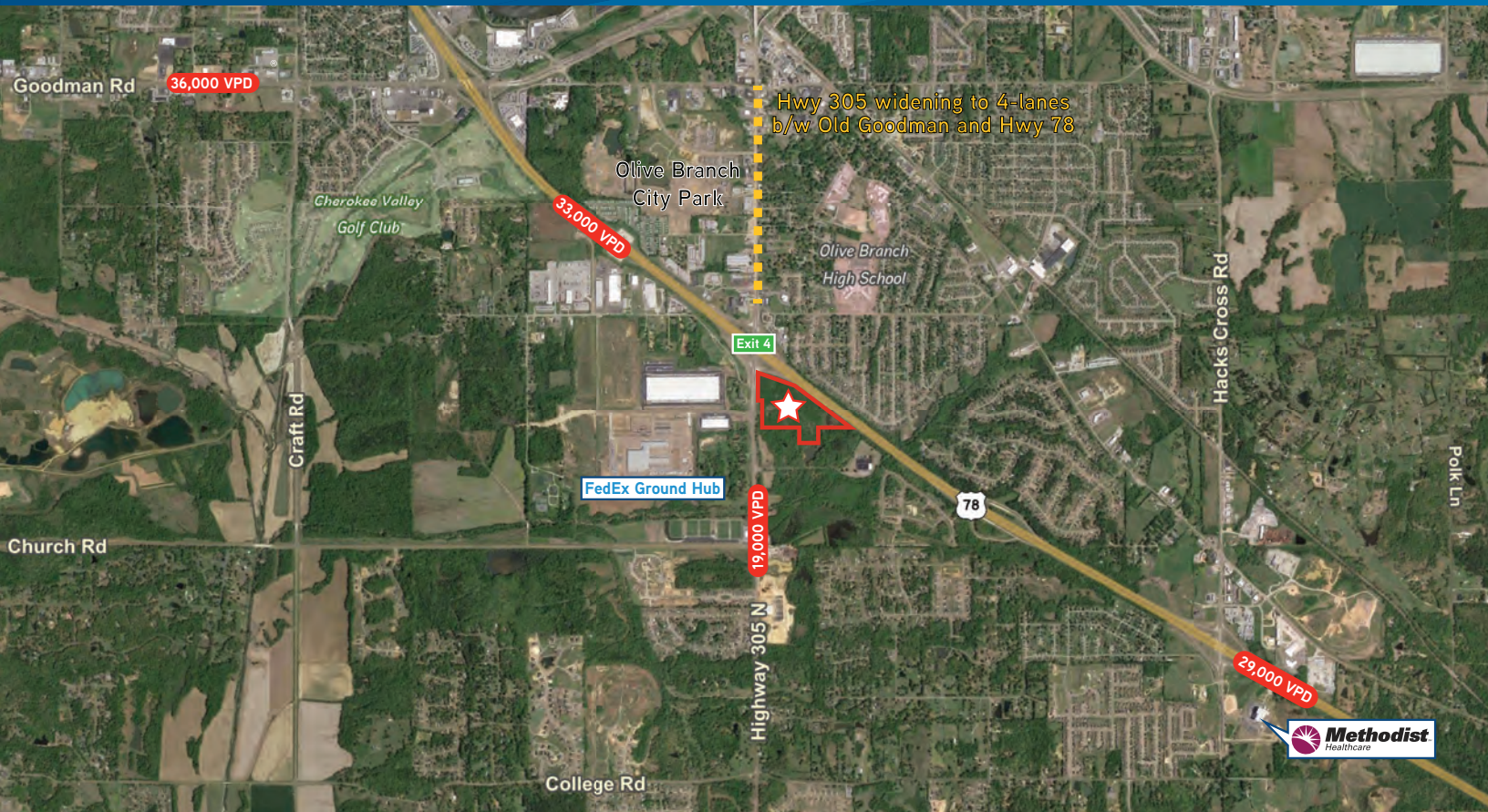


AVAILABLE > 42.65 ACRE LOT



Highway 78 & MS Highway 305

UNDEVELOPED LAND, OLIVE BRANCH, MS



Property Features

The subject property is approximately 42.65+/- acres of undeveloped land in Olive Branch, Mississippi. Located at the southeast corner of US Hwy 78 and MS Hwy 305, the property is surrounded to the north and south by dense residential development and to the immediate west by industrial. The property's exposure to Hwy 78 and recent widening of MS Hwy 305, makes it a prime site for future development.

- > 2,500 feet on US Hwy 78
- > Utilities to or near site
- > MS Hwy 305 recent widening to four lanes
- > Flood zone - out of 100 year flood zone
- > Zoned Commercial

Traffic Counts:

Approximately 19,000 VPD at the intersection of Highway 78 and MS Hwy 305

Approximately 33,000 VPD on Highway 78 between MS Hwy 305 and Goodman Road

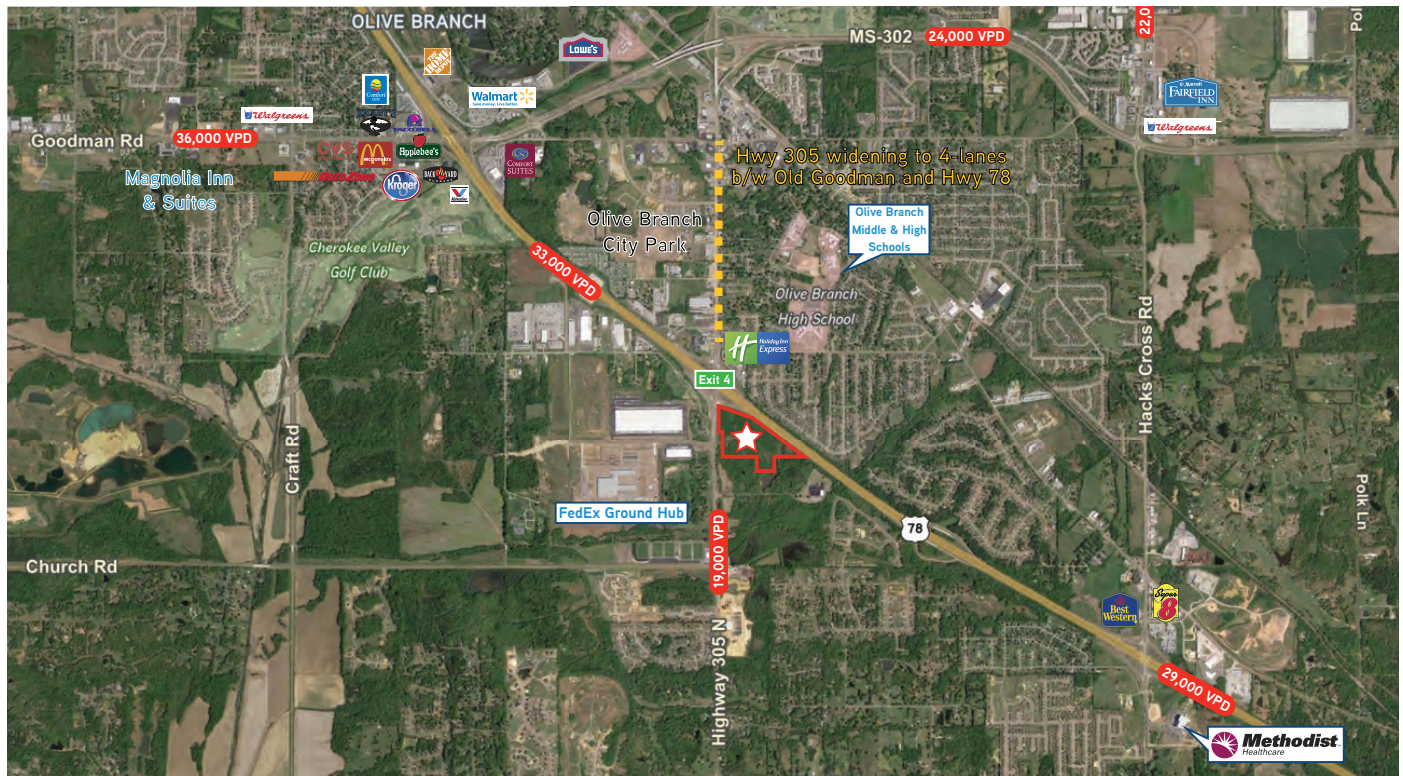
Approximately 24,000 VPD on MS Hwy 302 between MS Hwy 305 and Hacks Cross Road

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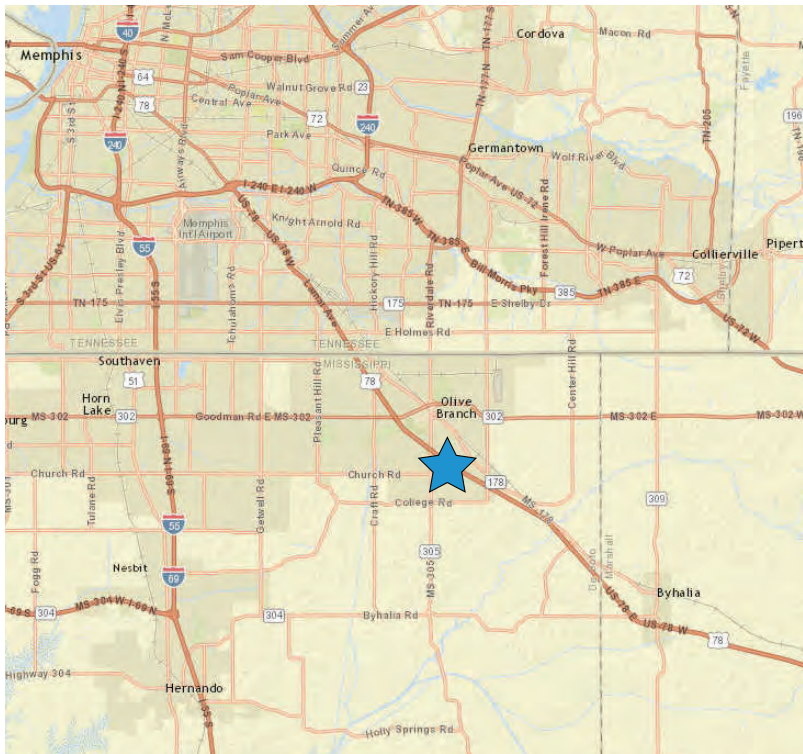
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Aerial



Location Map & Demographic Profile



3.0 Mile	
Population	27,061
Households	9,647
Average Household Income	\$75,571
Businesses/Employees	1,302/9,173
5.0 Miles	
Population	55,387
Households	19,560
Average Household Income	\$78,625
Businesses/Employees	3,067/20,927
10.0 Miles	
Population	252,921
Households	92,101
Average Household Income	\$70,268
Businesses/Employees	14,596/119,284
15.0 Miles	
Population	609,021
Households	227,787
Average Household Income	\$73,999
Businesses/Employees	36,884/275,312

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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