



# LAND AVAILABILITY

OLIVE BRANCH, MISSISSIPPI

## Colliers International

### CONTACT

**Dan Wilkinson**

DIR +1 901 312 4903

[dan.wilkinson@colliers.com](mailto:dan.wilkinson@colliers.com)

1255 Lynnfield Road, Suite 295

Memphis, TN 38119

FAX +1 901 375 9600

**Brad Kornegay**

DIR +1 901 312 5751

[brad.kornegay@colliers.com](mailto:brad.kornegay@colliers.com)

6363 Poplar Avenue, Suite 400

Memphis, TN 38119

FAX +1 901 312 5750

+1 901 375 4800

[www.colliers.com/Memphis](http://www.colliers.com/Memphis)



# BENEFITS of being ideally located in Olive Branch, MS



The purchaser/user will have a superior northern Mississippi address which will provide.....

- ☐ quick & easy access to and from the Property,
- ☐ a lower tax assessment ratio (versus Tennessee),
- ☐ immediate access to all major corridors (Hwy 302/Goodman Rd, Hwy 78/Lamar Ave (in its current state), I-240, I-40, Hwy 385/Nonconnah Blvd, and I-55)
- ☐ the Memphis International Airport (the world’s largest-by volume-cargo airport), and Fed Ex & UPS hubs within minutes from the property, and
- ☐ many additional **value-added benefits** which are very profitable to a potential user: *speed* (time-critical deliveries), *agility* (delivery options - air, ground, rail, or water), and *connectivity* (global outreach\*).

## \*GLOBAL OUTREACH. MORE BENEFITS.

Additionally, global outreach is planned to be further widespread, enhanced and simpler in the future, as the construction ensues on two (2) interstate highways immediately South of these land parcels:

- ☐ **Extension of I-69 (nicknamed the NAFTA Highway).** Described as the largest North-to-South traveled thoroughfare running from Montreal, through Memphis, to the Texas-Mexico border. It is estimated that 40 percent (40%) of all US manufacturing travels down this corridor.
- ☐ **Upgrade and Expansion of US Highway 78 (Lamar Avenue) to create I-22.** Running from Memphis to Birmingham, AL, with other connections in Birmingham, the new I-22 will link Memphis directly to the heavily populated Atlanta region and provide a direct link to Tupelo, MS, as well.

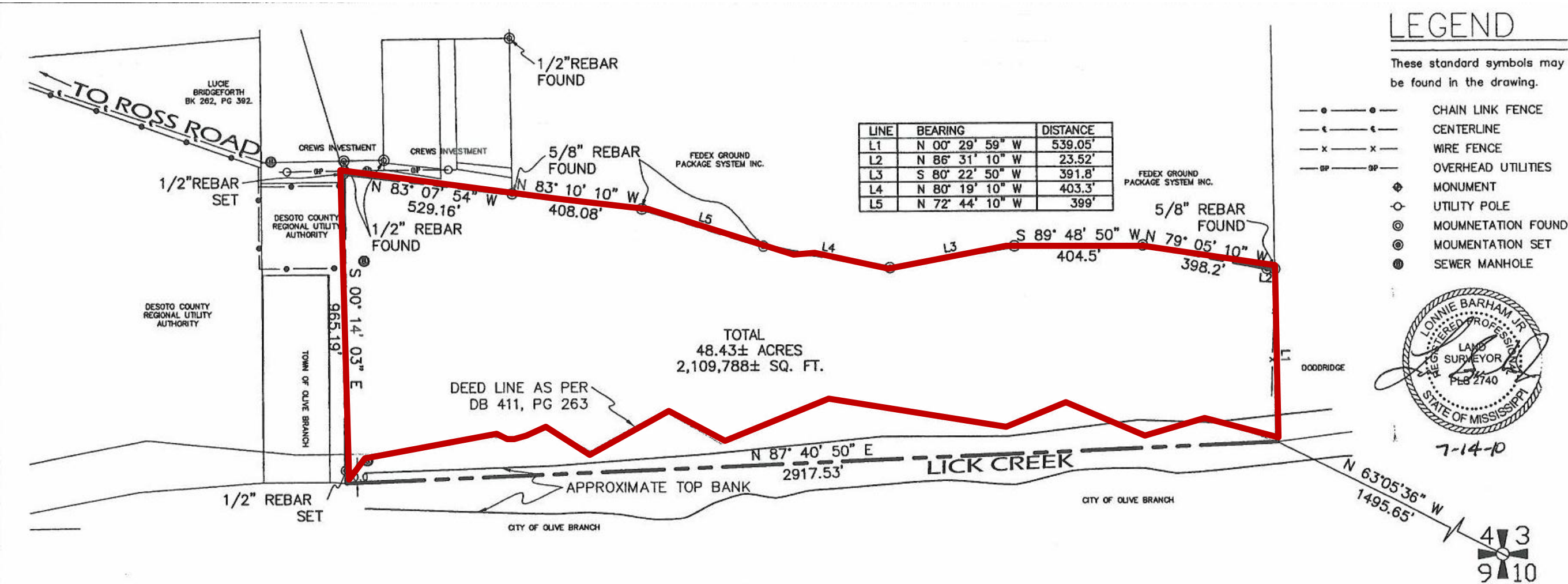
# BENEFITS



# Site Plan|Survey

Land Parcel (+/-48.43 acres): \$17,500/acre (asking price)

LAND AVAILABILITY  
DeSoto County, MS



LEGAL DESCRIPTION OF A 48.43 ACRE TRACT OF LAND LOCATED IN THE NORTHWEST, NORTHEAST, SOUTHWEST, AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI AND IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION BEING A "COTTON PICKER SPINDLE" IN THE INTERSECTION OF CHURCH ROAD AND MISSISSIPPI HIGHWAY #305; THENCE NORTH 63 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 1495.65 FEET TO A POINT IN LICK CREEK BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 29 MINUTES 59 SECONDS WEST A DISTANCE OF 539.05 FEET TO A 5/8" REBAR FOUND ON THE SOUTH SIDE OF 20' SEWER EASEMENT AS PER DEED BOOK 262, PAGE 392; THENCE ALONG THE SOUTH SIDE OF SAID EASEMENT NORTH 86 DEGREES 31 MINUTES 10 SECONDS WEST A DISTANCE OF 23.52 FEET TO A REBAR FOUND; THENCE NORTH 79 DEGREES 05 MINUTES 10 SECONDS WEST A DISTANCE OF 398.20 FEET TO A REBAR FOUND; THENCE SOUTH 89 DEGREES 48 MINUTES 50 SECONDS WEST A DISTANCE OF 404.50 FEET TO A REBAR FOUND; THENCE SOUTH 80 DEGREES 22 MINUTES 50 SECONDS WEST A DISTANCE OF 391.80 FEET TO A REBAR FOUND; THENCE NORTH 80 DEGREES 19 MINUTES 10 SECONDS WEST A DISTANCE OF 403.30 FEET TO A REBAR FOUND; THENCE NORTH 72 DEGREES 44 MINUTES 10 SECONDS WEST A DISTANCE OF 399.00 FEET TO A REBAR FOUND; THENCE NORTH 83 DEGREES 10 MINUTES 10 SECONDS WEST A DISTANCE OF 408.08 FEET TO A REBAR FOUND; THENCE NORTH 83 DEGREES 07 MINUTES 54 SECONDS WEST A DISTANCE OF 529.16 FEET TO A REBAR FOUND; THENCE LEAVING SAID EASEMENT SOUTH 00 DEGREES 14 MINUTES 03 SECONDS EAST A DISTANCE OF 965.19 FEET TO A POINT IN LICK CREEK; THENCE NORTH 87 DEGREES 40 MINUTES 50 SECONDS EAST ALONG THE MEANDERS OF SAID CREEK A DISTANCE OF 2917.53 FEET TO THE POINT OF BEGINNING CONTAINING 2109788 SQUARE FEET, 48.43 ACRES OF LAND, BEING SUBJECT TO ALL CODES, REGULATIONS, REVISIONS, SUBDIVISION COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD THAT A THOROUGH TITLE SEARCH MAY UNCOVER.



- THIS SURVEY IS SUBJECT TO ALL CODES, REGULATIONS, REVISIONS, COVENANTS, RIGHTS OF WAY AND EASEMENTS OF RECORD.
- THIS SURVEY ONLY SHOWS VISIBLE EVIDENCE THAT MAY REQUIRE EASEMENTS. TO UNCOVER ALL EASEMENTS, A TITLE SEARCH WOULD BE REQUIRED.
- ALL BEARINGS ARE REFERENCED TO MISSISSIPPI STATE PLANE COORDINATES (MS ZONE WEST, NAD 83) GRID NORTH BY GPS OBSERVATION.

LONGIE  
BARHAM  
SURVEYING,  
LLC

3051 POACVILLE ROAD  
COLDWATER, MS 38618  
662-233-2145 901-351-6229  
DAVID BRIDGFORTH, SOUTH NET

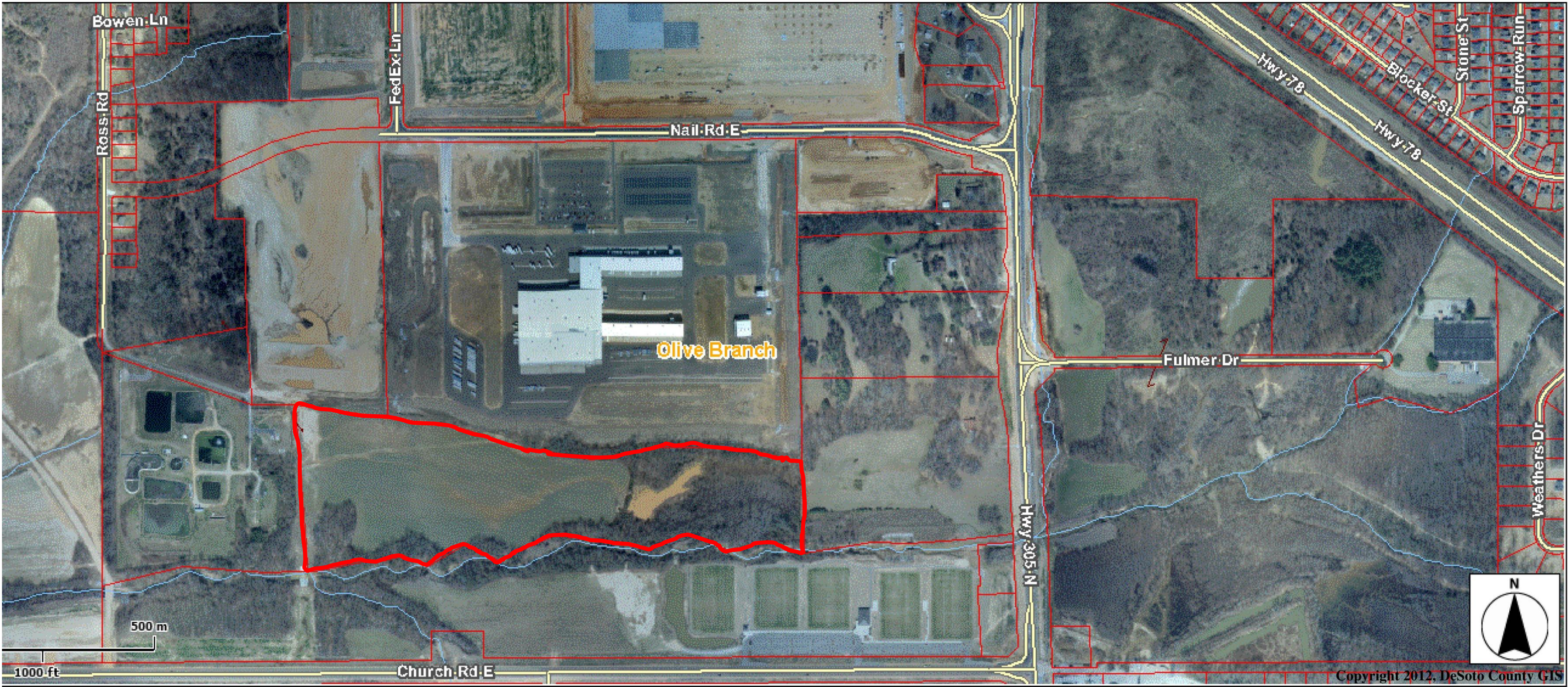
SURVEY DATE: 7-5-10  
SCALE: 1" = 300' CLASS "R" SURVEY



# Site Plan|Close-up view

Land Parcel (+/-48.43 acres)

LAND AVAILABILITY  
DeSoto County, MS



Parcel Number: 206204000 0001505  
Currently Zoned: M-1 Light Industrial District

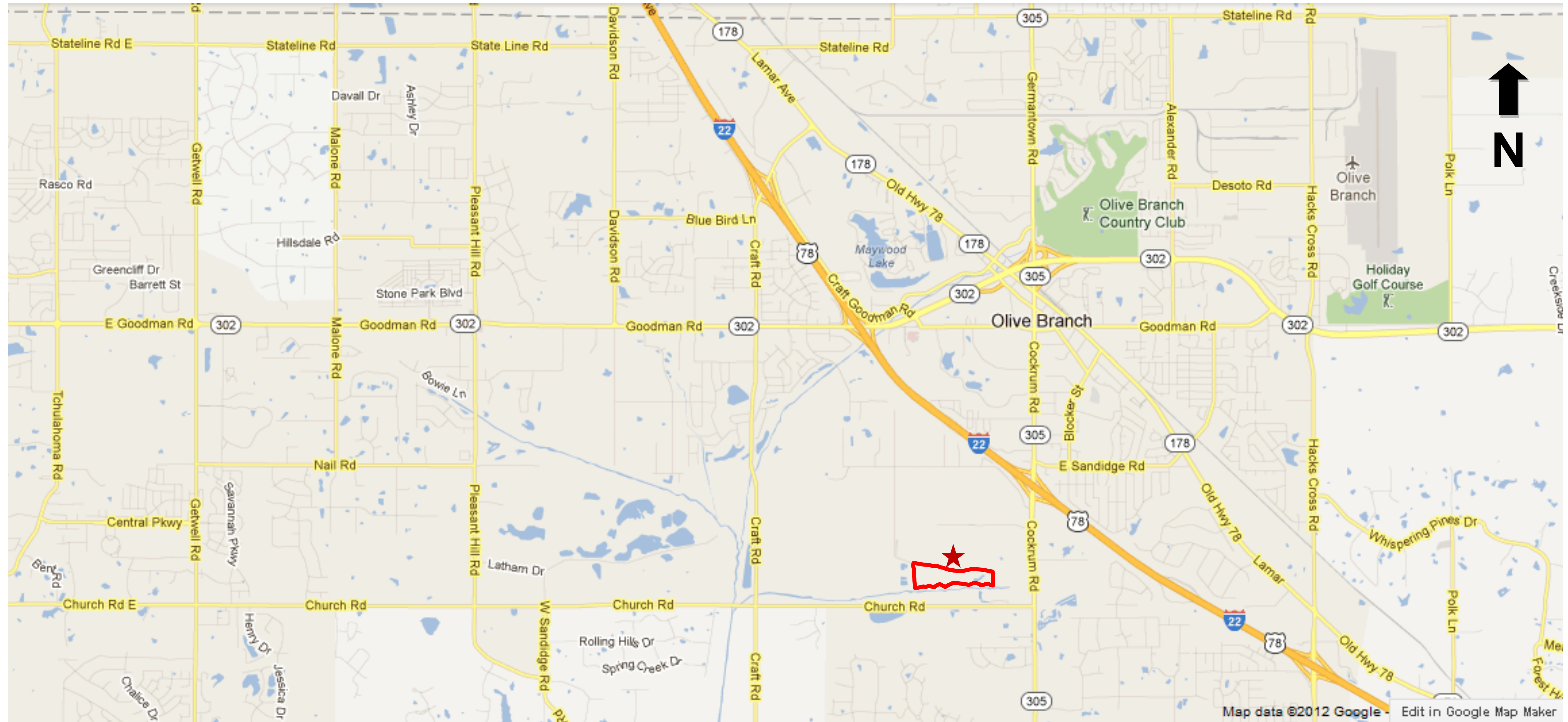


# Location Map|Local View

Land Parcel (+/-48.43 acres)

## LAND AVAILABILITY

DeSoto County, MS





# Location Map|Regional View

## LAND AVAILABILITY

DeSoto County, MS

### Did you Know?

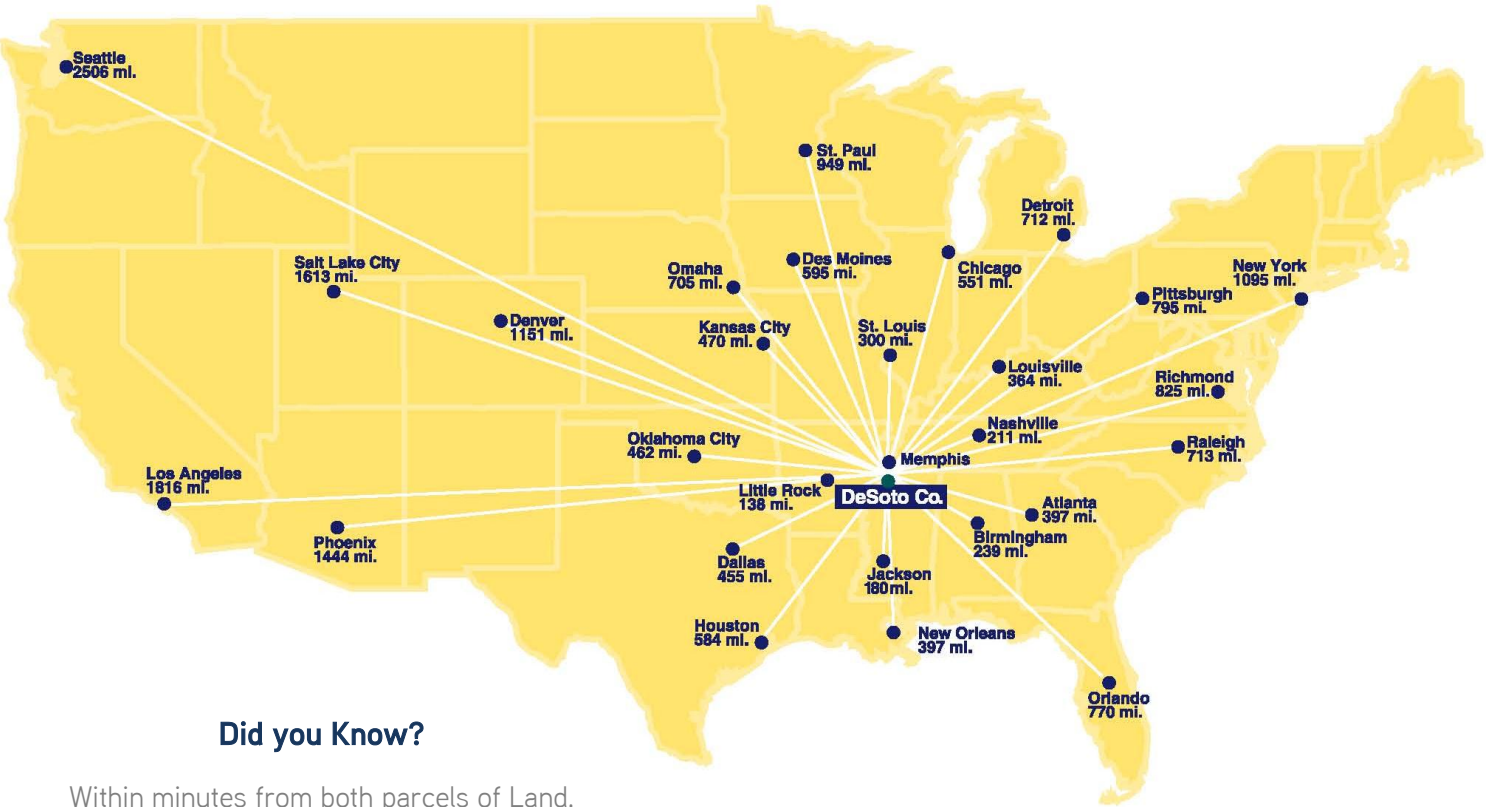
Within minutes from both parcels of Land, the Memphis rail line is the 3<sup>rd</sup> most-connected rail center in the World & is 1 of only 3 cities to have FIVE Class I railroads (NS, BNSF, CN, UP, and CSX)

### Did you Know?

DeSoto County, MS, is within 500 miles of 70% of the nation's population.

### Did you Know?

DeSoto County, is the only North Mississippi county located within the Memphis Commercial Freight Zone, which has more than 200 motor freight carriers servicing the area.



### Did you Know?

Within minutes from both parcels of Land, there are 7 US highways converging (Highways 51, 61, 64, 70, 72, 78, and 79) & Interstates I-40 and I-55 link us coast-to-coast.

### Did you Know?

DeSoto County, MS is located within a day's drive of nearly 43% of the US population.

