

AVAILABLE > 1.01 ACRES



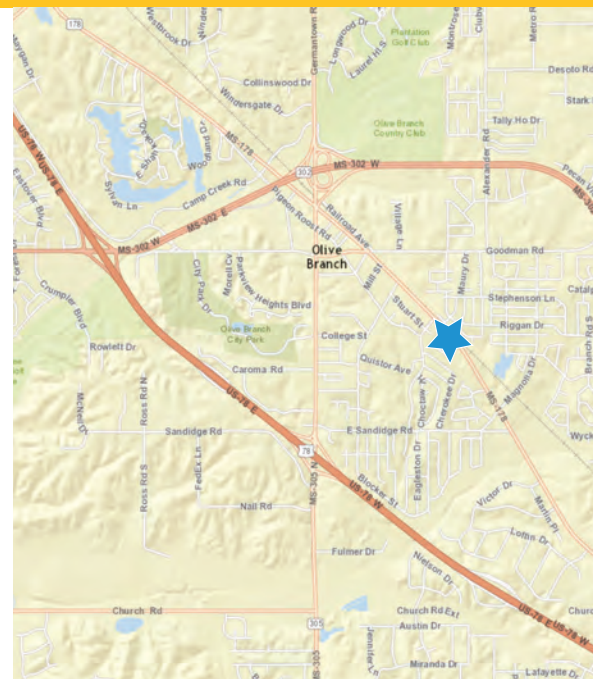
MS-178 & Pigeon Roost Park Blvd.

THE PARK AT PIGEON ROOST, LOT 1, OLIVE BRANCH, MISSISSIPPI 38654



Property Features

- > Great frontage on MS-178 between Hacks Cross Rd. and downtown Olive Branch
- > Perfect lot for small strip center or convenient store/gas station
- > Minutes from I-22, Hwy 302, BNSF intermodal facility, and downtown Olive Branch
- > Zoned for C-2: Commercial Highway
- > Traffic Counts:
MS-178 at Magnolia Dr. - 6,900 VPD
- > Located in a dense residential area near Olive Branch High School
- > Listing Price: \$99,500



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The Park at Pigeon Roost Lot 1 > Aerial



The Park at Pigeon Roost Lot 1 > Demographics

2015 Demographic Profile	1.0 Mile	3.0 Mile	5.0 Mile
Population	10,515	29,931	72,313
Households	3,767	10,848	25,327
Average Household Income	\$73,147	\$78,937	\$81,521
Total Businesses	201	1,141	2,066
Total Employees	2,318	12,804	24,043

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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