

FOR SALE

COMMERCIAL
DEVELOPMENT

8 LOTS BEING
SOLD AS ONE
PACKAGE DEAL!



1.66 +/- AC - Zoned: C-4
1.01 +/- AC - Zoned: PUD

4.39 +/- AC - Zoned: C-4

2.59 +/- AC - Zoned C-4

9.65 +/- TOTAL ACRES

HWY 51 & DORCHESTER DR • SOUTHAVEN, MS 38671

SUMMARY

Price: \$700,000.00

Property Type: Commercial

Traffic Count: 22,000 CPD



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Property Description

Eight commercial parcels being sold together as one package deal totaling 9.65 +/- acres. The parcels offer strong visibility, consistent daily traffic, and direct access to surrounding residential and retail activity. Ideal for retail, medical, hospitality, or multi-tenant development, these tracts provide the size and exposure needed for high-performing projects in a top DeSoto County corridor.

Property Overview

These commercial land parcels offer flexible tract sizes suited for a wide range of development. The sites provide build-ready footprints with easy access, signage opportunities, and proximity to established residential and retail growth. Ideal for users seeking a high exposure location with long term development potential.

Location Overview

Situated between Rasco Road W and Dorchester Drive, these Hwy 51 parcels—seven with direct frontage—offer standout visibility and access. Surrounded by retail, service, and residential expansion, the site benefits from strong daily traffic and consistent consumer exposure, making it ideal for high performing development.



