

For Sale or Lease



9105 EAST SANDIDGE ROAD • OLIVE BRANCH, MS 38654

SUMMARY

Sale Price: \$359,000

Lease Rate: Negotiable

Lease Term: 5 Years

Lot Size: 0.81 +/- Acres

Zoning: C-1



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Property Description

Prime .81± AC commercial parcel located at 9105 E Sandidge, Olive Branch, MS 38654. Zoned C-1, this site is ideal for retail or office development and offers a flexible build to suit opportunity capable of supporting a building of approximately 6,500 +/- SF, tailored to tenant specifications. Strong visibility, easy access, and a growing commercial corridor make this an excellent location for long term business operations.

Location Overview

The property is situated just off Goodman Road within a steadily expanding commercial corridor in Olive Branch, offering strong visibility and convenient access for both customers and employees. Its location provides seamless connectivity to nearby retail, dining, and service destinations, making it an attractive setting for daily business activity. With immediate access to Hwy 302 and I 269, the site is well positioned for retail or office users seeking accessibility, exposure, and long term growth potential in one of the area's most active trade zones.

Highlights

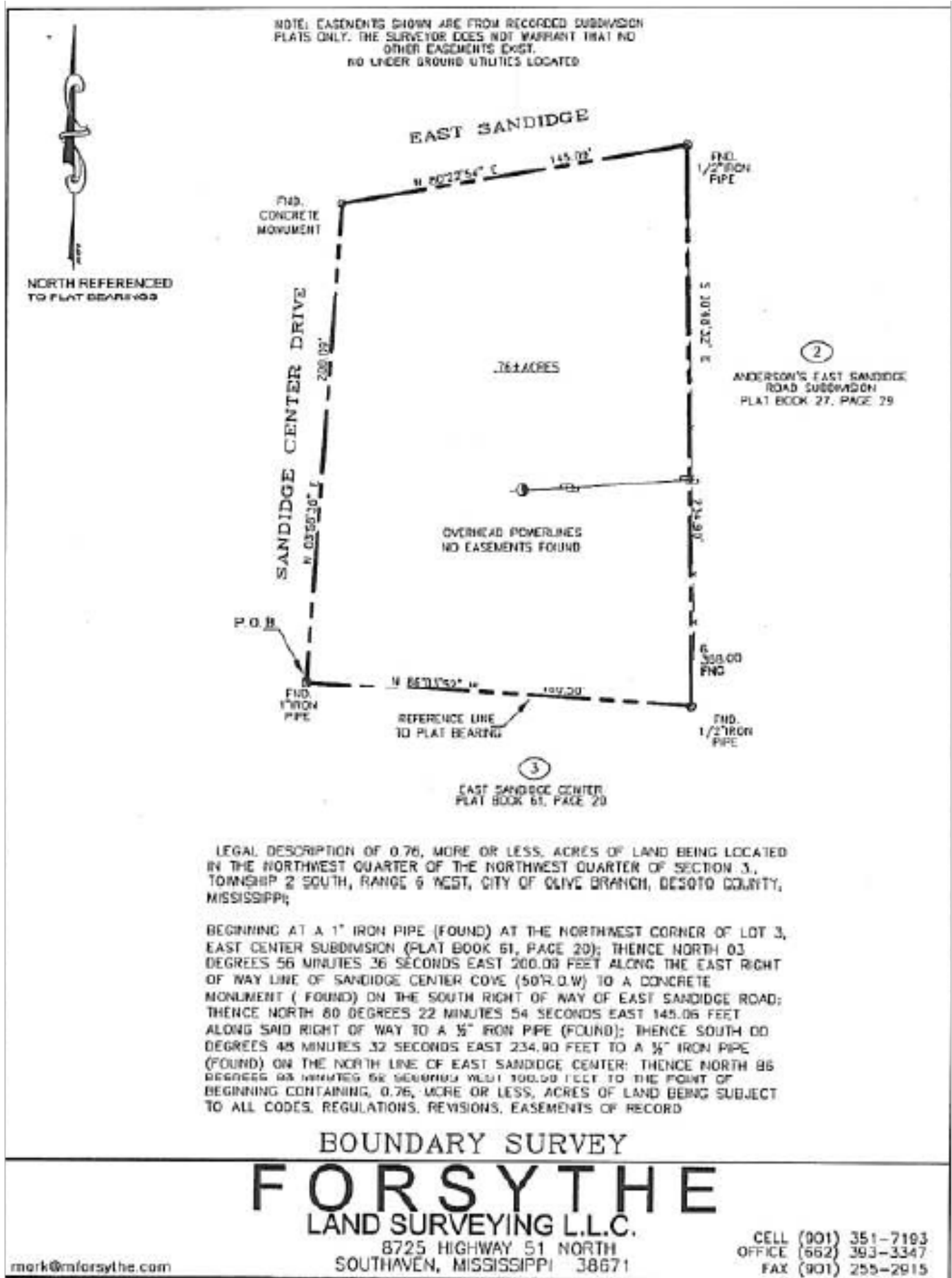
- Build-to-suit opportunity for customized tenant or owner user needs
- C-1 zoning suitable for retail or office development
- Ideal for single tenant retail, professional office, or service-based users



OFFICE RETAIL LOT - POTENTIAL BUILD-TO-SUIT



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