

# FOR SALE



1.63 +/- AC

FRONTAGE RD • OLIVE BRANCH, MS 38654

## SUMMARY

**Price:** \$199,000

**Property Type:** Commercial

**Land Size:** 1.63 +/- AC Combined

**Lot 19:** .70 +/- AC

**Lot 20:** .93 +/- AC

**Zoning:** C-2



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## Property Description

Great owner/user or investment opportunity! These two commercial properties, positioned side-by-side for a combined total of 1.63 +/- AC are located less than a mile from the I-22/Hwy 78/Craft Road interchange in Olive Branch, MS. These lots are also easily accessible from the intersection of Goodman and Craft Roads. Both have great visibility from I-22/Hwy 78 with road frontage on Frontage Road (running parallel/facing I-22/Hwy 78) and a traffic count of approximately 25,000 vehicles per day traveling on Hwy 78. There is a third connecting parcel that is also for sale, separately, to potentially have a build site of 2.35 +/- AC.

## Location Overview

Two commercial properties, positioned side-by-side for a combined total of 1.63 +/- AC located less than a mile from the Hwy 78/Craft Road interchange in Olive Branch, MS. There is a third connecting parcel that is also for sale, separately, to potentially have a build site of 2.35 +/- AC. This area is a great location with the ability to serve all of the Memphis/Metro area.

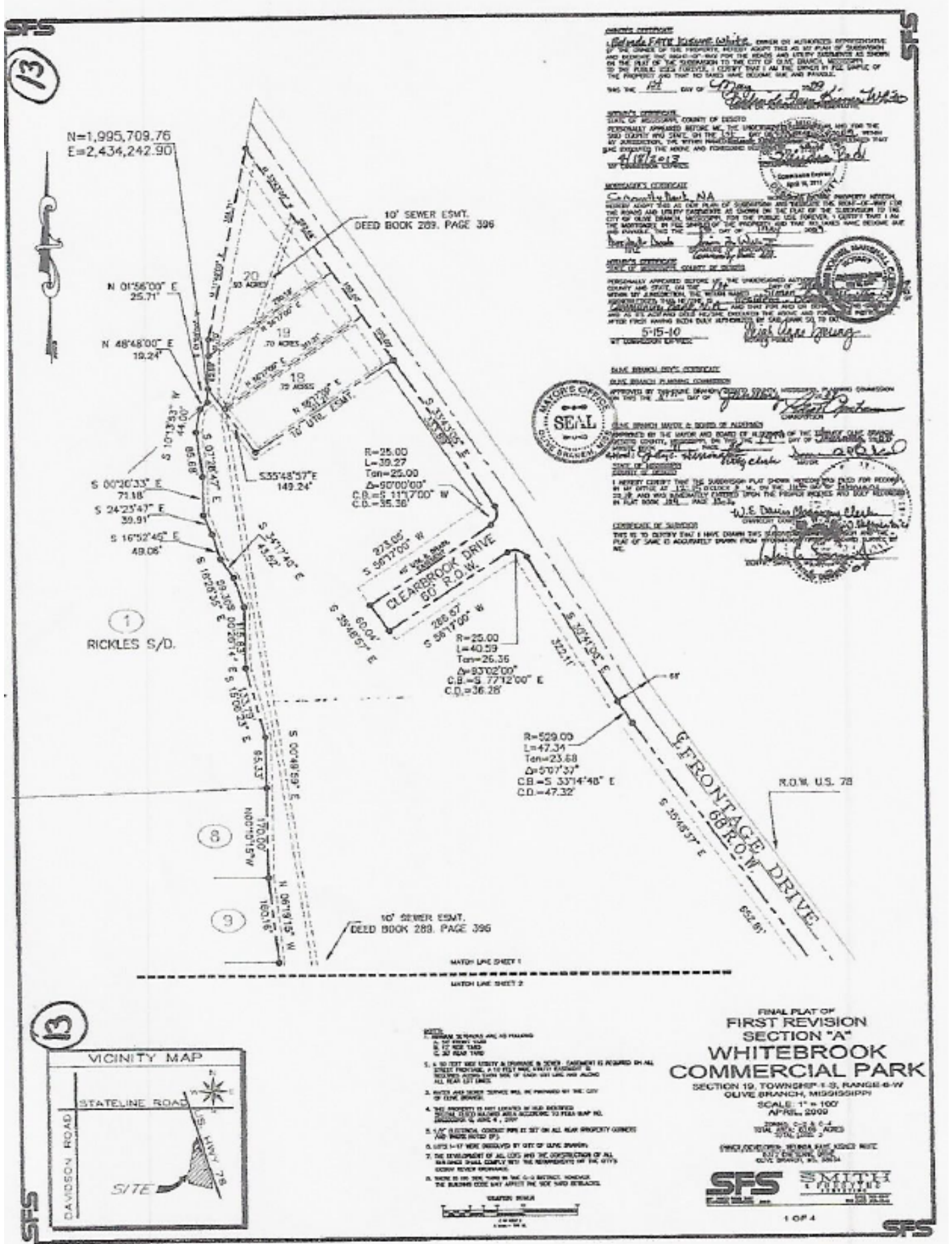
## Location Description

Parcels are located in a light industrial area of Olive Branch in a great location with high visibility!



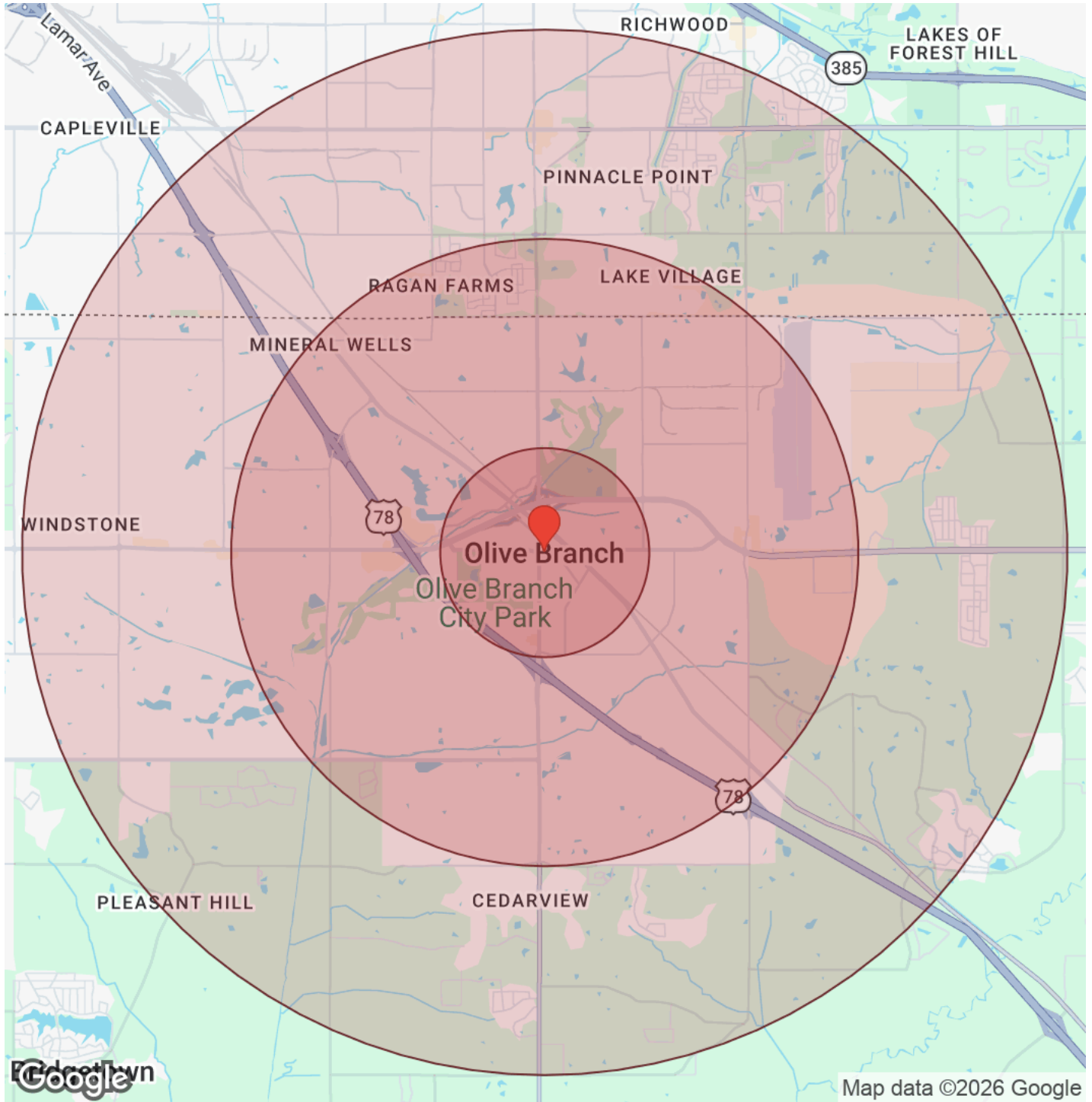
PROPERTY PHOTOS

FRONTAGE ROAD, OLIVE BRANCH, MS 38654



# DEMOGRAPHICS

FRONTAGE ROAD, OLVE BRANCH, MS 38654



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	2,614	17,838	42,616	Median	\$103,031	\$92,949	\$94,550
Female	3,011	20,254	48,195	Under \$15k	44	623	1,600
Total Population	5,625	38,092	90,811	\$15k - \$25k	60	527	1,288
				\$25k - \$35k	226	1,118	2,028
<b>Housing</b>				\$35k - \$50k	87	1,009	2,889
Total Units	2,506	15,793	36,052	\$50k - \$75k	278	2,303	4,945
Occupied	2,290	14,575	33,081	\$75k - \$100k	383	2,379	4,850
Owner Occupied	1,163	10,075	23,707	\$100k - \$150k	846	3,697	7,901
Renter Occupied	1,127	4,500	9,374	\$150k - \$200k	322	1,774	4,257
Vacant	216	1,219	2,972	Over \$200k	43	1,145	3,326