

27.74 AC

Church Rd.



15.16±
AC

Airways Blvd

2 Sites in DeSoto County

12.58±
AC

Dotted Line
Indicates
Proposed
New Road
Between Sites

Construction
to Begin 2025

I-55 & Church Road Southaven, MS 38671

[VIEW ONLINE](#)

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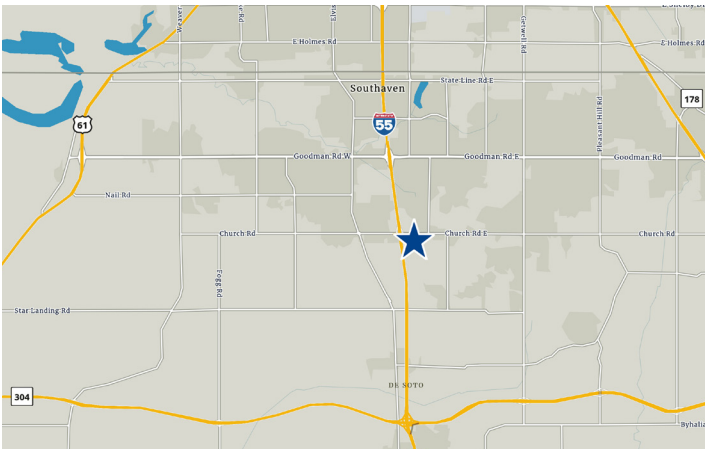
Available for Sale

	Indicates 15.16 AC For Sale
	Indicates 12.58 AC For Sale
	Interstate or Ramp
	Roads
	Proposed New Road
	Proposed Elimination



Property Features

- Two sites for sale: 15.16± & 12.58± acres
- Great frontage on I-55 and located across the street from Tanger Outlets
- Possible retail or office use
- Church Road and I-55 exit provides high traffic counts due to Tanger Outlets
- Minutes from Landers Center, the Church Road/I-55 Interchange, Northwest Community College and the Memphis International Airport



2023 Demographics

	1 Mile	3 Miles	5 Miles
Total Population	6,070	30,872	87,415
Households	2,663	12,147	32,548
Average Household Income	\$68,579	\$80,103	\$81,131
Total Businesses	187	1,314	2,611
Total Employees	2,693	19,542	33,892

Traffic Counts

I-55 at Church Road
67,000 VPD

