

PROPERTY 1 - SOUTHAVEN, MS

PRIME DEVELOPMENT OPPORTUNITY IN MEMPHIS MSA

Join Tanger Outlet Mall and the only Google
Operations Center in the US at DeSoto Pointe

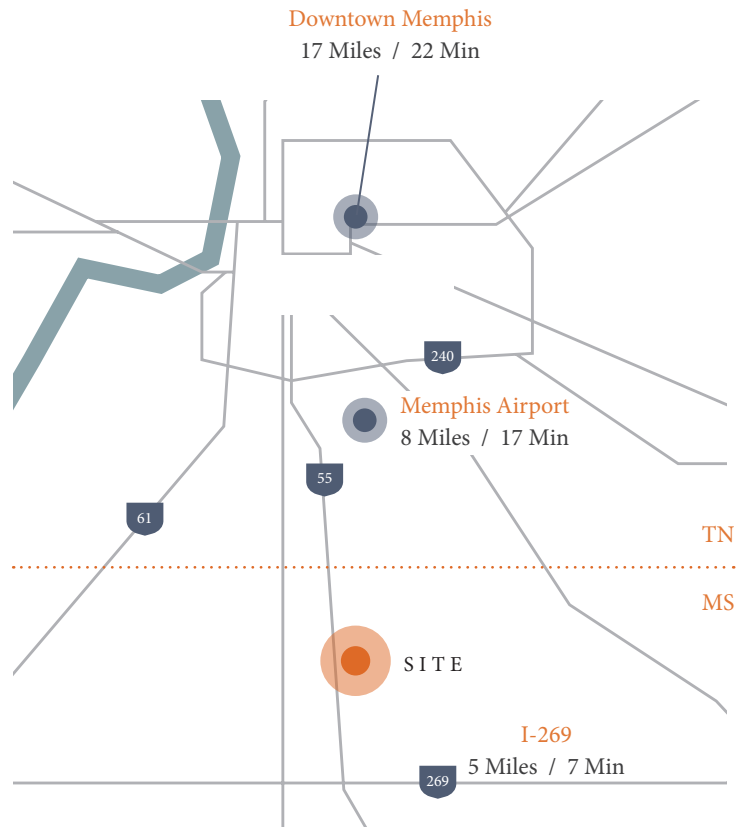
MULTIPLE TRACTS FOR SALE



LOCATION, LOCATION, LOCATION — DESOTO IS THE FASTEST GROWING COUNTY IN MISSISSIPPI.

Memphis' unique trade area encompasses parts of Arkansas and Mississippi, bolstering the city's position as one of the top industrial markets in the nation. The region leverages I-40, I-55, I-22 and the new I-269 Corridor, a 60-mile half loop around southern Memphis and north Mississippi. The I-269 Corridor links to a web of seven converging highways, serving 152 metro areas and two-

thirds of the nation's population by truck in one day. The north Mississippi submarket has seen significant growth and increased retail demand. Bordering the Tennessee/ Mississippi state line, DeSoto County is the fastest growing county in the state of Mississippi and saw 22.1% jobs increase from 2014-2019.



SITE HIGHLIGHTS



Ideal for Grocery anchored or Big Box retail, Entertainment, Hotel, Office, Multi-Family Lofts, Assisted Living, Mixed Use Development and Restaurants.



Excellent visibility and access from I-55. Church Rd to be widened to 8 lanes by 2023.



Land is cleared with detention infrastructure in place.



Many public incentives available for development including Metropolitan District and Opportunity Zone.



Will subdivide. Contact for Pricing.



Join Tanger Outlet Mall and Google in the Memphis MSA high growth suburb Southaven, in DeSoto County, Mississippi.

SOUTHAVEN AREA ATTRACTIONS

National Sports Destination- Snowden Grove Park & Amphitheater is America's Premier Youth Sports destination and the nation's largest youth baseball complex with 17 fields, plus Greenbrook Park with eight softball fields. USTA tournaments are held at Southaven's Snowden Grove Tennis Complex. BankPlus Sports Center offers an indoor soccer arena, baseball, and softball practice facilities, batting cages, a retail store and an outdoor miniature golf course.

Shopping- Southaven is DeSoto County's shopping destination with Tanger Outlets Southaven anchored by Coach, Ann Taylor, and Columbia.

Landers Center- 8,400 seat event and convention center.

THE SITE IS LOCATED IN AN OPPORTUNITY ZONE. INCENTIVES INCLUDE :

Northern Mississippi Foreign Trade Zone No. 262. The International Trade & Commerce Opportunity Provided By the Memphis Metropolitan Area

- Distribution capital of the United States – within 500 miles of 70% of the nation's population
- World's busiest air cargo airport
- FedEx hub
- Nation's third largest inland port
- Intermodal facilities

Healthcare Zone

The Mississippi Health Care Industry Zone Act aims to expand access to high-quality medical care for Mississippi residents and increase the number of health care jobs in the state by providing incentives to health care businesses that locate or expand within a qualified Health Care Zone and commit to create at least 25 full-time jobs and/or invest at least \$10 million.

Mississippi Location

- Standard Property Tax Exemptions in Mississippi for eligible industries
- Sales and Use Tax Rebate for Qualified Tourism Projects including hotel, entertainment, sports, and theme parks
- Fee in Lieu of Property Taxes for eligible new businesses or expansion projects with a capital investment of at least \$60MM
- Sales and Use Tax Exemption for eligible businesses that transfer Headquarters or grow existing Headquarter Operations in MS and create a minimum of 20 new headquarter jobs.
- Advantage Jobs Program provides a cash rebate to eligible businesses that create new jobs and Jobs Tax Credits can be applied to reduce an employer's income tax liability
- Many additional incentives available for the IT, Aerospace, Energy, R&D, Medical, Motion Picture, Tourism Industries

Southaven Metropolitan District

The City of Southaven is delighted to promote our new Metropolitan District designation encompassing the Church Road and Interstate 55 Interchange along with immediate areas that include developable properties to the north, south, east, and west. The city envisions the "Metro District" developing characteristics of a metropolis relating to architecture, culture, and commerce, and how truly special we believe this district will become for our city.

[For More Information Click Here](#)

[For More Information Click Here](#)

[For More Information Click Here](#)

AREA MAP



ACREAGES

Tract 1	17.90	Tract 4	46.33
Tract 2	1.15	Tract 5	8.85
Tract 3	1.31	Tract 6	1.29

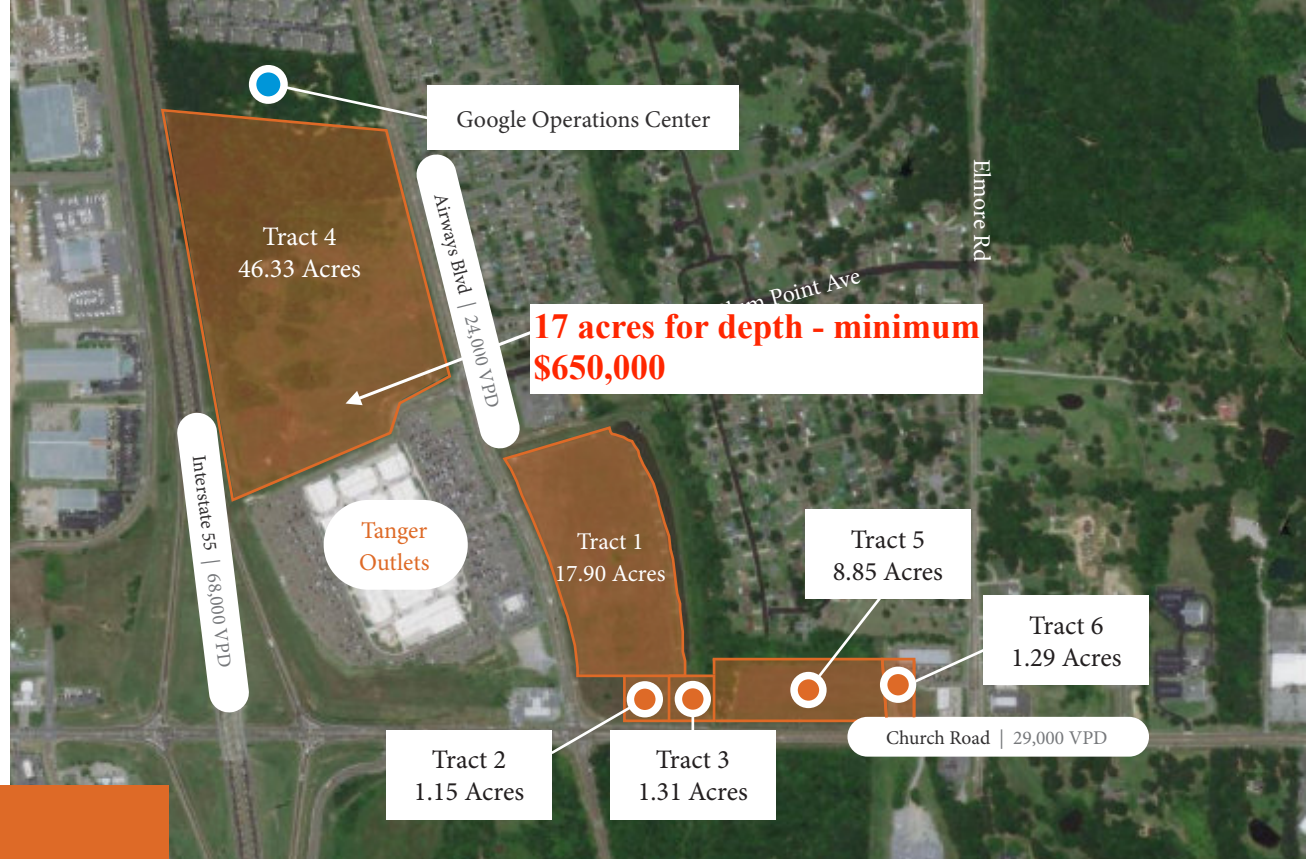
AREA DEMOGRAPHICS

Distance	Population	Average Income
1 Mile	4,947	\$64,031
3 Miles	33,612	\$89,747
5 Miles	88,944	\$92,034
10 Miles	270,299	\$87,032

[VIEW DRONE VIDEO](#) 

FOR MORE INFORMATION, CONTACT:

Ashley Utley Walker
 Senior Associate Broker
 +1 901 233 3786
 ashley.walker@cbre.com



PRIMELAND DEVELOPMENT OPPORTUNITY IN MEMPHIS, MS

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_February2026