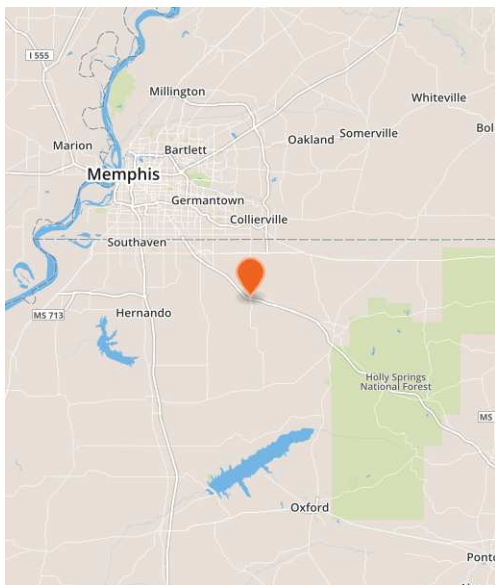


LAND FOR SALE/LEASE

BYHALIA CROSSING

MS Hwy 309 & E Stonewall Rd, Byhalia MS 38611 | Marshall



HIGHLIGHTS:

- 17 +/- acre commercial development with proposed neighborhood shopping center
- Part of Byhalia Crossing Trade Center (200 +/- acre industrial center)
- Excellent Interstate visibility
- Proximity to the new I-269 Interchange
- Area retailers include: Fred's, AutoZone, M&F Bank, Piggly Wiggly, & Dollar General
- Hwy 78 (25,000 AADT) & MS Hwy 309 (6,800 AADT)

DEMOGRAPHICS:

3 MILE	5 MILE	Trade Area
Population		
4,299	9,695	22,091
Daytime Population		
1,784	2,252	3,328
Households		
1,601	3,521	8,102
Average HH Income (\$)		
43,535	47,634	54,420

For More Information, Contact Exclusive Agent(s):

Shawn Massey, CCIM, CRX, CLS, ALC • shawn.massey@tscg.com • 901-334-5702



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Bldg 1	Available	25,000
Bldg 2	Available	10,960
Bldg 3	Available	8,050
Bldg 4	Available	9,900

Outparcel 1	Available	66,646
Outparcel 2	Available	37,461
Outparcel 3	Available	43,560

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