



**NORTHWEST**  
MISSISSIPPI COMMUNITY COLLEGE

**Tanger**  
Outlets

Oak Hollow Apartments

**SITE**

+/- 1.22 Acres

Civic Center Apartments

**LANDERS**  
CENTER

Church Rd Lot Land Stats



21,000 vpd  
Church Rd traffic count



Less than a mile  
from Hwy 51 and I-55.



6363 Poplar Avenue | Suite 220  
Memphis, TN 38119  
+1 901 375 4800  
colliers.com/memphis

For Sale: Prime site for future development

# 1125 Church Rd W Southaven, MS 38671

The subject property spans 1.22 acres and is the last available commercial outparcel in a highly visible and accessible location. It is surrounded by a variety of businesses, making it an ideal site for commercial ventures. Strategically positioned along major traffic routes, this lot offers excellent exposure to potential customers.

### Features

- +/- 1.22 Acres
- Commercial Zoning (PUD)
- Accessibility to major roadways (Hwy 51 & I-55)
- Last available out parcel
- Supporting commercial uses in direct vicinity
- Nearby businesses/amenities: Northwest Mississippi Community College, Landers Center, Tanger Outlets

### Acres Available:

# +/- 1.22 Acres

Contact us:

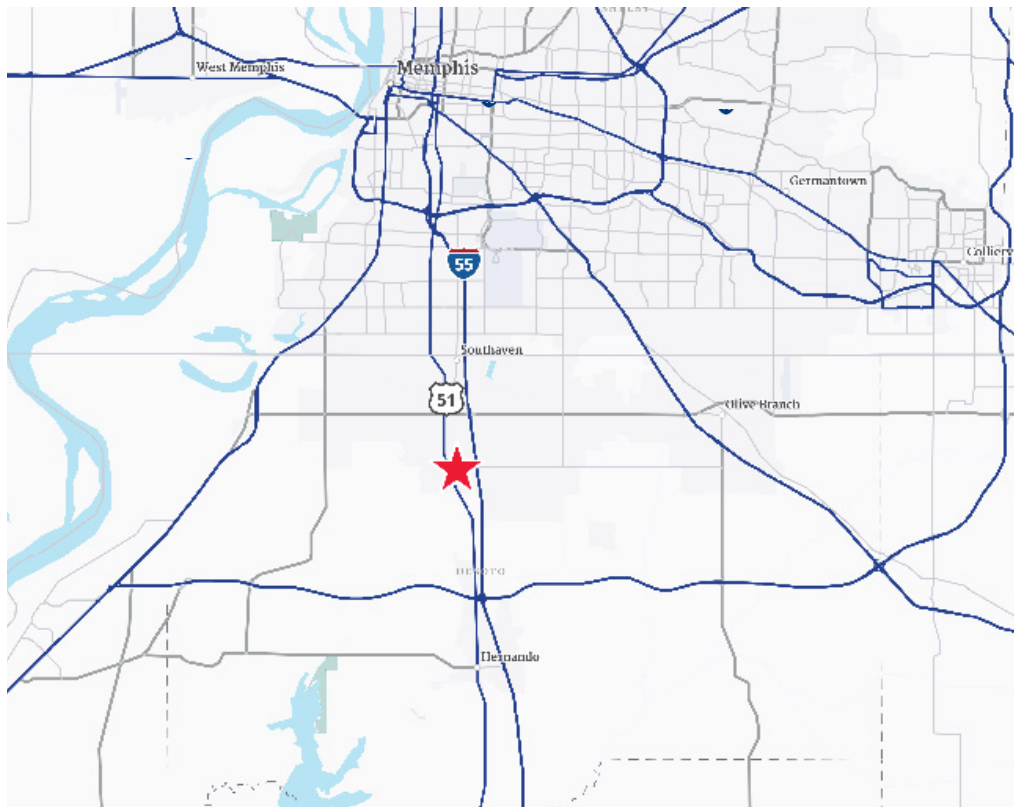
**Mark Bolding**  
+1 901 312 5786  
Memphis, TN  
mark.bolding@colliers.com

# Property Profile

## Site Plan



## Map



Contact us:

**Mark Bolding**  
 +1 901 312 4910  
 Memphis, TN  
 mark.bolding@colliers.com

### 2024 Demographics: (within a 3 mile radius)

	Population	<b>34,877</b>
	Total Households	<b>13,183</b>
	Average Household Income	<b>\$112,592</b>
	Employees	<b>15,441</b>
	Businesses	<b>1,226</b>



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 6363 Poplar Avenue | Suite 400  
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 F: +1 901 312 5750  
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