



48,056 SF Office Building | 5,899 SF Commercial Facility | 1.35 Acres Vacant Land

FOR SALE

MIXED-USE COMMERCIAL PORTFOLIO

972 & 1015 S GREEN STREET • TUPELO, MISSISSIPPI

AVAILABLE SITES



The Offering

CBRE, Inc and TRI Commercial are pleased to present this mixed used commercial property portfolio consisting of three (3) assets located in Tupelo, Mississippi. The Properties are well positioned with convenient access to area amenities and major transit arteries including US Highway 45.

The properties may be purchased as a whole or individually.

- **1.35 Acres Vacant Land**

Two (2) parcels of vacant land at the intersection of S Spring St and S Green St (bisected by E President St).

- **1015 S Green Street**

48,056 SF Office Building with electrical lab space and one (1) drive-in door.

- **972 S Green Street**

5,899 SF Commercial Facility suitable for retail or storage use.

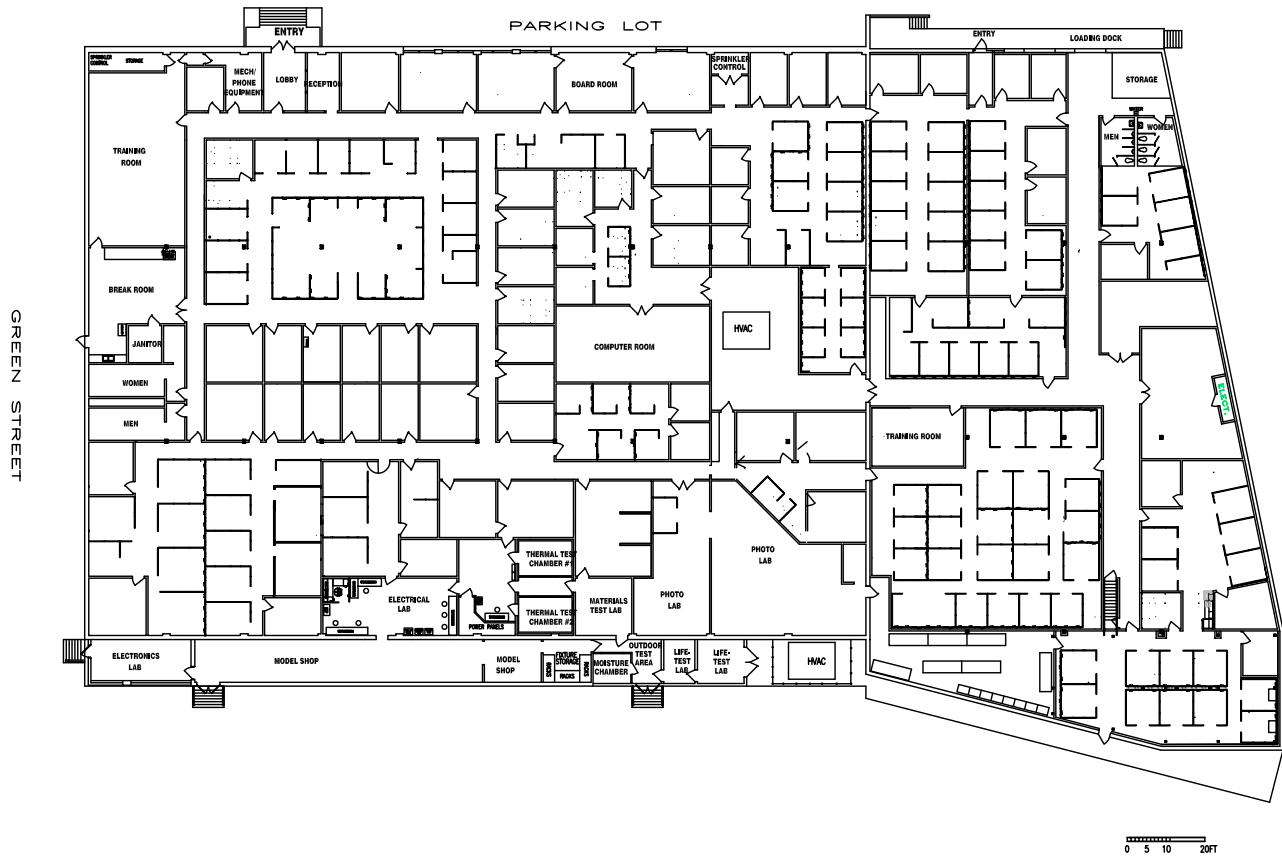


1015 GREEN STREET SOUTH

PARCEL ID	113B-06-041-00
ACRES	2.6 Acres
BUILDING SF	48,056 SF
YEAR BUILT	1955
ZONING	Mixed-Use Employment
CONSTRUCTION	Masonry
SPRINKLER	Wet
DRIVE-IN DOORS	One (1) with ramp
PURCHASE PRICE	\$3,500,000
SALE-LEASE BACK OPTION	Seller is willing to discuss opportunities for a partial building sale-leaseback.



1015 S GREEN STREET FLOOR PLAN



972 GREEN STREET SOUTH



PARCEL ID	113B-06-041-00
ACRES	0.95 Acres
BUILDING SF	5,899 SF
YEAR BUILT	1966
BUILDING DIMENSION	113' x 471'
ZONING	Mixed-Use Employment
CONSTRUCTION	Masonry
DRIVE-IN DOORS	One (1) ramped
PURCHASE PRICE	\$354,000



- Formerly used as open storage/warehouse
- Excellent redevelopment opportunity for retail
- In close proximity to North Mississippi Medical Center
- Convenient access to Highway 45

1.35 ACRES AVAILABLE



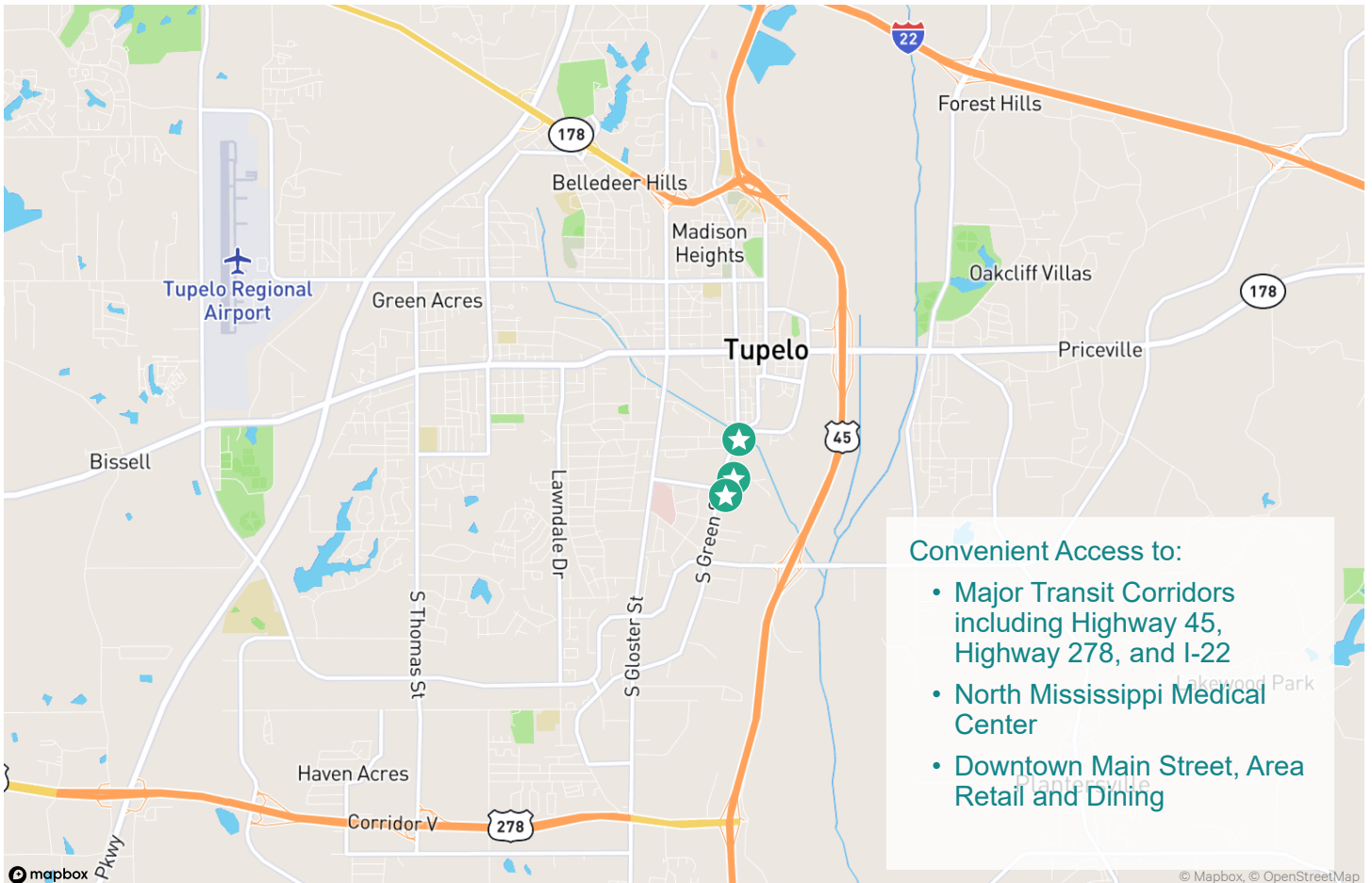
PARCEL "A"

PARCEL ID	113B-06-020-00
ACRES	0.19 Acres

PARCEL "B"

PARCEL ID	113B-06-022-00
ACRES	1.16 Acres

PURCHASE PRICE \$6.00 PSF



Convenient Access to:

- Major Transit Corridors including Highway 45, Highway 278, and I-22
- North Mississippi Medical Center
- Downtown Main Street, Area Retail and Dining



TUPELO LEE COUNTY

Just 90 miles from Memphis and 135 miles from Birmingham, Tupelo acts as a regional hub for an area. As home to the largest base of manufacturing employees in Mississippi, Tupelo/ Lee County is consistently ranked as one of the top counties in Mississippi for personal income, retail sales, total employment, and business activity.

Lee County, comprised of 9 municipalities, is located in Northeast Mississippi and serves as the regional financial, retail, healthcare, and employment hub.

- Maintains a trade area population of 615,064.
- 144,156 live in the Tupelo micropolitan area.
- Population of approximately 87,825.
- US 78 (future I-22) provides direct access to Memphis, TN and Birmingham, AL.
- US 45 is a major border-to-border route, from Lake Superior to the Gulf of Mexico and provides northeast Mississippi direct access to major interstate systems such as I-10 and I-40.

TOP MANUFACTURING EMPLOYERS

- *Toyota* 2,200
- *Lane Furniture Industries* 1,678
- *Cooper Tire and Rubber Company* 1,625
- *MTD Products* 1,050
- *H.M. Richards* 670
- *Day-Brite Capri Omega* 650
- *Omega Motion* 360
- *Bauhaus USA* 270
- *Hancock Fabrics* 270

WITH ITS PRIME LOCATION JUST 90 MILES FROM THE MEMPHIS, TN, AND FEDEX'S HEADQUARTERS, 77% OF THE U.S. POPULATION IS WITHIN A TWO-DAY DRIVE FROM LEE COUNTY.

FOR LEASE

MIXED USE COMMERCIAL PORTFOLIO

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