



Colliers

Parcel #3
3.04 AC

Parcel #2
5.69 AC

Parcel #1
1.61 AC

Bethel Rd

Business Center Dr



3 Parcels

C-2 Highway Commercial District

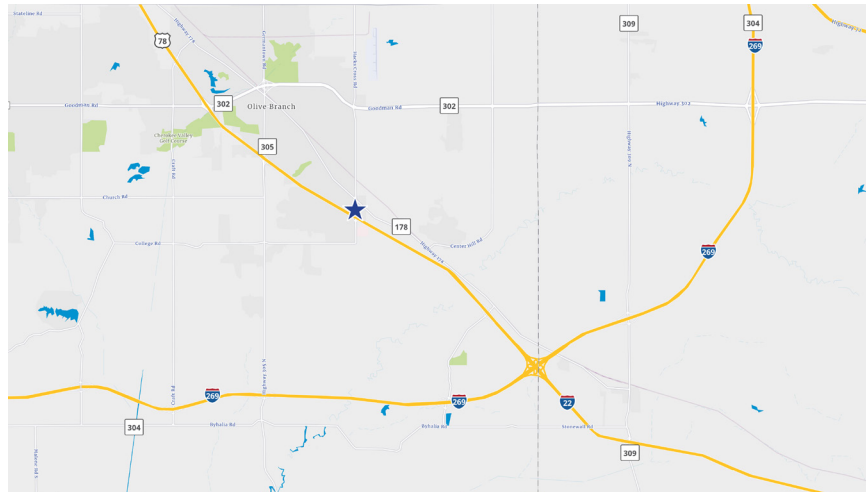
VIEW ONLINE 

VIEW ONLINE 

Bethel Rd. & Hwy. 178

Olive Branch, MS 38654

For Sale



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Accelerating success.

For Sale



Property Features	
Parcel # 1	1.61± AC
Parcel # 2	5.69± AC
Parcel # 3	3.04± AC
Traffic count on nearby Hwy. 78	over 31,000 VPD
Traffic count on cross street Hwy. 178	over 6,800 VPD
Great visibility & accessibility from Hwy. 78	
Less than 1 mile from Methodist Olive Branch Hospital	

2023 Area Demographics

	1 Mile	3 Miles	5 Miles
Population	3,238	26,303	50,387
Households	1,085	9,326	18,122
Average HH Income	\$93,575	\$96,553	\$97,491

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