

LAND FOR SALE

Offered at \$885K

PRIME DEVELOPMENT OPPORTUNITY

2.7 +/- Acres

* Site clearing has been completed!



US-305 / OLIVE BRANCH, MS 38654



Emily Vanasek
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LaBelle Haven
BAPTIST CHURCH

GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
(901) 758-1100
WWW.GILLPROP.COM

➡ DEVELOPER

Opportunity

Gill Properties, Inc. is pleased to present a significant tract of land (2.7 acres) in the growing area of Olive Branch, MS.

This unique opportunity provides a prime location close to the Cascades Development, making it an ideal location for various types of commercial development.

Secure this versatile property and take advantage of the desirable positioning to the Cascades project.



Oak Grove Blvd

2.7 ACRES



2.7 AC is less than 1 mile from Cascades Development Project (The new 84 ACS of Retail, Office, Multi-Family, Single Home and Townhomes).

CASCADES: At Cockrum Rd and Hwy 78



PROPERTY Data

Traffic

COCKRUM RD | 305

HIGHWAY 78

GOODMAN RD

18,680+

34,520+

10,920+

459.65'

For Sale

Demographics

2024

POPULATION

HOUSEHOLDS

AVG HH INCOME

1 MILE

5,648+

3 MILE

33,607+

5 MILE

73,395+

FOR MORE INFORMATION:

Emily Vanasek (901) 758-1100 Cell: (901) 355-4825





AERIAL Retail



NAIL RD

FedEx

HWY 78

CardinalHealth



COCKRUM RD



CHURCH RD

CVS
SITE



HWY 305

COMING SOON!

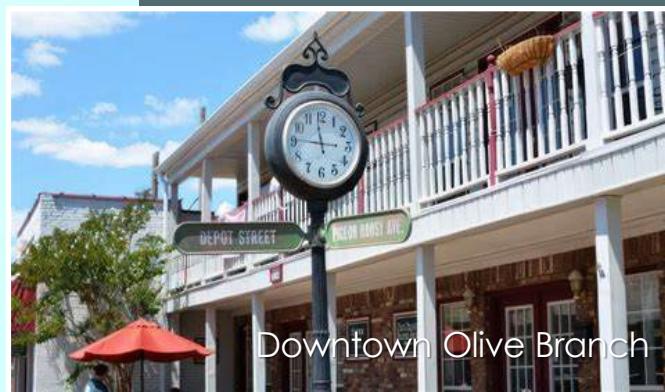


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➡ DESOTO COUNTY Olive Branch, MS

- **POPULATION:** 45,940+ and growing at .31% annually!
- **COST OF LIVING:** 92% lower than the national average
- **AVERAGE HOUSEHOLD INCOME:** \$109,963
- **AVERAGE HOME VALUE:** \$325,825
- **MONEY MAGAZINE:** Four times has made Olive Branch one of the Best Places to live in the US.



Downtown Olive Branch



Cherokee Valley Golf Course



Brussel's Bonsai Nursery |
Largest in the US

