

LAND FOR SALE

Offered at \$885K

PRIME DEVELOPMENT OPPORTUNITY

2.7 +/- Acres

* Site clearing has been completed!



US-305 / OLIVE BRANCH, MS 38654



LaBelle Haven
BAPTIST CHURCH



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GILL
PROPERTIES

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



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

18,680+

HIGHWAY 78

34,520+

GOODMAN RD

10,920+

✓ **Size:** 2.7 (+/-) Acres

✓ **Visibility:** Fronts Highway 305
Cockrum Rd.

✓ **Zoned:** C-1

✓ **Price:** \$885K

For Sale

Demographics

2024

1 MILE

3 MILE

5 MILE

POPULATION

5,648+

33,607+

73,395+

HOUSEHOLDS

2,188

12,299

26,149

AVG HH INCOME

\$84,268

\$88,891

\$93,682

FOR MORE INFORMATION:

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



AERIAL

Retail



SEPHORA



CardinalHealth



HWY 78

NAIL RD



COCKRUM RD



CASCADES
OLIVE BRANCH



CHURCH RD

CVS
SITE



COMING
SOON!



HWY 305

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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

