

SALE

THE LODGE

158 E College Ave Holly Springs, MS 38635



SALE PRICE

\$165,000

Sean Blankenship

(901) 259-8500

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**COLDWELL BANKER
COMMERCIAL
COLLINS-MAURY**

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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

**158 OFFICES,
45 COUNTRIES**

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024



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PROPERTY DESCRIPTION

A rare opportunity to restore and reimagine a historic landmark in the heart of Holly Springs, one of Mississippi's most culturally rich small towns.

Constructed in 1905 in the Colonial Revival architectural style, this two-and-a-half-story brick structure totaling approximately 5,150 square feet sits on a 0.33-acre site just off the town square. The building has served many roles throughout its storied history:

- Elks Lodge No. 1099 (1905–1936) – a social center for the town
- Van Dorn Hotel – a gathering place for travelers and events
- Marshall County Superintendent's Office (1981–2014)
- Community events and arts venue known locally as "The Lodge."

Inside, much of the original character remains—including hardwood floors, tall ceilings, historic trim, and traditional staircases. While the property requires significant renovation, the structural shell and architectural integrity remain intact, providing a strong foundation for redevelopment.

OFFERING SUMMARY

Sale Price:	\$165,000
Number of Units:	1
Lot Size:	0.33 Acres
Building Size:	5,150 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	30	124	478
Total Population	75	327	1,348
Average HH Income	\$65,619	\$70,434	\$65,468

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The location places the property at the center of Holly Springs' growing heritage tourism and blues culture economy. The Mississippi Blues Trail markers, outdoor music pavilion, and annual blues festivals sit directly behind the property. Nearby venues—including the well-known Burnside blues club—draw music enthusiasts from around the world.

Holly Springs itself is known for:

- The Ida B. Wells Museum
- Historic railroad depot and downtown district
- Annual music festivals and cultural events
- Its role in Mississippi's Civil War and civil rights history

Potential redevelopment concepts include:

- Boutique hotel or bed-and-breakfast
- Live music venue or blues club
- Coffee shop, restaurant, or gift shop
- Arts venue, theater, or cultural center
- Event and wedding venue

The building has long been a gathering place for celebrations, ballroom dancing, and community events—and the next owner has the opportunity to restore that tradition.



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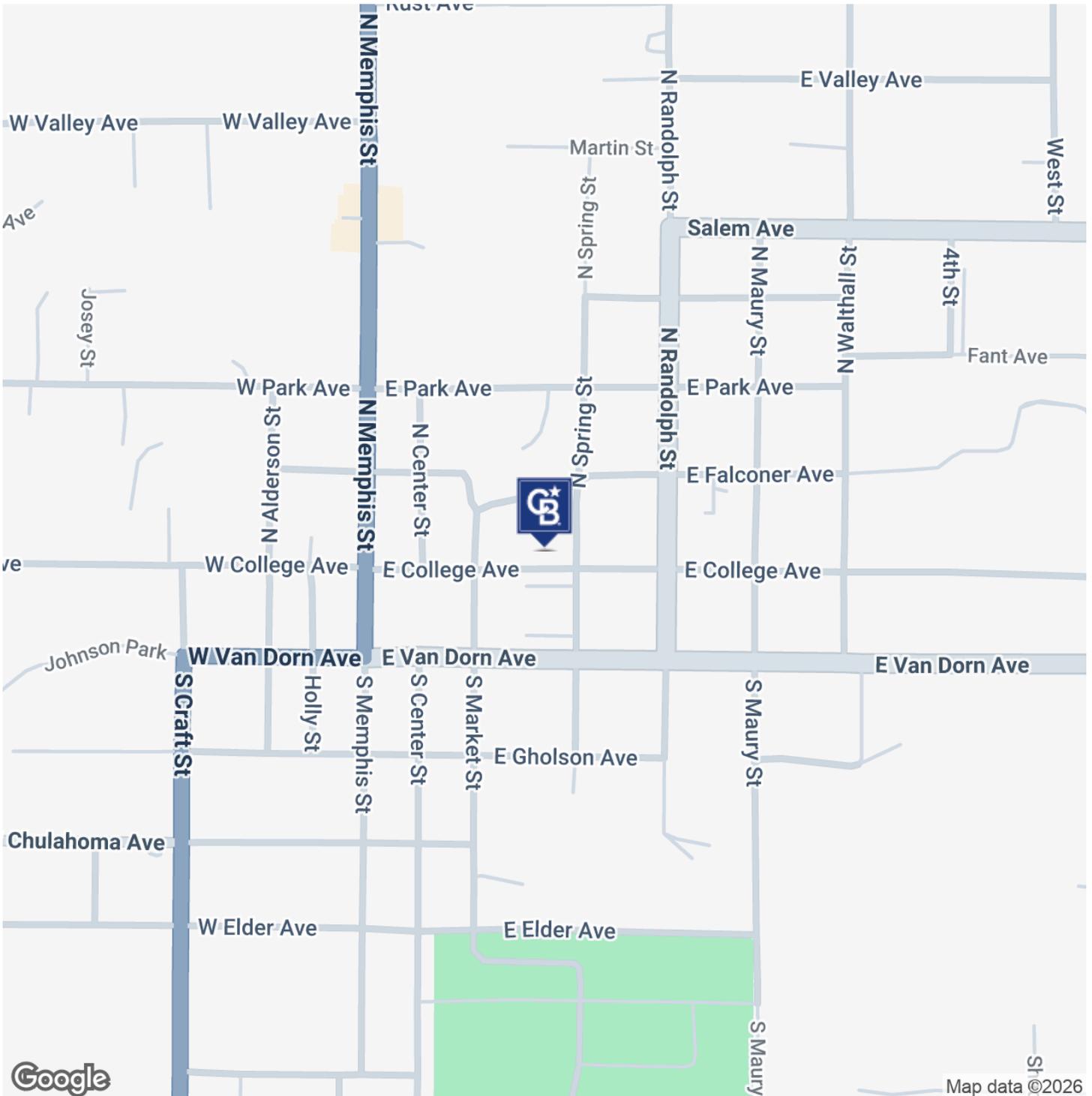


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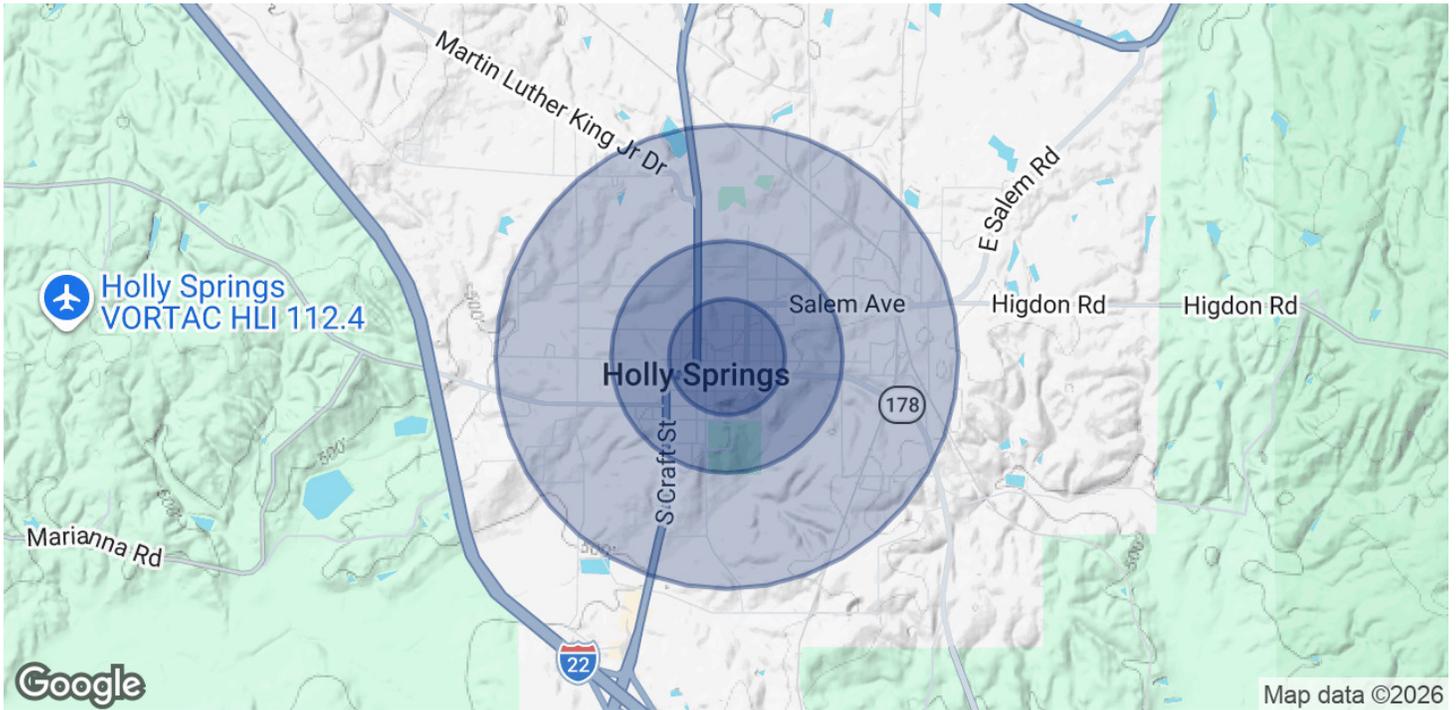


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	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	75	327	1,348
Average Age	40.2	41.4	41.8
Average Age (Male)	39	40.7	40.6
Average Age (Female)	41.9	40.8	38.7
HOUSEHOLDS & INCOME			
Total Households	30	124	478
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$65,619	\$70,434	\$65,468
Average House Value	\$117,642	\$114,175	\$115,437

2023 American Community Survey (ACS)

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