

FOR SALE



# Flex Office Warehouse Building - Build-to-Suit

INTERSTATE BLVD, HORN LAKE, MS 38637



LISTING PRESENTATION

**Keller Williams Realty | KW Commercial**

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## PROPERTY SUMMARY

Flex Office Warehouse Building - Build-to-Suit  
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## Property Description

We are excited to introduce a roomy 1.72 +/- acre lot located in the heart of the Southaven/Horn Lake Commercial District! Less than half a mile from the I-55 – 302 interchange, Lot 6 sits on the corner of two secondary roads just off Goodman Road. With light industrial zoning and a great location, this lot could be home to your next venture! This lot can either be purchased or leased with a Build-To-Suit option! Please see the attached plans for the modern office warehouse Build-To-Suit option!

## Property Overview

Large Lot - Build-to-Suit Option or Land for Purchase!

Located at the I-55 Corridor - Immediately off of Goodman Road and I-55 Interchange! Surrounded by numerous industrial, retail, and specialty commercial businesses  
Great Interstate Access!

## Location Overview

Exit I-55 onto Highway 302/Goodman and you will head towards the Zaxby's (take a left if traveling North). Turn left on the road between the Zaxby's and the Hardee's and this lot is about 0.2 miles down the road on the right at the corner of Interstate Blvd and Expressway Drive

## PROPERTY PHOTOS

Flex Office Warehouse Building - Build-to-Suit  
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Potential Build-to-Suit



AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
BTS	0	3-5 Years	\$0 /mo			

Prices and Size will depend on build-to-suit requests

**BUSINESS MAP**

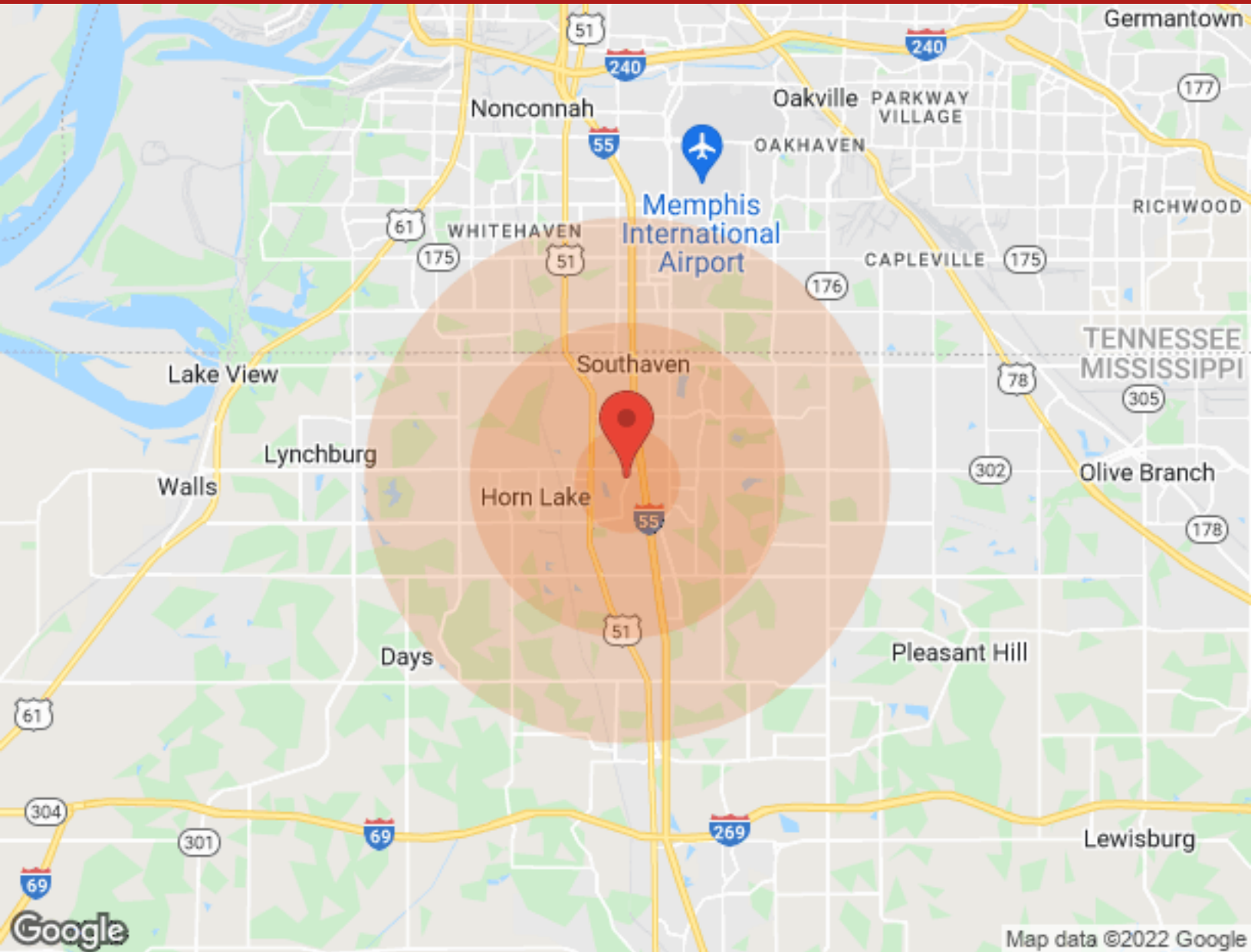
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## DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,731	25,728	59,358	Median	\$47,850	\$46,917	\$44,503
Female	2,892	27,568	63,328	< \$15,000	324	2,308	5,117
Total Population	5,623	53,296	122,686	\$15,000-\$24,999	343	2,516	4,886
				\$25,000-\$34,999	332	2,451	5,113
				\$35,000-\$49,999	291	3,709	7,660
				\$50,000-\$74,999	554	4,400	9,775
				\$75,000-\$99,999	185	2,560	5,920
				\$10,000-\$149,999	112	1,215	4,469
				\$150,000-\$199,999	13	187	862
				> \$200,000	N/A	43	246
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	2,716	31,166	57,985	Total Units	2,270	20,603	46,550
Black	2,398	18,819	59,654	Occupied	2,144	19,245	43,201
Am In/AK Nat	10	35	58	Owner Occupied	765	11,495	28,365
Hawaiian	N/A	N/A	N/A	Renter Occupied	1,379	7,750	14,836
Hispanic	608	3,855	5,648	Vacant	126	1,358	3,349
Multi-Racial	966	6,306	8,666				