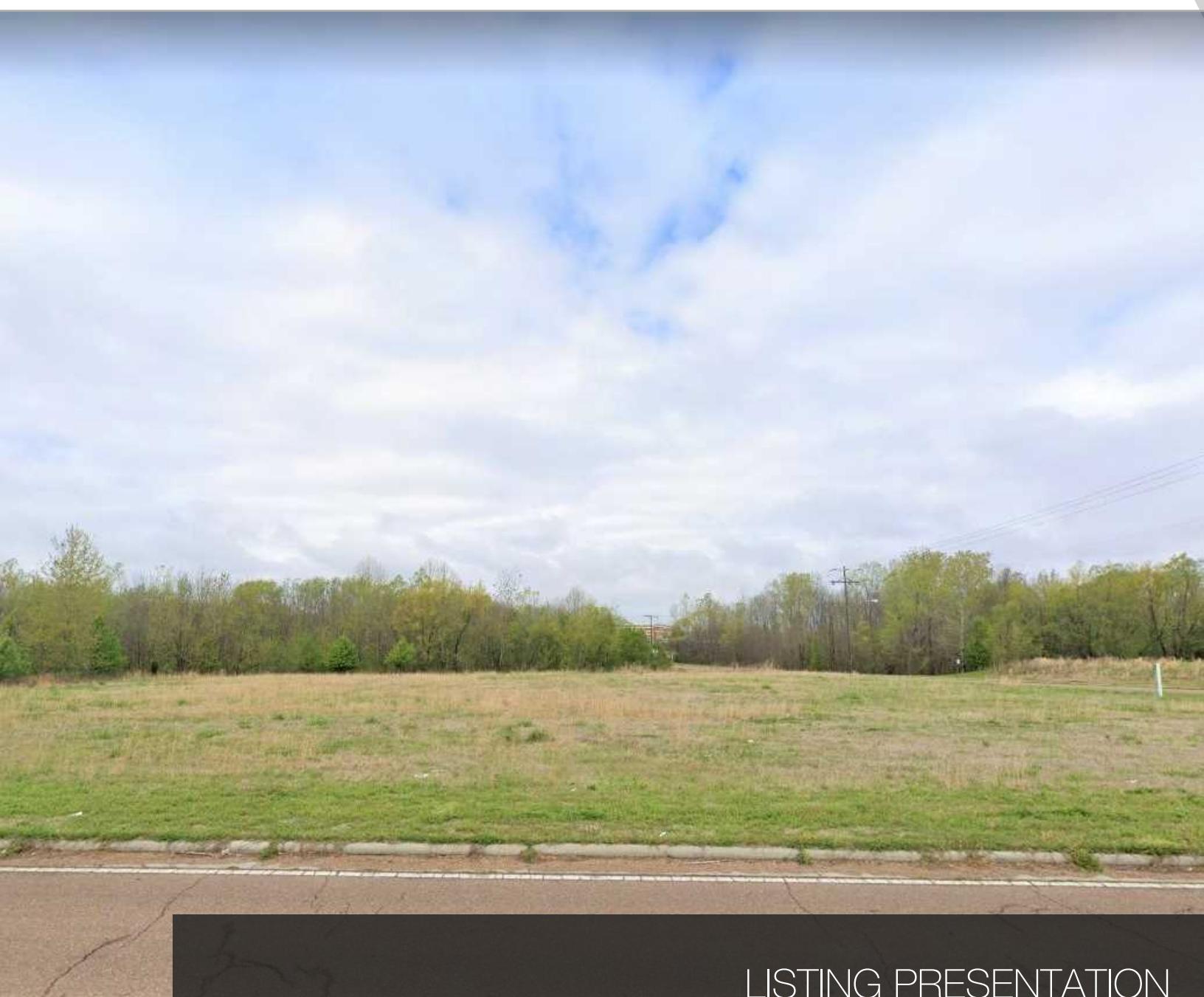


FOR SALE

Flex Office Warehouse Building - Build-to-Suit

INTERSTATE BLVD, HORN LAKE, MS 38637



LISTING PRESENTATION

Keller Williams Realty | KW Commercial

5847 Getwell Road Suite B1
Southaven, MS 38671

<http://www.kwcommercial.com>

PRESENTED BY:

RHODES THOMPSON
COMMERCIAL AGENT
(662) 892-4000
rhodes@partners-one.com
Mississippi

PROPERTY SUMMARY

Flex Office Warehouse Building - Build-to-Suit
Interstate Blvd | Horn Lake, MS 38637



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
Interstate Blvd | Horn Lake, MS 38637



Potential Build-to-Suit



AVAILABLE SPACES

Flex Office Warehouse Building - Build-to-Suit
Interstate Blvd | Horn Lake, MS 38637



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

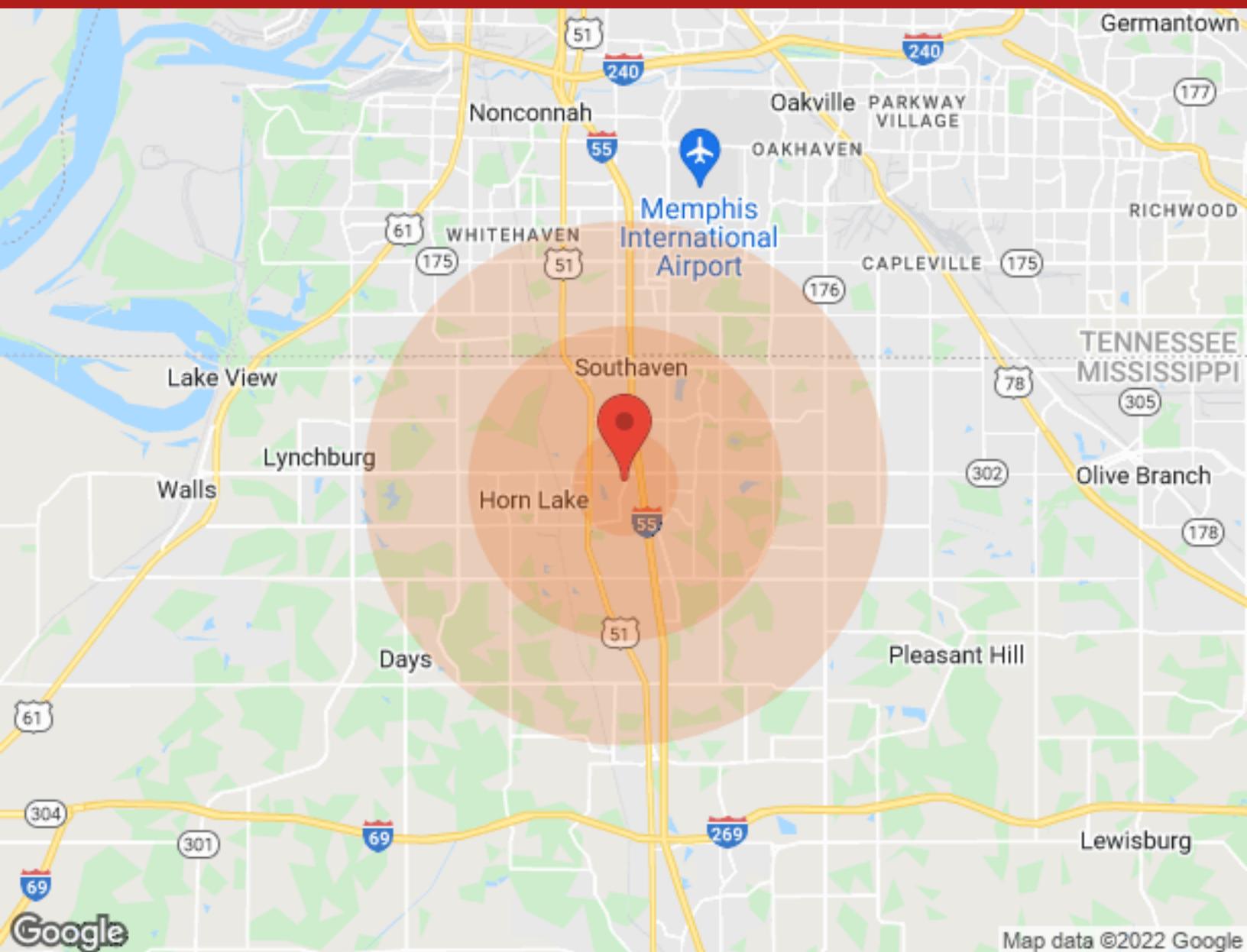
BUSINESS MAP

Flex Office Warehouse Building - Build-to-Suit
Interstate Blvd | Horn Lake, MS 38637



DEMOGRAPHICS

Flex Office Warehouse Building - Build-to-Suit
Interstate Blvd | Horn Lake, MS 38637



Population

	1 Mile	3 Miles	5 Miles
Male	2,731	25,728	59,358
Female	2,892	27,568	63,328
Total Population	5,623	53,296	122,686

Age

	1 Mile	3 Miles	5 Miles
Ages 0-14	1,428	13,027	28,888
Ages 15-24	837	8,339	19,026
Ages 55-64	379	5,118	13,291
Ages 65+	367	5,345	13,735

Race

	1 Mile	3 Miles	5 Miles
White	2,716	31,166	57,985
Black	2,398	18,819	59,654
Am In/AK Nat	10	35	58
Hawaiian	N/A	N/A	N/A
Hispanic	608	3,855	5,648
Multi-Racial	966	6,306	8,666

Income

	1 Mile	3 Miles	5 Miles
Median	\$47,850	\$46,917	\$44,503
< \$15,000	324	2,308	5,117
\$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

Housing

	1 Mile	3 Miles	5 Miles
Total Units	2,270	20,603	46,550
Occupied	2,144	19,245	43,201
Owner Occupied	765	11,495	28,365
Renter Occupied	1,379	7,750	14,836
Vacant	126	1,358	3,349