

LAND FOR SALE

REZONED: Residential to Commercial

**9045 Germantown Parkway
Olive Branch, MS 38654**

PROPERTY HIGHLIGHTS

- LAND - 3.65 AC
- One Parcel in a proposed Neighborhood Commercial Project.



FOR MORE INFORMATION:

FRANK DYER, CCIM, RPA

Senior Vice President of
Brokerage

(C): 901.277.8183

frank@gillprop.com

BARRY MAYNARD

Senior Vice President of
Brokerage

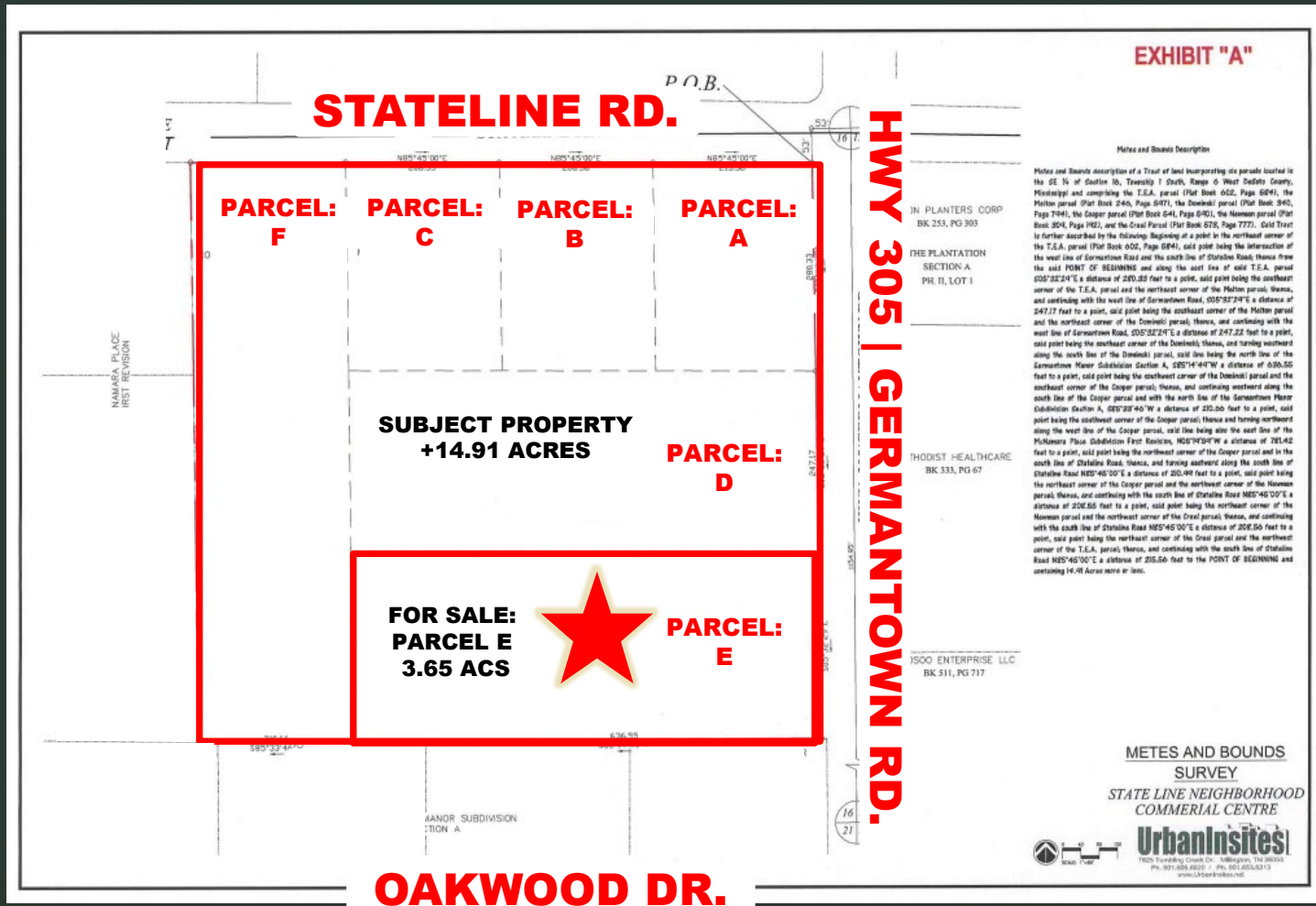
(C): 901.230.4265

barry@gillprop.com

PLANNED COMMERCIAL DISTRICT (C-4) PROJECT OVERVIEW: State Line Neighborhood Commercial Centre

SUBJECT PROPERTY | +14.91 ACRES

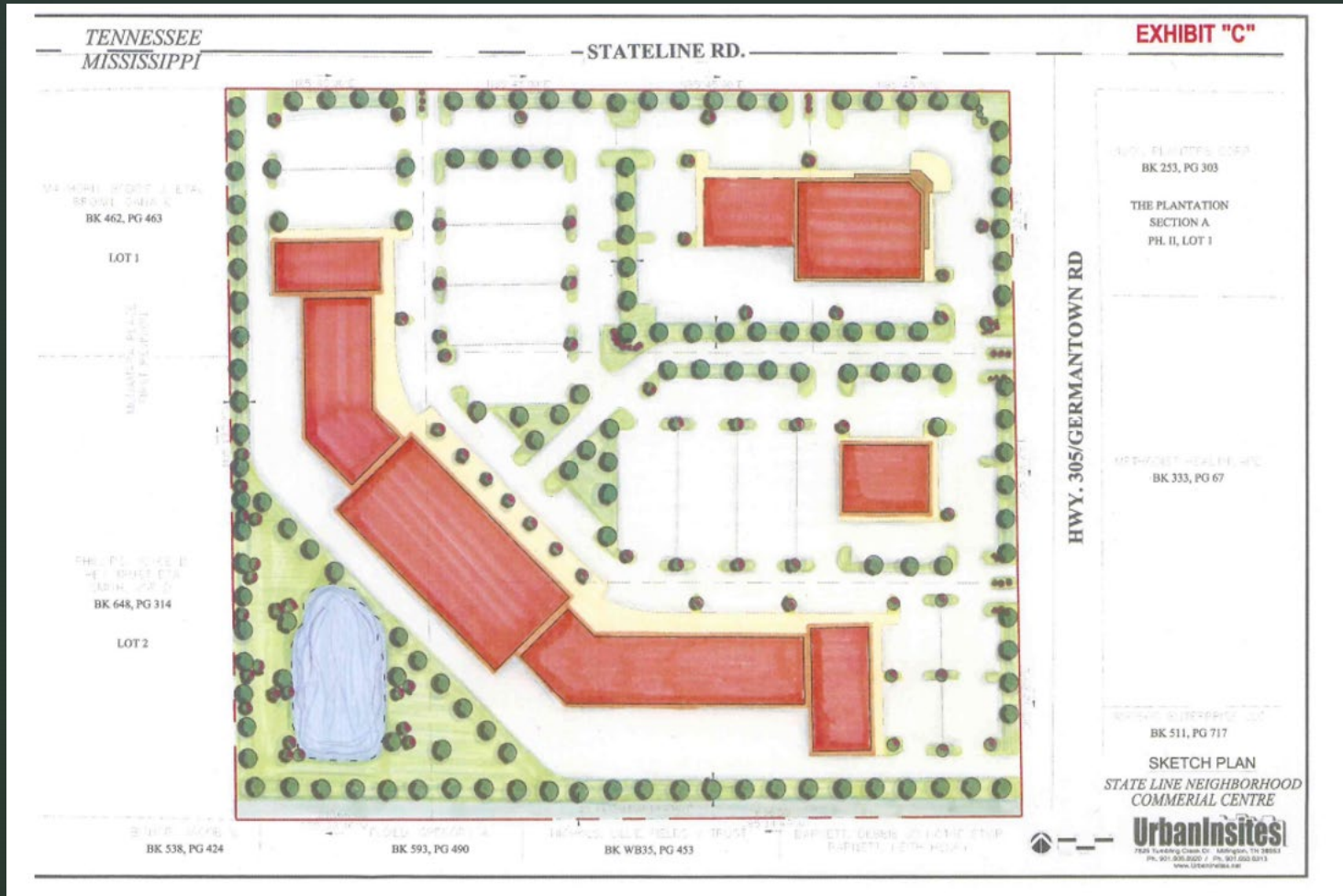
There is no definitive time frame for the development of the Subject Property. A Project Text and Preliminary Development Plan shall be approved by the Board of Mayor and Aldermen prior to the commencement of any development of the Subject Property.

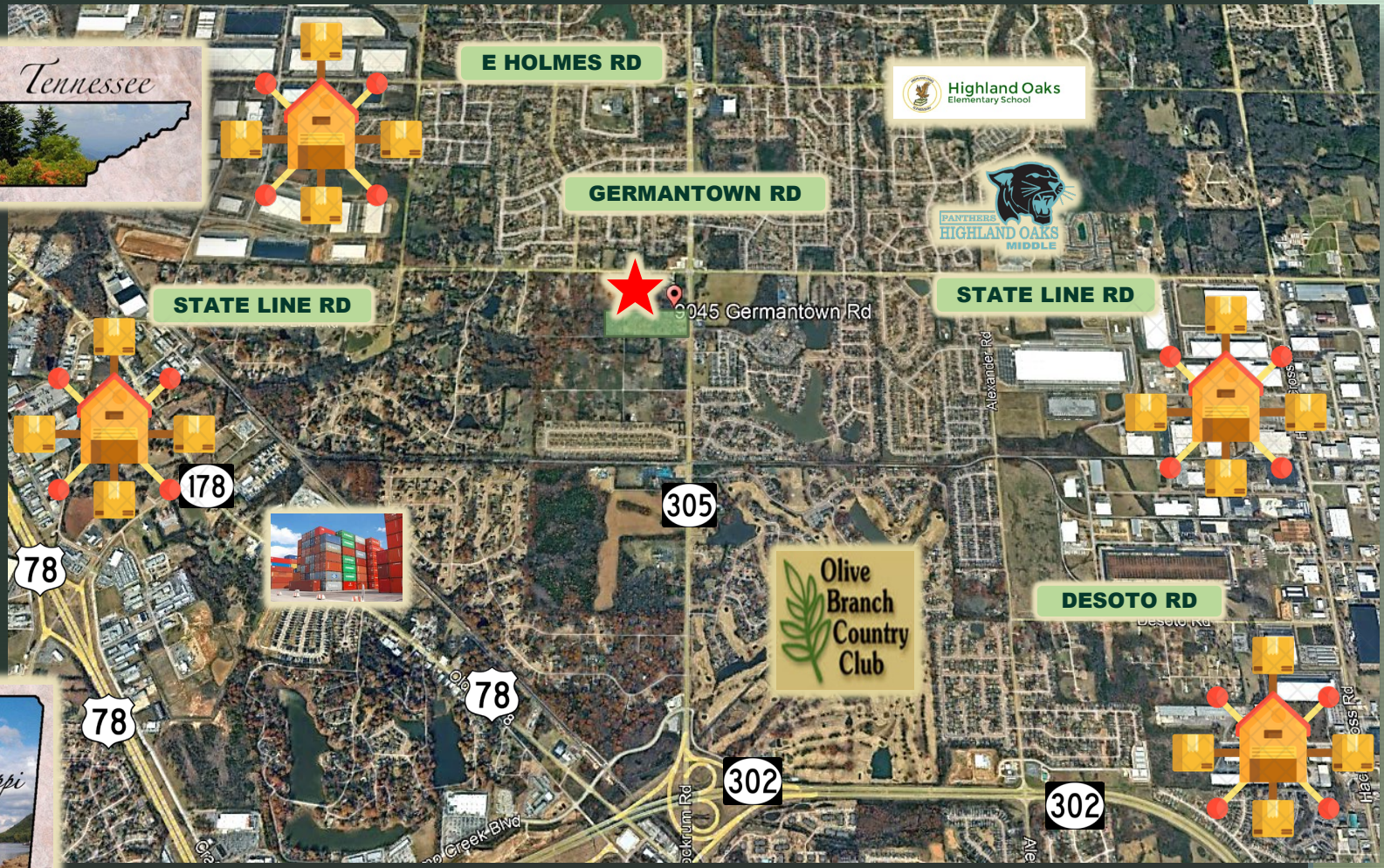
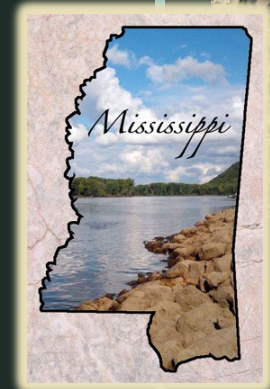


PLANNED COMMERCIAL DISTRICT (C-4) PROJECT OVERVIEW

PROPOSED SITE LAYOUT | EXHIBIT "C"

Exhibit "C" illustrates a development concept incorporating a "conventional" shopping center design with accompanying out-parcels.





2023 DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,650	55,732	126,360
Households	3,160	19,563	46,615
Avg. Income	\$87,360	\$80,062	\$75,594



FRANK DYER, CCIM, RPA
 Senior Vice President of Brokerage
 (C): 901.277.8183
frank@gillprop.com



BARRY MAYNARD
 Senior Vice President of Brokerage
 (C): 901.230.4265
barry@gillprop.com



8130 Macon Station, Suite 114
 Memphis, TN 38018
 901.758.1100
www.GillProp.com