

# LAND FOR SALE

## COMMERCIAL LOT IN WHITEBROOK SUBDIVISION

Frontage Road, Olive Branch, MS 38654



### PROPERTY DESCRIPTION

Are you looking for commercial space to build your business? If so, this corner lot offers ready-to-build potential with a great location! Just off the Craft Road and Highway 178 interchange, this lot has ease of access and is only a few miles from the Highway 78/Craft Road interchange. This lot has great visibility and road frontage on Frontage Road.

### PROPERTY HIGHLIGHTS

- Great Location and Visibility!
- Road Frontage
- Commercial Zoning
- Utilities to Lot

### OFFERING SUMMARY

Sale Price:	\$196,000
Lot Size:	0.72 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	639	12,372	46,265
Total Population	1,725	34,787	124,942
Average HH Income	\$74,860	\$63,205	\$59,072

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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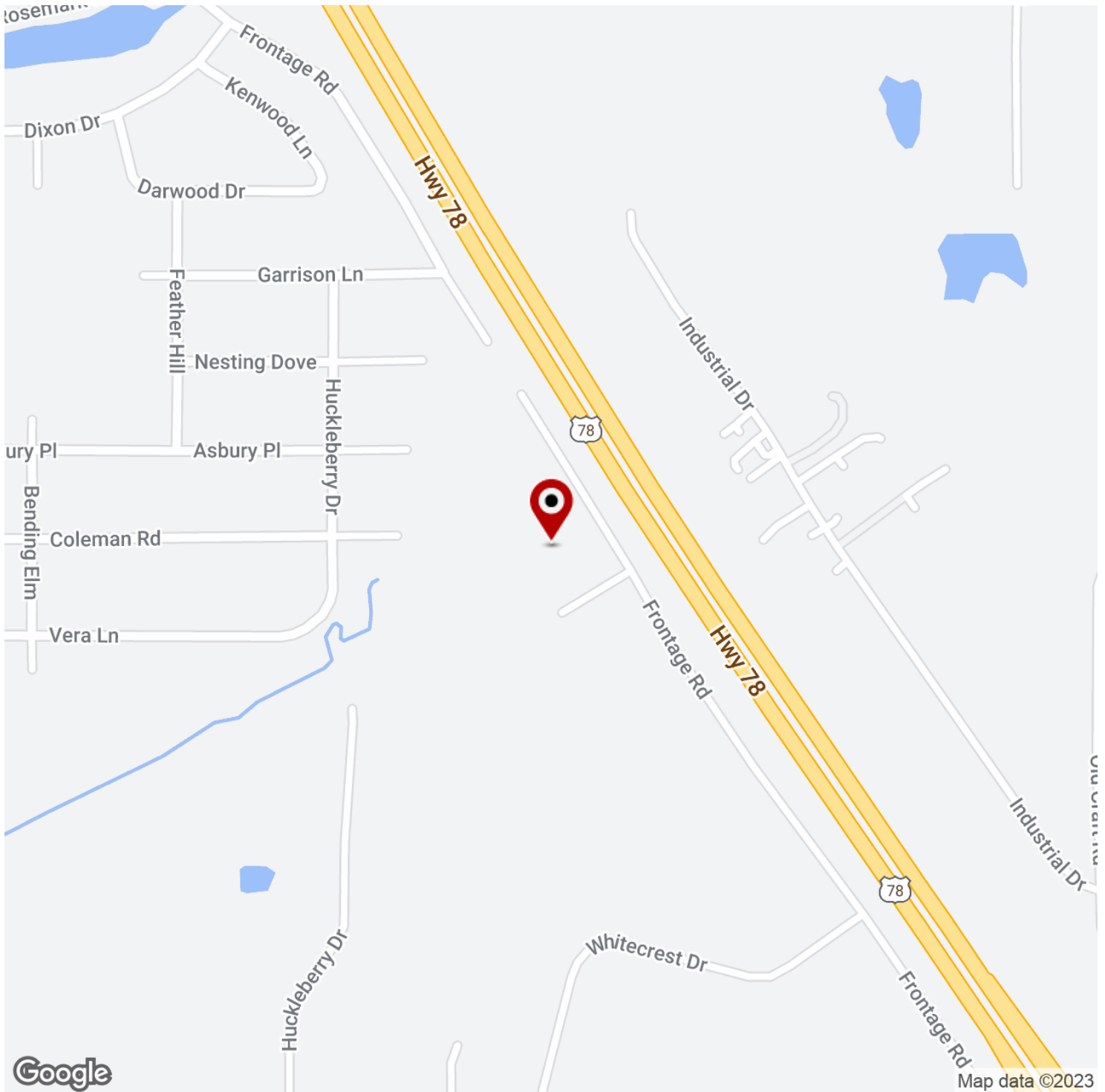
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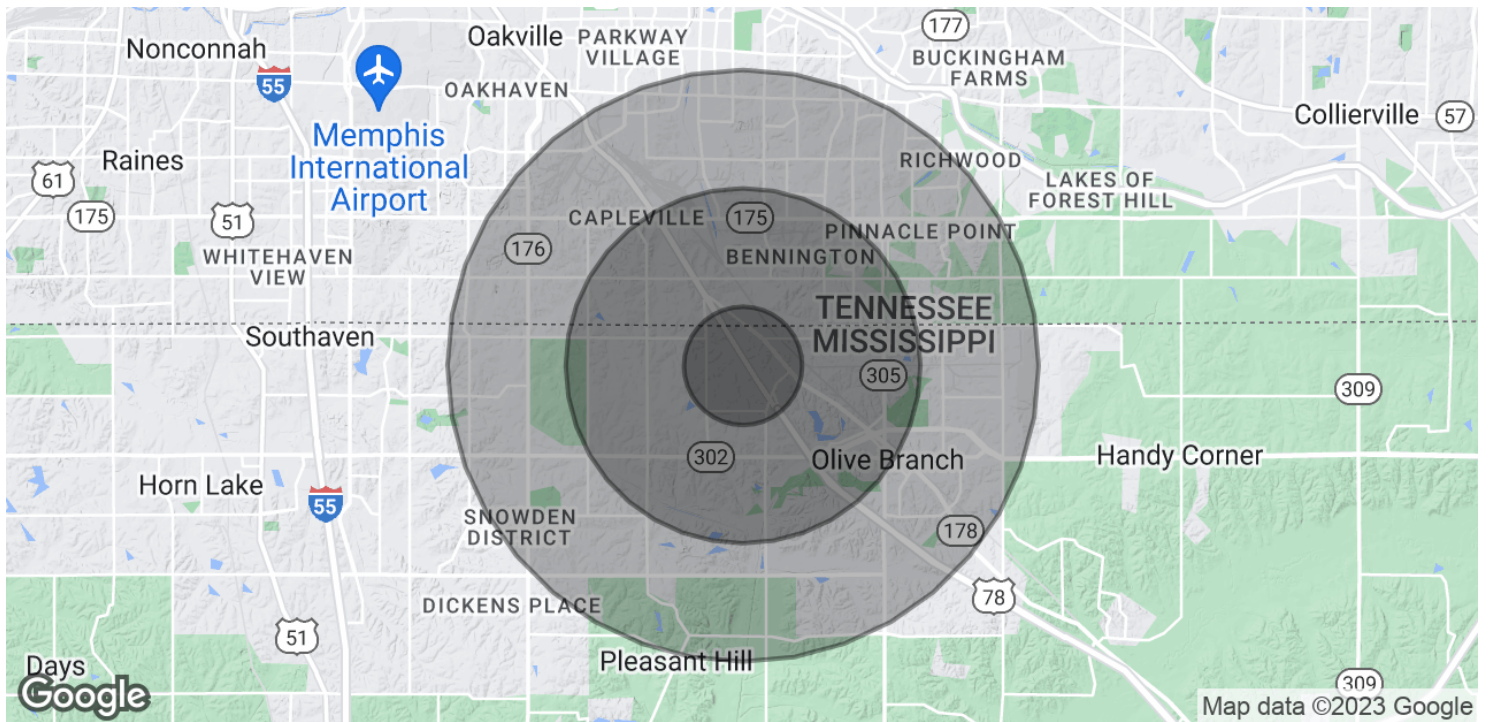
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,725	34,787	124,942
Average Age	36.9	33.1	33.2
Average Age (Male)	31.5	30.2	30.9
Average Age (Female)	39.7	35.2	34.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	639	12,372	46,265
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$74,860	\$63,205	\$59,072
Average House Value	\$104,862	\$123,481	\$144,366

\* Demographic data derived from 2020 ACS - US Census

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