

FOR SALE

5+/- AC CORNER PARCEL



Was asking ~~\$650K~~

\$450K



Perfectly suited for a C-Store



HIGHWAY FRONTAGE

- HWY 713: 828 +/- SF
- HWY 3: 1,937 +/- SF

DESOTO/TUNICA COUNTY LINE

For more information:

Frank Dyer III, CCIM, RPA (901) 277-8183 Barry Maynard (901) 230-4265

GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
(901) 758-1100

5 ACRES | HIGHWAY CORNER PARCEL

Investment Opportunity



Location

Corner of HWY 3 and MS-713 at
the Desoto/Tunica County,
Mississippi



Price

~~\$650K | \$2.89+/- PCT~~
\$450K



Parcel Size

5 AC+ Corner | 217,800 SF



Connections

Gas: Atmos
Electricity: Entergy
Sewer: On-Site Treatment Plant
Water: Tunica County Utility

Demographics



	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	756	3,074	3,803



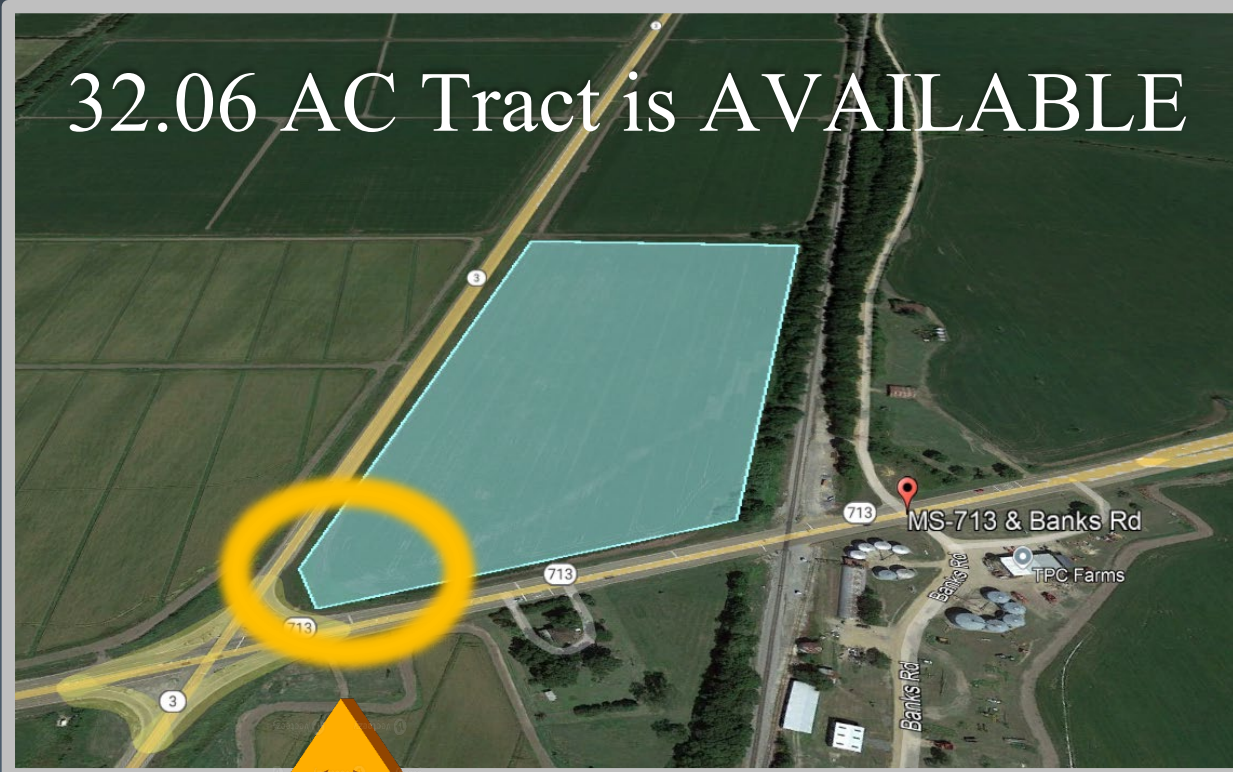
Households	319	1,210	1,581
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HH Income	\$52,049	\$47,173	\$44,124
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LAND FOR SALE

32.06 AC Tract is AVAILABLE



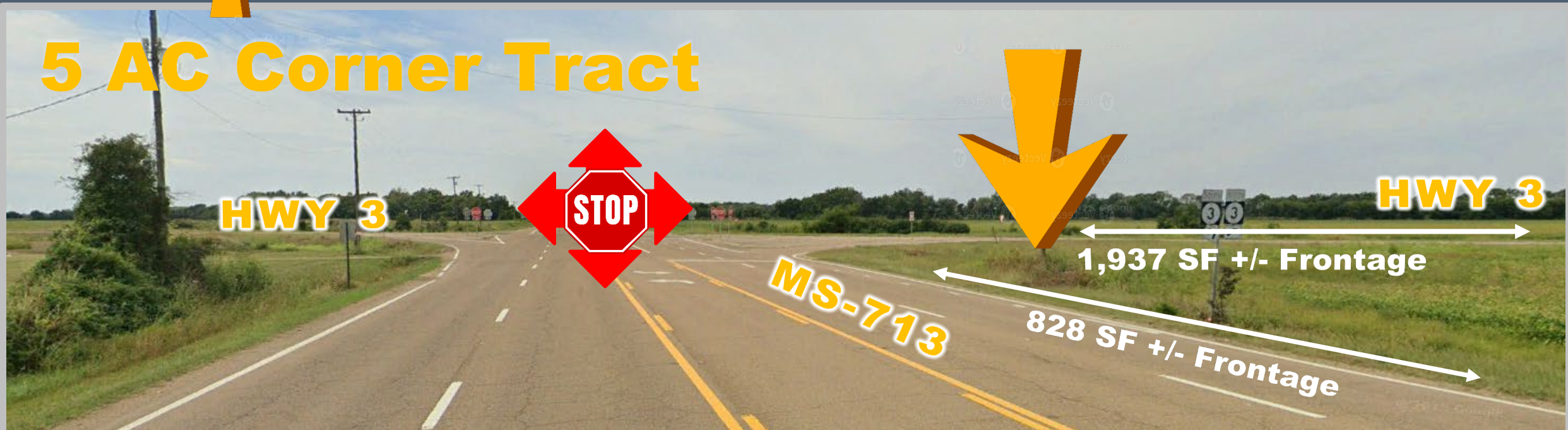
Introducing a **Prime Development Opportunity** at the Desoto/Tunica County line in Mississippi! This 5-acre corner property, strategically positioned on the junction of HWY 3 and MS-713, boasts high visibility with highway frontage of 1,937 SF on HWY 3 and 828 SF on MS-713.

Priced at \$450K, this plot is ideal for a Quick Service Restaurant (QSR) or a variety of development options. With utilities like gas from Atmos AND electricity from Entergy, this parcel is ready for construction.

The owner is open to selling all 32 acres, presenting a significant expansion opportunity.

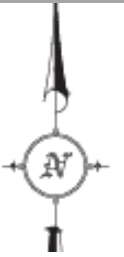
Don't miss out on this incredible chance to invest in a key location for your business venture. Contact us today for more details on this **5 Acre | Corner** property at the intersection of HWY 3 and MS-713 in MISSISSIPPI!

5 AC Corner Tract





POINT OF COMMENCEMENT/
FOUND PIPE AT THE SOUTHEAST
CORNER OF SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 10 WEST, TUNICA COUNTY, MISSISSIPPI



5 ACRES

- Highway Corner Parcel
- Highway 3 and MS-713
- Seller open to layout needs
- Located at a 4-Way Stop
- Survey Available

Owner is open to selling all 32+/- Acres



OWNER MOTIVATED | CALL US:



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AREA OVERVIEW

