

2.47 AC LOT IN OLIVE BRANCH

0 North Central Parkway, Olive Branch, MS 38654



PROPERTY DESCRIPTION

This 2.47+/- AC Lot sits on the corner of Business Center Drive and Highway 178 next to multiple warehouses. This commercial lot offers great access and visibility in Olive Branch's Industrial area. Looking to sell the entire lot. Would be great for truck parking or office warehouse location. Give us a call today!

LOCATION DESCRIPTION

Discover the endless potential of the thriving North Mississippi market surrounding the 2.47 AC Lot in Olive Branch. Located in the heart of the rapidly growing area, this prime location with easy access to major highways. Embrace the endless possibilities this dynamic location has to offer for your investment endeavors.

PROPERTY HIGHLIGHTS

- OWNER FINANCING AVAILABLE!
- Office/Warehouse
- Adjacent to I-22
- Property fronts on Hwy 178
- Ideal for Office/Warehouse

OFFERING SUMMARY

Sale Price:	\$395,000
Price PSF:	\$3.95
Lot Size:	2.47 Acres
Zoning:	C-2

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	532	12,735	69,908
Total Population	1,538	35,676	190,509
Average HH Income	\$78,152	\$75,147	\$72,460

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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LAND FOR SALE

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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total population	1,538	35,676	190,509
Median age	34.6	35.2	34.9
Median age (Male)	34.0	34.3	32.9
Median age (Female)	34.9	35.7	36.4
Total households	532	12,735	69,908
Total persons per HH	2.9	2.8	2.7
Average HH income	\$78,152	\$75,147	\$72,460
Average house value	\$225,592	\$204,709	\$206,990

Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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