

# FOR SALE



**1.63 +/- AC**

**FRONTAGE RD • OLIVE BRANCH, MS 38654**

## SUMMARY

**Price:** \$220,000

**Property Type:** Commercial

**Land Size:** 1.63 +/- AC Combined

**Lot 19:** .70 +/- AC

**Lot 20:** .93 +/- AC

**Zoning:** C-2



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## Property Description

Great owner/user or investment opportunity located in a highly visible location. These two commercial properties, positioned side-by-side for a combined total of 1.63 +/- AC are located less than a mile from the I-22/Hwy 78/Craft Road interchange in Olive Branch, MS. These lots are also easily accessible from the intersection of Goodman and Craft Roads. The lots have great visibility from I-22/Hwy 78 with road frontage on Frontage Road (running parallel/facing I-22/Hwy 78) and a traffic count of approximately

## Location Overview

Two commercial properties, positioned side-by-side for a combined total of 1.63 +/- AC located less than a mile from the Hwy 78/Craft Road interchange in Olive Branch, MS. There is a third connecting parcel that is also for sale, separately, to potentially have a build site of 2.35 +/- AC. This area is a great location with the ability to serve all of the Memphis/Metro area.

## Location Description

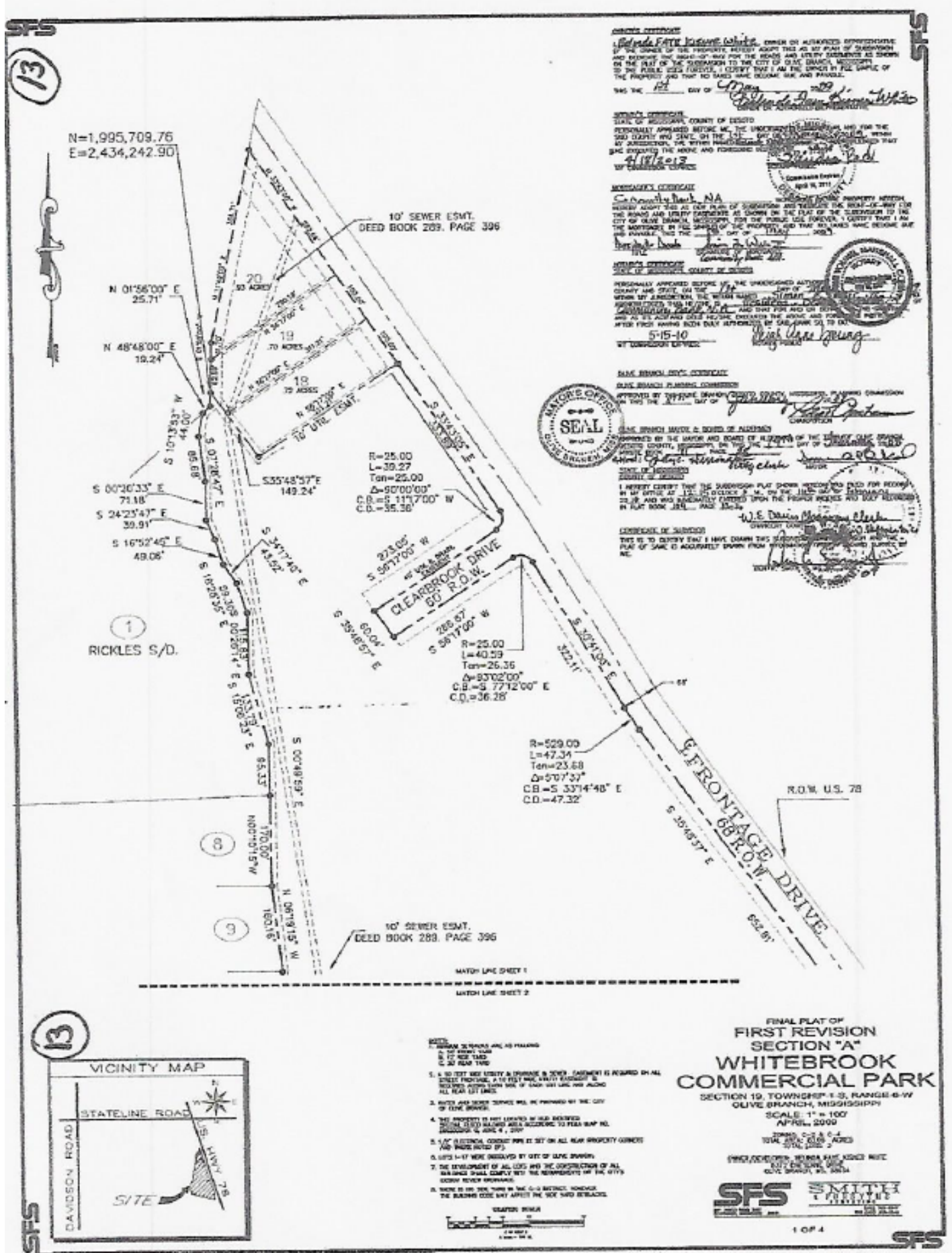
Parcels are located in a light industrial area of Olive Branch in a great location with high visibility!





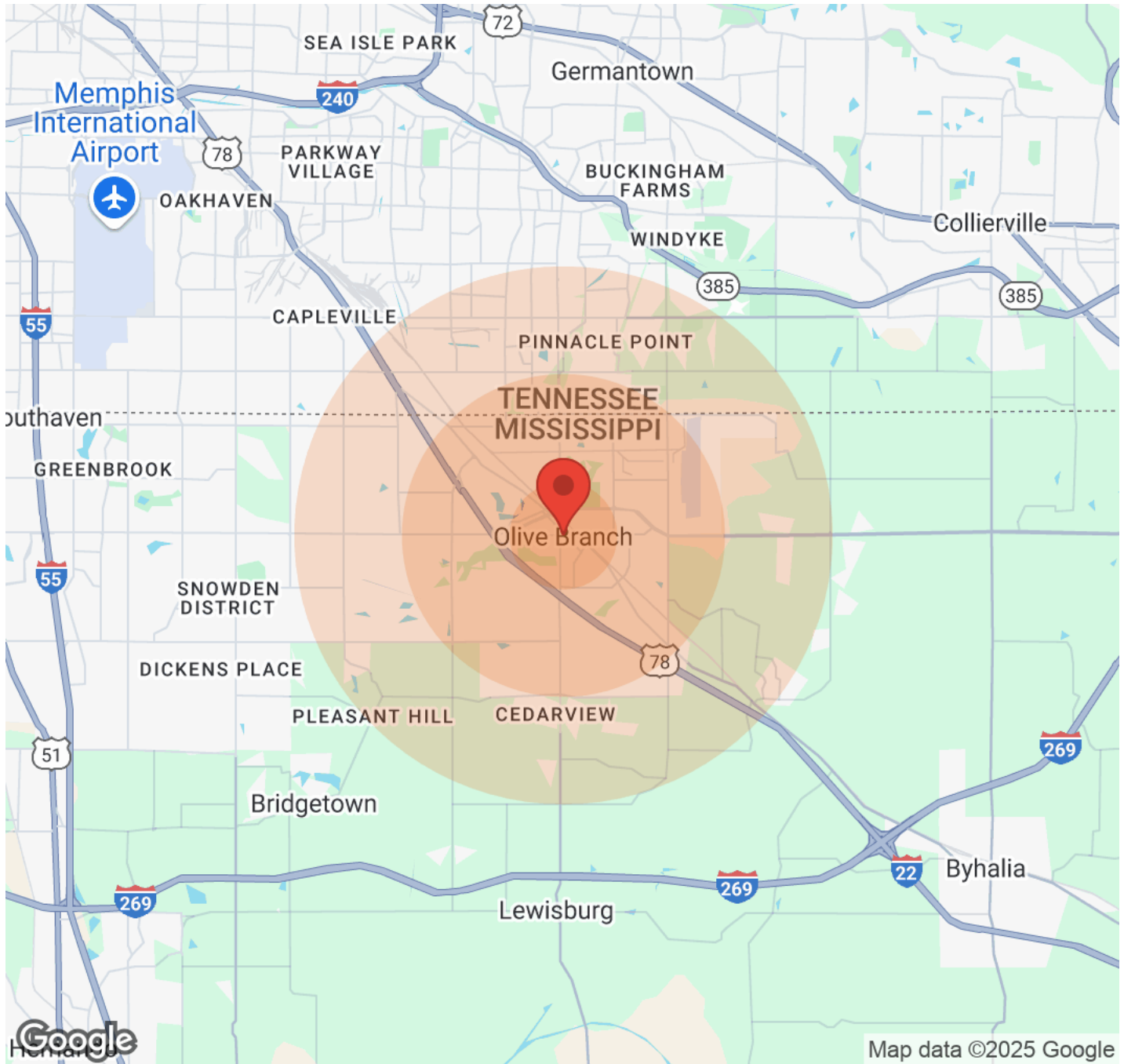
# PROPERTY PHOTOS

FRONTAGE ROAD, OLIVE BRANCH, MS 38654



## DEMOGRAPHICS

FRONTAGE ROAD, OLVE BRANCH, MS 38654



Population	1 Mile	3 Miles	5 Miles
Male	2,469	21,825	43,352
Female	2,558	22,717	45,381
Total Population	5,027	44,542	88,733

Income	1 Mile	3 Miles	5 Miles
Median	\$56,191	\$66,659	\$62,660
< \$15,000	262	852	1,634
\$15,000-\$24,999	150	1,139	2,066
\$25,000-\$34,999	137	1,251	3,098
\$35,000-\$49,999	350	2,154	4,332
\$50,000-\$74,999	433	3,649	7,370
\$75,000-\$99,999	316	3,246	5,770
\$100,000-\$149,999	149	2,739	4,909
\$150,000-\$199,999	12	703	1,173
> \$200,000	30	275	658

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,010	16,395	31,572
Occupied	1,843	15,304	29,447
Owner Occupied	1,394	12,171	23,462
Renter Occupied	449	3,133	5,985
Vacant	167	1,091	2,125