

LAND FOR SALE

CHURCH ROAD & HWY 51, SOUTHAVEN, MS



PROPERTY DESCRIPTION

This prime property, located at the intersection of Church Road and Hwy 51 in Southaven, MS, has a C-4 zoning designation. This location offers immense potential for development opportunities in the thriving North Mississippi area. Boasting excellent visibility and high traffic counts of 21,000 CPD.

This property is located in close proximity to Landers Center, an 8,400 seat multi-purpose arena in Southaven as well as various restaurants and hotels.

PROPERTY HIGHLIGHTS

- Zoned C-4 for versatile retail development opportunities
- Prime location at the intersection of Church Road and Hwy 51
- Less than 1 mile from I-55
- High visibility and exposure; traffic count 21,000 CPD
- Strategic positioning for various development opportunities

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	1.25 Acres

DEMOGRAPHICS	1 MILE	3 MILES	10 MILES
Total Households	725	13,283	115,916
Total Population	2,083	35,386	315,819
Average HH Income	\$107,647	\$100,619	\$76,969

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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