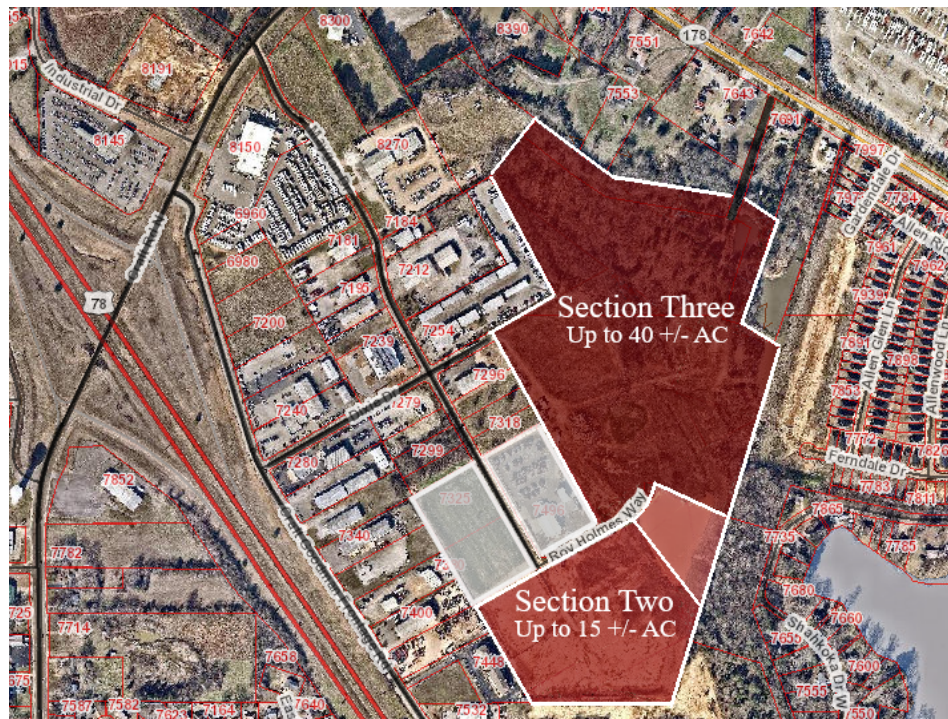


LAND FOR SALE

CHASE MONTGOMERY COMMERCIAL PARK

7496 Maygan Drive, Olive Branch, MS 38654



PROPERTY DESCRIPTION

This Commercial Park is a great new addition to our commercial land portfolio! Located just off the Highway 78/Craft Road interchange, the Chase Montgomery Commercial Park is currently set to be divided into eight lots ranging from 2 - 2.3 acres. With that said, there is the option to purchase larger sections or subdivide them into 1 acre lots. The Section Three also has access to Highway 178 for great truck access! This Park is zoned in Planned Business zoning and will suit trucking, commercial, or industrial well!

PROPERTY HIGHLIGHTS

- MOTIVATED SELLER!!
- Great Commercial/Industrial Location!
- New Olive Branch Commercial Park Between Craft and Hwy 178
- Seven Available Lots Able to be Subdivided or Combined
- Flexible Seller

LOCATION DESCRIPTION

Exit Highway 78 onto Craft Road North and take a right on Maygan Drive. This Park sits at the back of the road will soon have access to Hwy 178

OFFERING SUMMARY

Sale Price:	\$3.00 / SF
Lot Size:	60 Acres
Zoning:	PB

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,072	10,179	36,380
Total Population	2,913	28,250	101,554
Average HH Income	\$82,923	\$73,503	\$66,013

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

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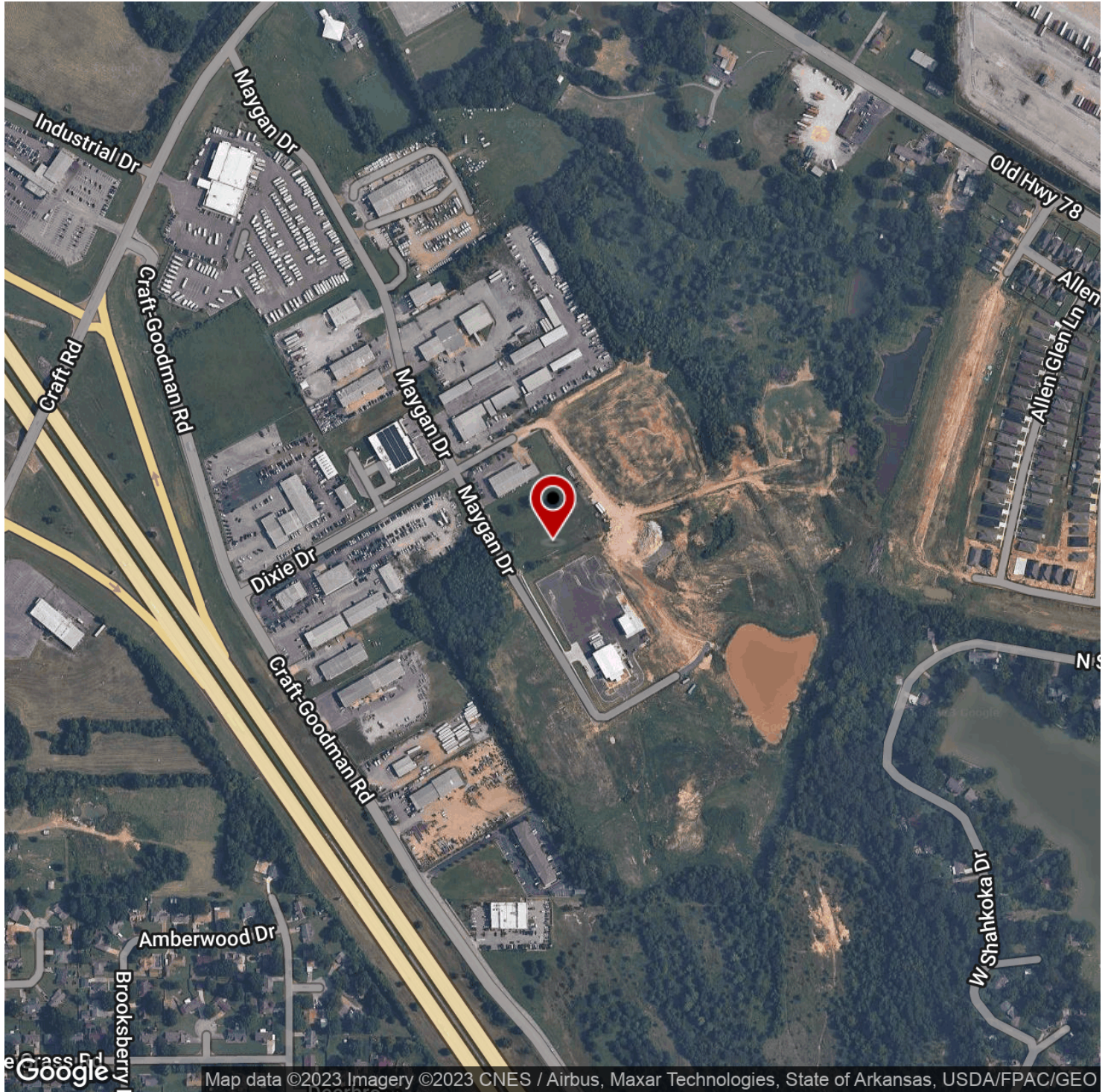
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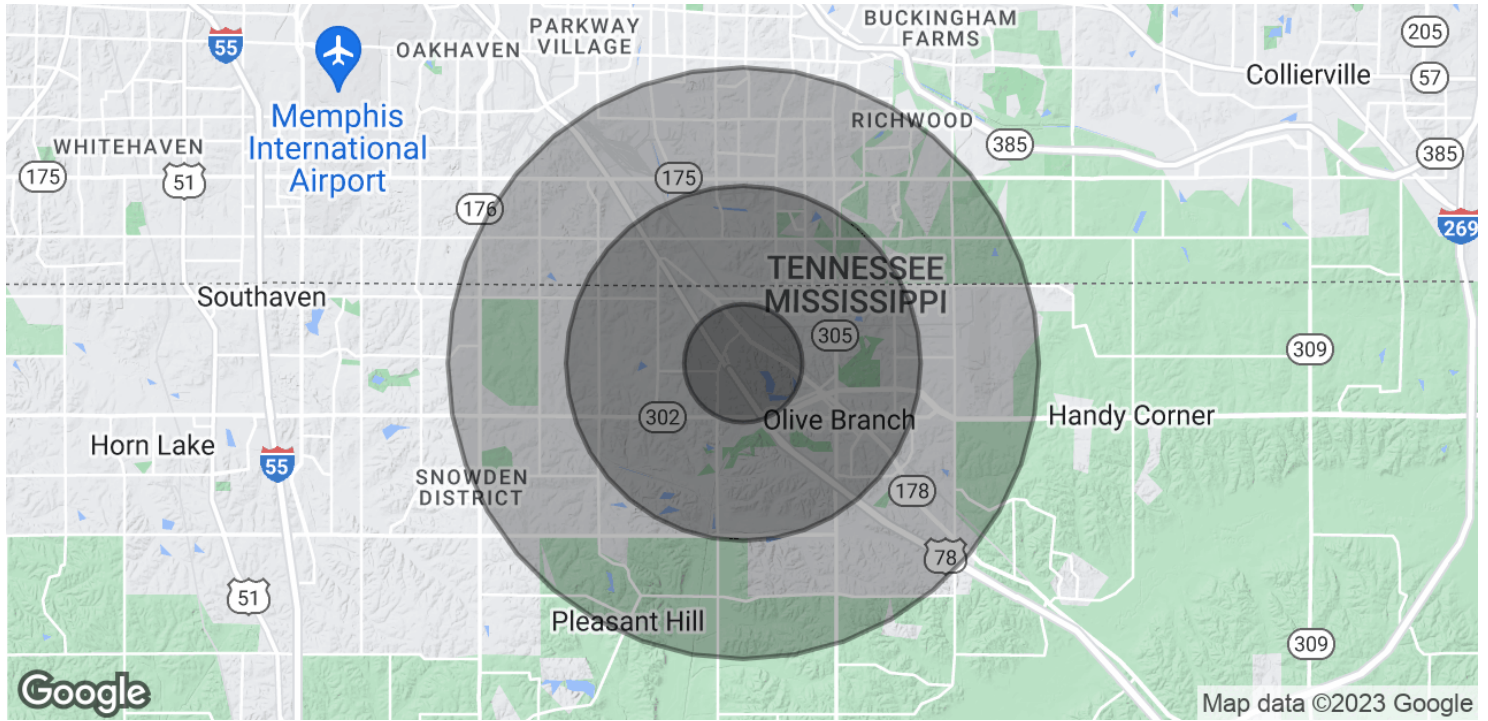
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,913	28,250	101,554
Average Age	38.3	35.8	33.8
Average Age (Male)	32.2	33.0	31.7
Average Age (Female)	41.8	37.4	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,072	10,179	36,380
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$82,923	\$73,503	\$66,013
Average House Value		\$155,213	\$151,404

* Demographic data derived from 2020 ACS - US Census

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