

AUTO DEALER, HOTEL, RESTAURANT LAND FOR SALE

I-55 & HWY 7/SUNSET DRIVE

GRENADA, MS



LOCATION: Northwest corner of I-55 Exit 206, & Hwy 7 West, aka Sunset Drive, in Grenada, MS. This property is across the street from the Toyota and Ford Dealerships and . Grenada is experiencing huge job growth with 2 new manufacturing projects like the Milwaukee Tool plant with 1,200 employees in the region and 11 expansions bringing \$810 in investments creating 3,665 jobs with an economic impact of \$1 Billion.

DESCRIPTION: 1 acre to 5 acre sites available. Commercial uses permitted in the Commercial Mixed Use-2 or CMU-2 zoning district, per the Raleigh Presbyterian Church C-P Outline Plan. See site plan option on page 2 for 3 D/T units.

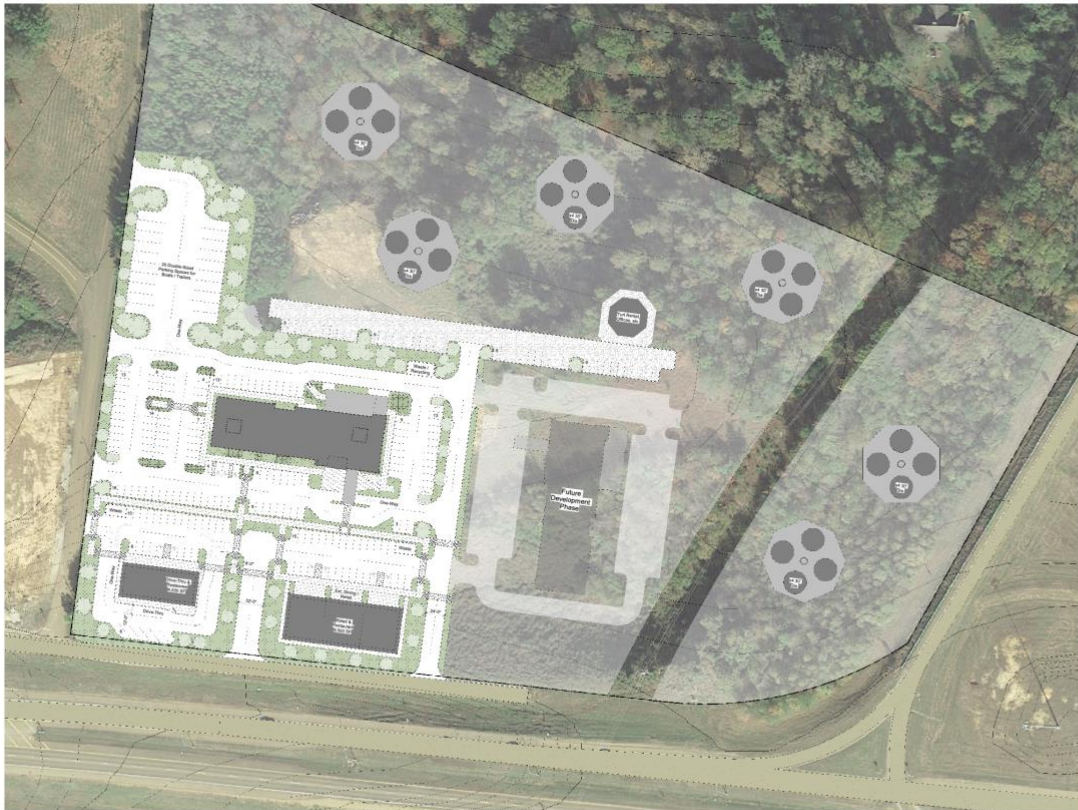
TRAFFIC COUNTS: I-55 N of Exit 206 - 19,000 Sunset Drive West of I-55 - 7,500

SALES PRICE: \$600,000.00 for 1 acre outparcels or \$2,000,000.00 for 5 acres.



Demographics	3-Mile	5-Mile	10-Mile
Population	9,007	13,363	19,731
Avg HH Income	\$45,269	\$51,206	\$55,553
Households	3,653	5,406	7,905

CONTACT INFORMATION: Charlie Oates/Office 901-763-2050 Cell 901-484-0418



Site Material Legend

- CONCRETE DRIVEWAY (SEVEN FEET)
- CONCRETE DRIVEWAY (NINE FEET)
- WOOD DECKING (PI)
- CONCRETE PAVING
- GRAVEL (TYPE A)
- GRAVEL (TYPE B)
- GRAVEL (TYPE C)
- GRAVEL (TYPE D)
- GRAVEL (TYPE E)
- GRAVEL (TYPE F)
- GRAVEL (TYPE G)
- GRAVEL (TYPE H)
- GRAVEL (TYPE I)
- GRAVEL (TYPE J)
- GRAVEL (TYPE K)
- GRAVEL (TYPE L)
- GRAVEL (TYPE M)
- GRAVEL (TYPE N)
- GRAVEL (TYPE O)
- GRAVEL (TYPE P)
- GRAVEL (TYPE Q)
- GRAVEL (TYPE R)
- GRAVEL (TYPE S)
- GRAVEL (TYPE T)
- GRAVEL (TYPE U)
- GRAVEL (TYPE V)
- GRAVEL (TYPE W)
- GRAVEL (TYPE X)
- GRAVEL (TYPE Y)
- GRAVEL (TYPE Z)

CNC+
 101 Madison Ave, Suite 201
 Memphis, TN 38103
 901.763.2050

NOT FOR CONSTRUCTION

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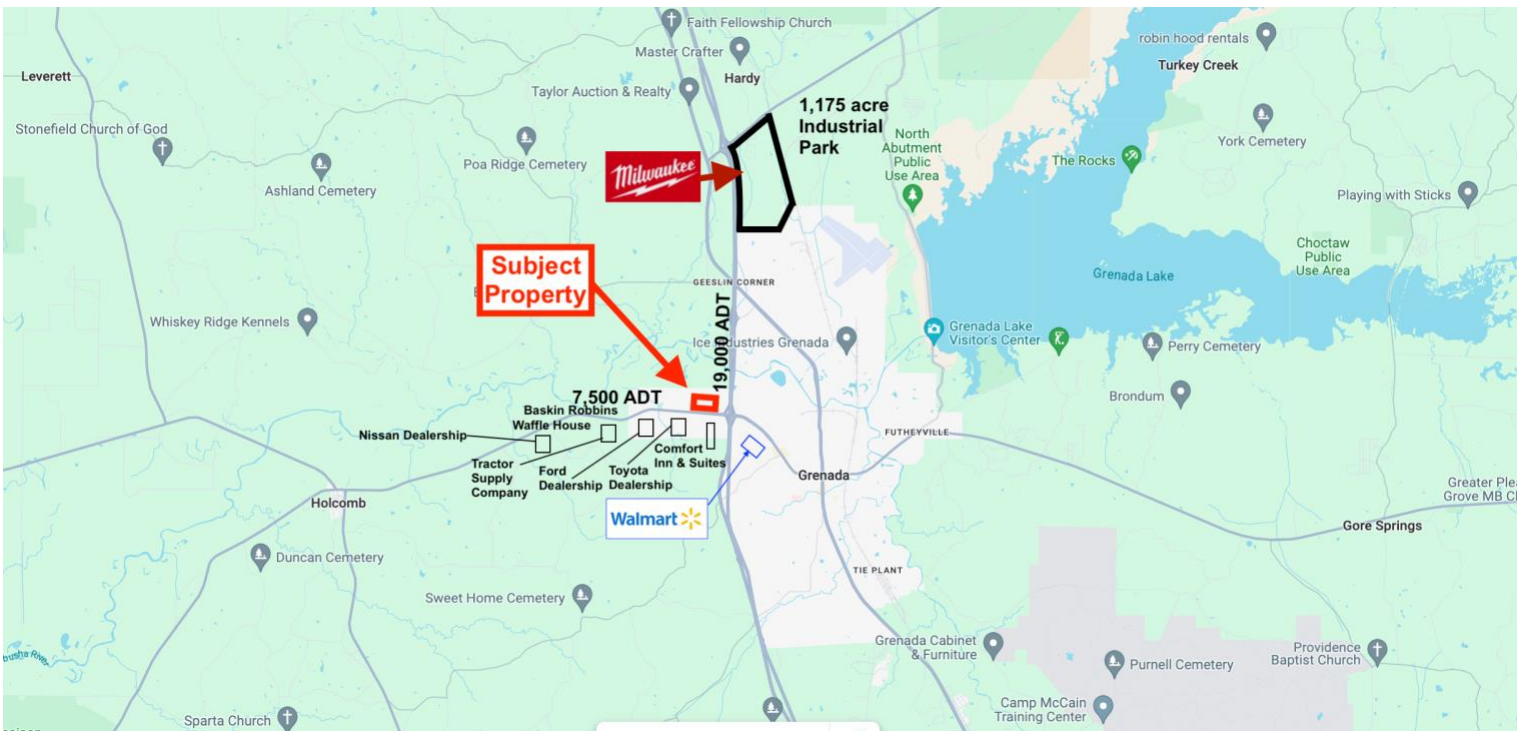
631 Madison
 631 Madison Ave
 Memphis, TN 38103

Architectural Site Plan / Details

22000
 100% SD

A0.1

P1 Site Plan
 1" = 50'-0"



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