

LAND FOR SALE



SOUTH HARPER ROAD AT US-45

Corinth, MS 38834

JOHN MICHAEL HOLTMANN

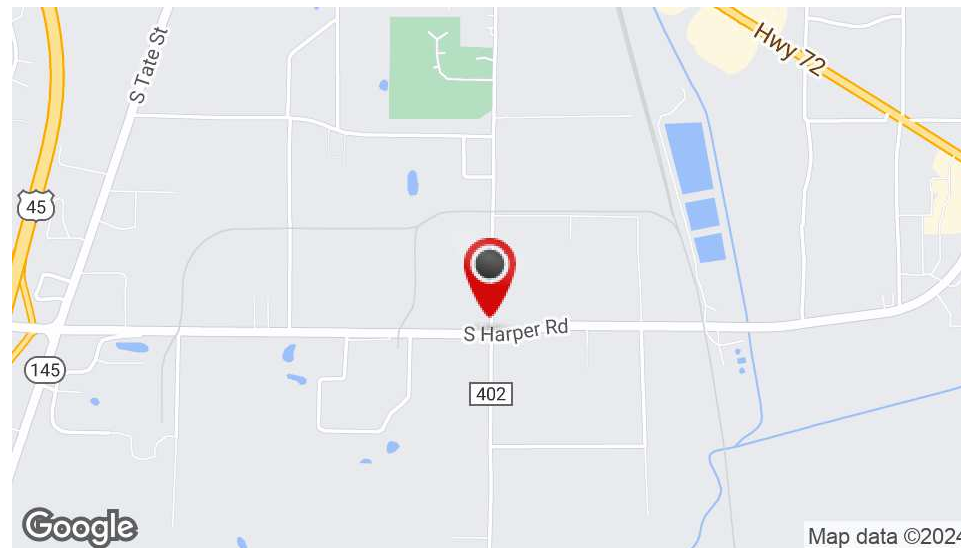
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OFFERING SUMMARY

Sale Price:	\$882,100
Lot Size:	+/- 13.5 Acres
Price / SF:	\$1.50
Zoning:	Suburban Corridor
Divisible:	Yes

PROPERTY OVERVIEW

The Property is situated on the intersection of US-45 and South Harper Road in Corinth, Mississippi. The site provides one of the highest traffic counts in the Market, with a combined count of 29,000 vehicles per day. The Crossroads Arena (1800 capacity) and Convention Center (675 capacity) sits directly north across S Harper Rd., from the subject property. S Harper Road serves as a main thoroughfare connecting the medical hub in Corinth to the North, the industrial heavy area along S Harper, and the main retail hub in town at the intersection of Harper and US 72. The Property may be sold in part or whole. Zoning permits a wide variety of uses including; restaurants, service stations and vehicle related uses, retail, lodging, office, medical facilities including medical cannabis, some residential uses, and many more.

HIGHLIGHTS

- High Traffic Intersection
- Most all Uses Permitted
- Interstate Visibility
- Divisible

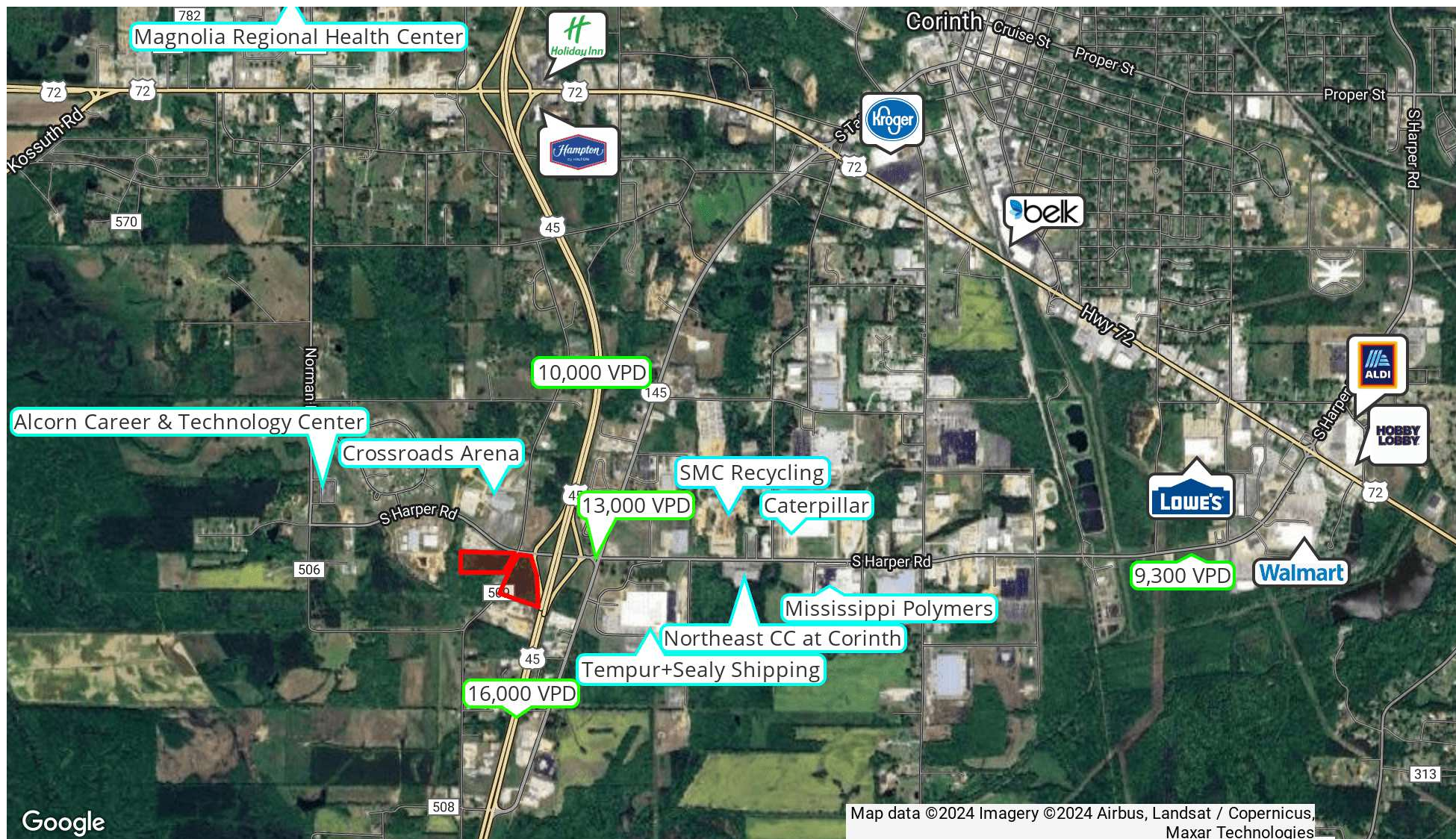
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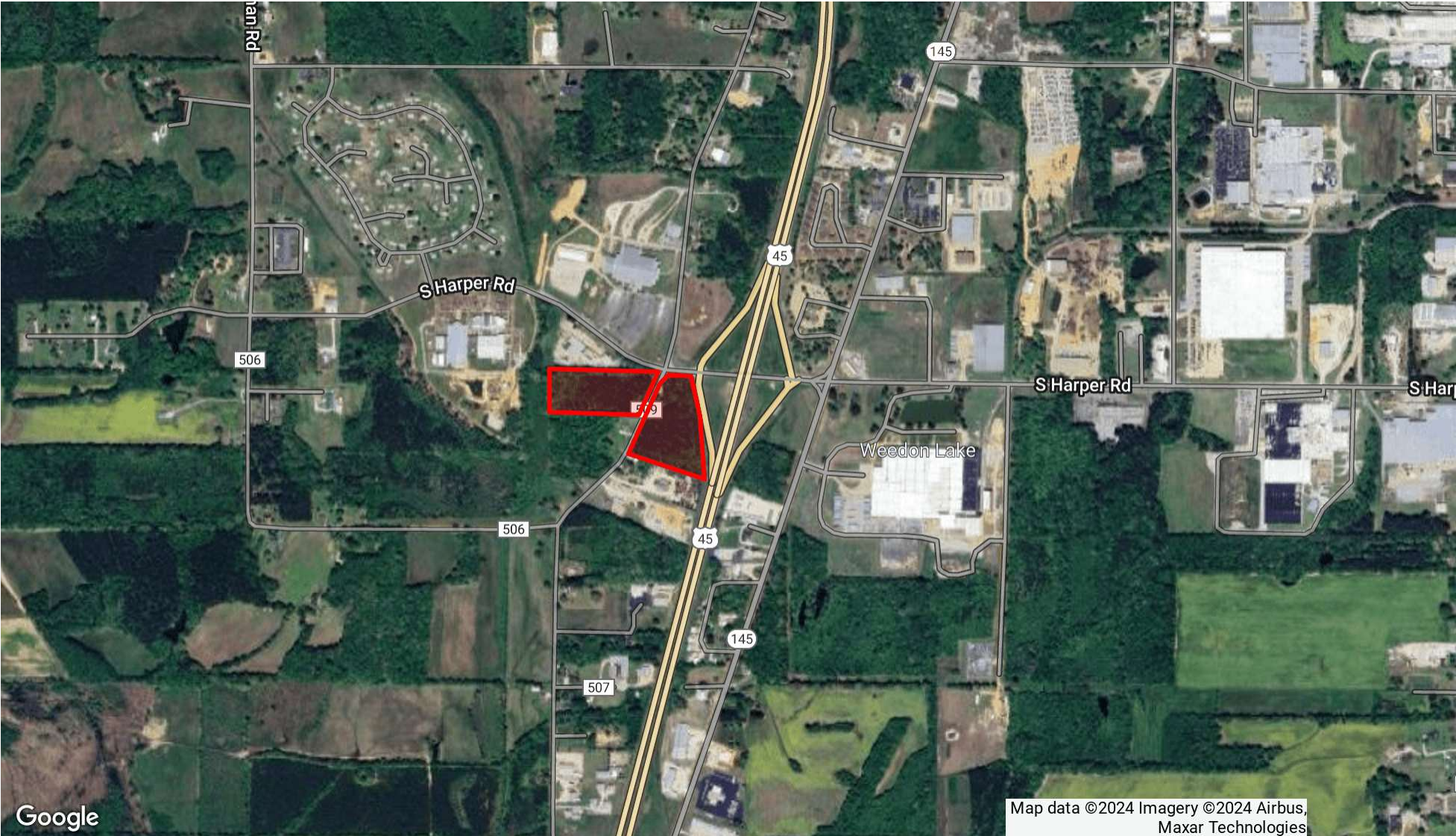
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	701	10,538	18,730
Average Age	39.3	39.7	40.9
Average Age (Male)	40.4	35.8	37.0
Average Age (Female)	35.8	43.2	44.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	360	5,404	9,208
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$34,590	\$38,735	\$45,186
Average House Value	\$45,060	\$108,207	\$121,100

2020 American Community Survey (ACS)

