



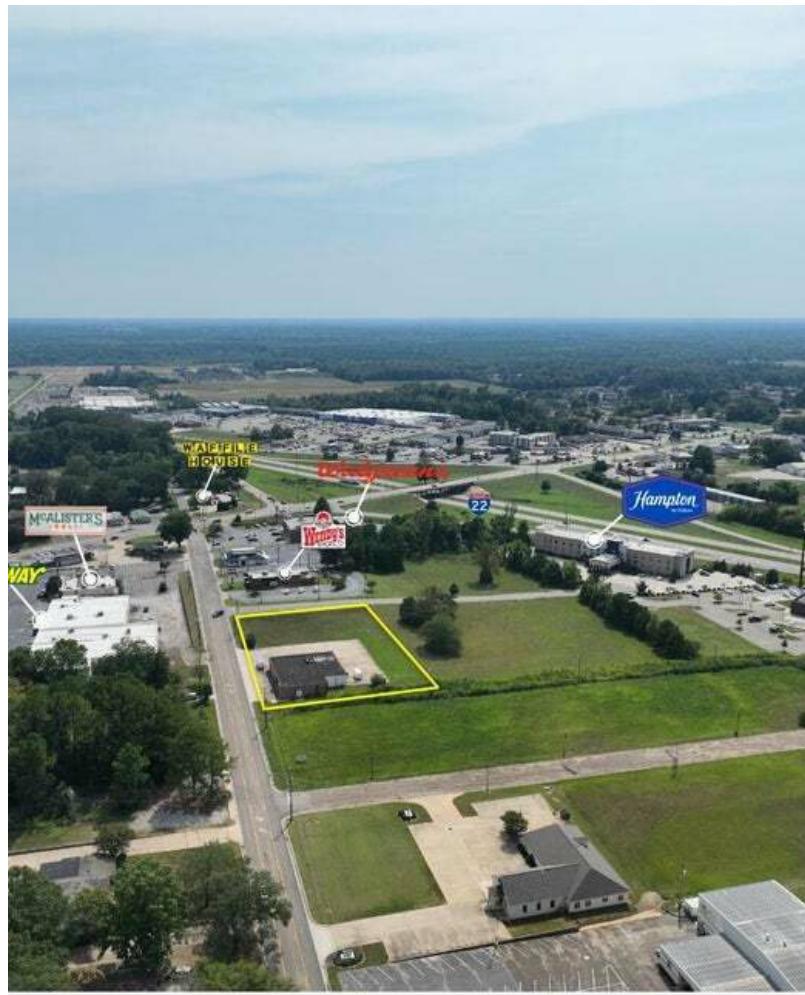
712 Coulter Dr

712 Coulter Dr, New Albany, MS 38652



Ed Newton

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712 Coulter Dr

\$575,000

712 Coulter Dr offers an exceptional opportunity for a fast-food or quick-service restaurant, ideally suited for a Chick-Fil-A location. This ±5,910 SF single-story commercial building sits on approximately 1.20 acres at a prime corner of Coulter Dr and Coulter Cove, providing immediate access to I-22 (Exit 61) and MS-30 W. The property boasts excellent visibility and convenient ingress and egress, making it a strategic choice for high-volume traffic capture.

Located in a strong retail corridor, the site benefits from regional draw, including Oxford, MS and the University of Mississippi (Ole Miss), which are approximately 34–36 miles away, or about a 45–48 minute drive. The...

- Heavy Traffic
- Flexible floor plan — perfect for owner-user or multi-tenant office suites
- 5,910 SF
- Vacant Corner Lot Included
- 1.2 Acres
- Corner Lot



Price: \$575,000

Property Type: Retail

Building Class: B

Sale Type: Investment or Owner User

Lot Size: 1.20 AC

Gross Building Area: 5,916 SF

Sale Conditions: Redevelopment Project

No. Stories: 1

Year Built: 1976

Tenancy: Multi

Parking Ratio: 6.77/1,000 SF

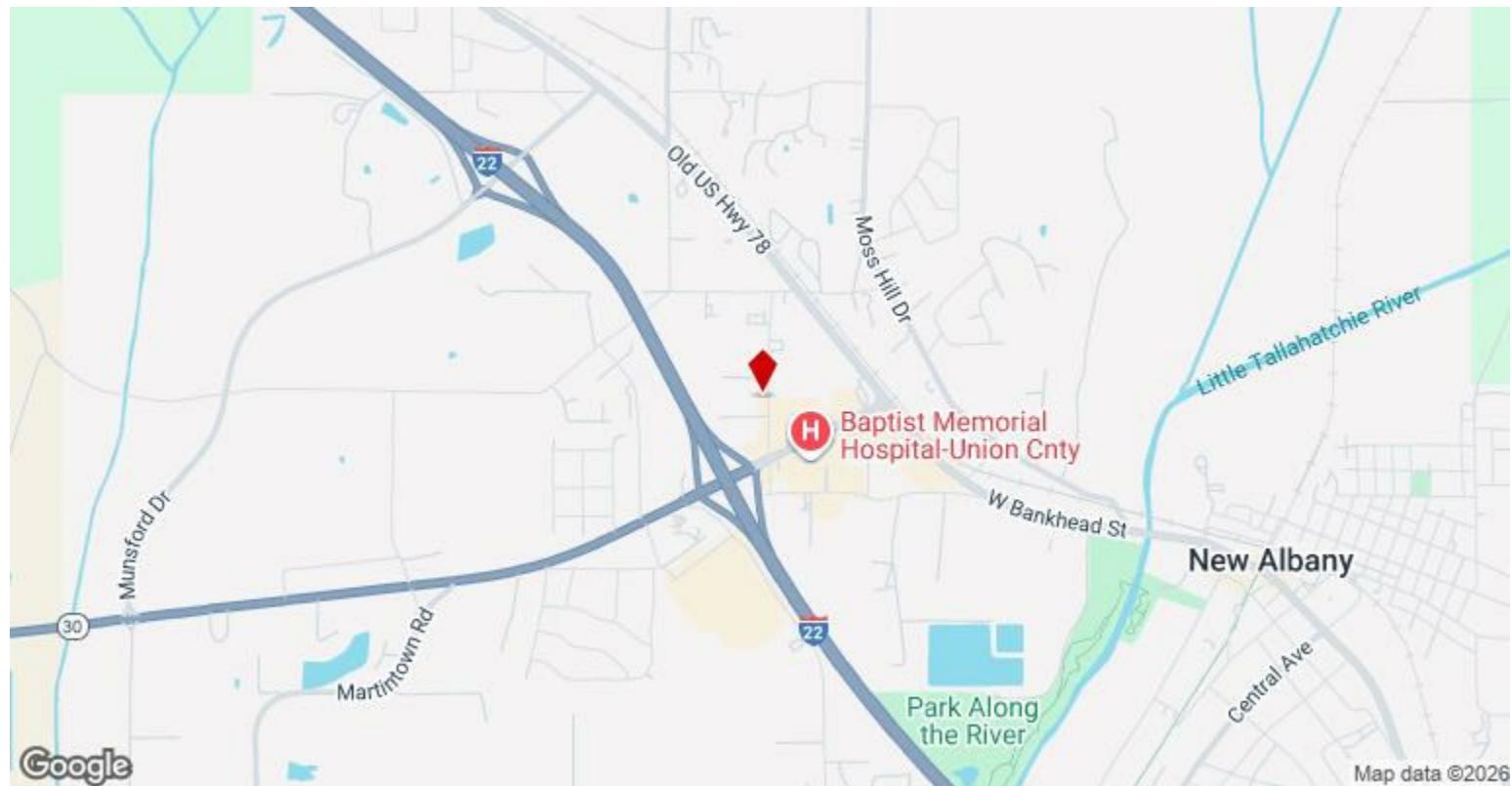
Zoning Description: Commercial

APN / Parcel ID: 018N-06-024.00

Walk Score ®: 46 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Natural Resources Conservation	-	
US Agricultural Department	-	



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Property Photos



Aerial



Property Photos



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Exterior

Property Photos



Building Photo



Signage Available

Property Photos



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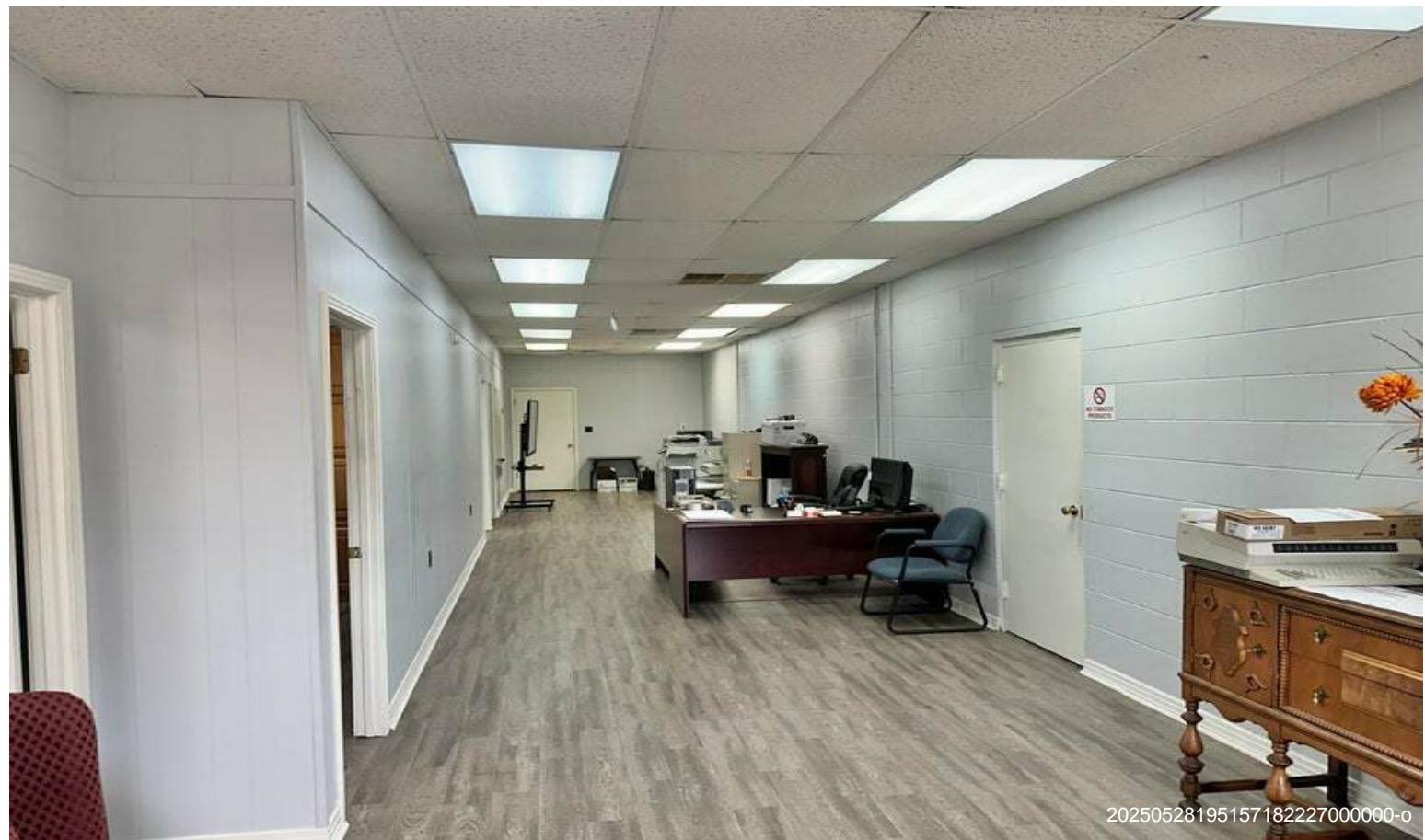


Building Photo

Property Photos



Property Photos



Property Photos



Property Photos



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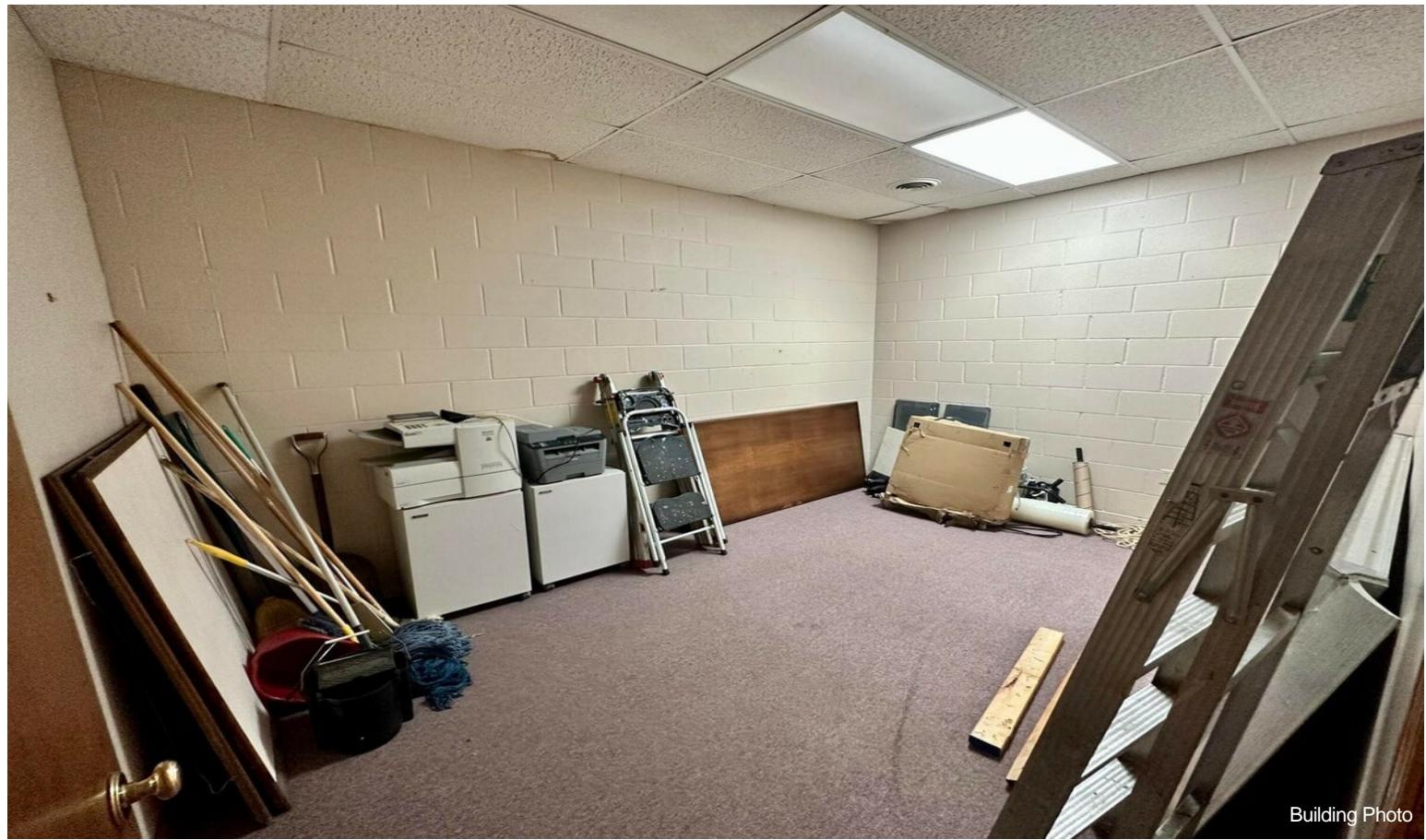


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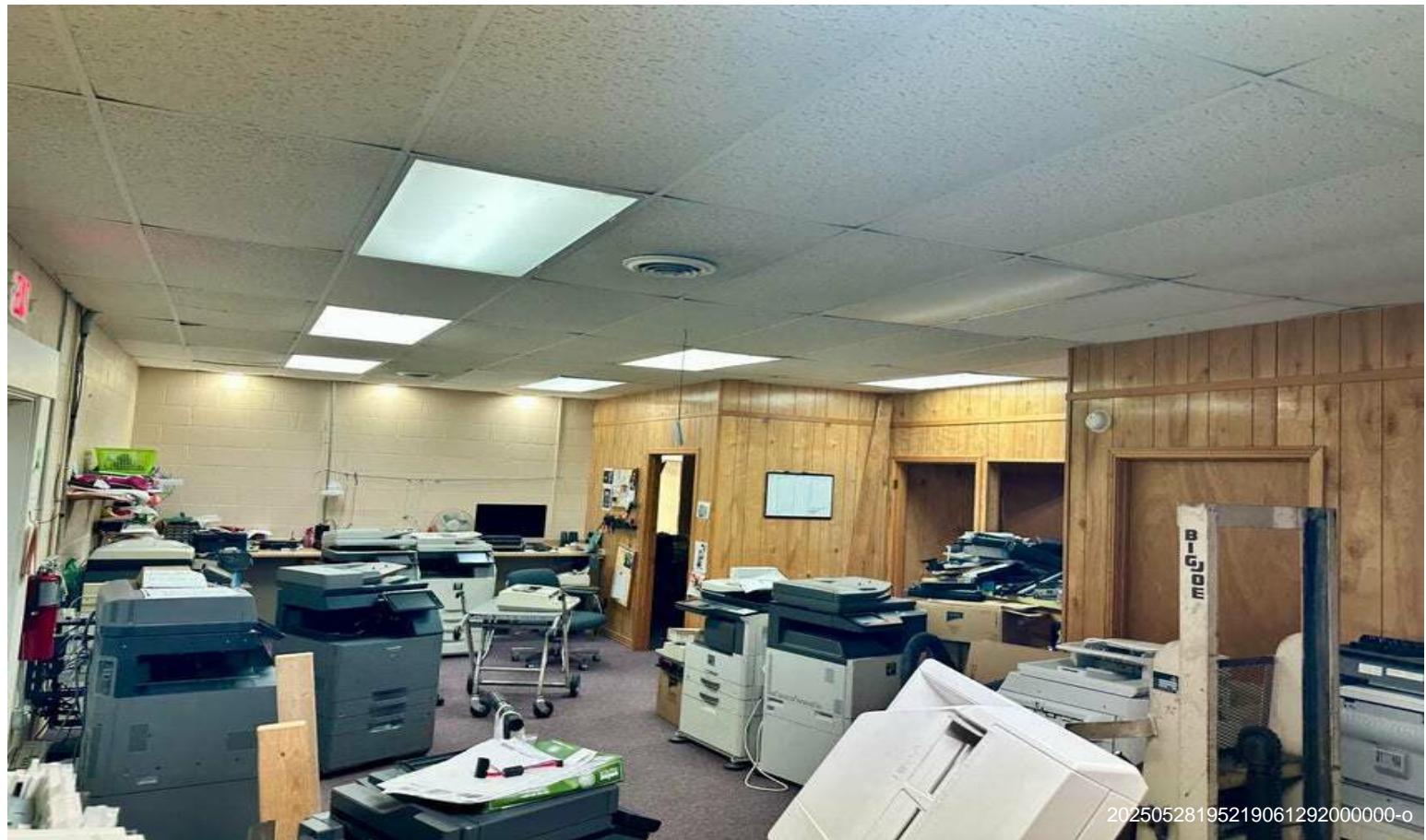


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Property Photos



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Property Photos



Vacant Corner Lot



Vacant Corner Lot

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Vacant Corner Lot



Vacant Corner Lot

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