

Smith Property

LOCATION

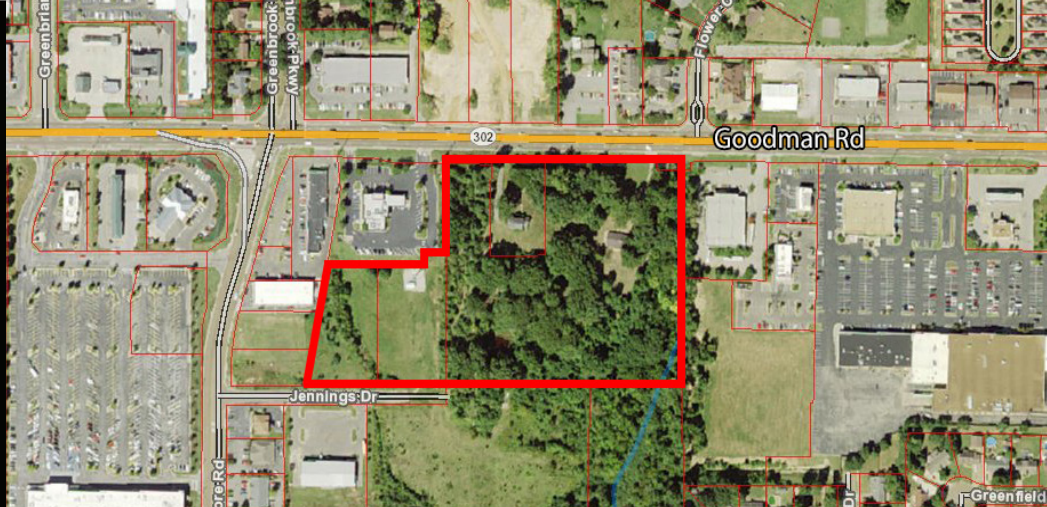
Intersection of Goodman Rd
and Elmore Rd
Southaven, MS

SIZE

12 acres +/-

PRICE

\$5.25 million



PROPERTY HIGHLIGHTS

- 12 acres +/-
- Zoned C-4 Planned Commercial
- Approximately 650' of frontage along Goodman Rd/Hwy. 302
- Approximately 675' Deep
- Access to Elmore Road via Jennings Dr which dead ends into the property
- All utilities located on site
- Existing curb cuts and drive access into the property off of Goodman Road
- Dirt available onsite to balance out the property and provide a highly visible retail site

LOCATION

- Site is located 1 mile from Interstate 55
- 38,000-39,000 cars per day traveling in front of the site along Goodman Rd.
- Strongest and most active retail corridor in north Mississippi.
- Only remaining development site within 1 mile of Interstate 55
- Only remaining frontage zoned for Commercial use along Goodman Rd within 2 miles of Interstate 55
- Site features access to Elmore Road via Jennings Dr which is constructed in to the east property line. This gives the property easy access to Church Rd via Elmore as well as to Goodman Road via the existing traffic signal at Goodman/Elmore.
- Existing retail businesses in the area include Sam's Club, Kohl's, Lowe's, Old Navy, Gap Outlet, Wal-Mart, and Office Depot.
- Existing restaurants in the area include TGI Friday's, Five Guys, Outback Steakhouse, Steak Escape and McAllisters
- All major car brand dealerships located less than 1/2 mile from this site
- Located in the midst of numerous neighborhoods including those geared to Senior Citizens, patio homes, typical single family homes and larger acreage estates.

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