

# For Sale or Lease: 22.5 acres

Hwy 51 and Church Road | Horn Lake, MS



22.5 acres for sale at the southwest corner of Highway 51 and Church Roads, diagonally across from Northwest Mississippi Community College. Convenient access to I55/I69. Potential uses include major grocery, other retail such as banks, restaurants or gas, and/or office in support of nearby DeSoto Trade Center.

## AMENITIES

- Zoned C4 Commercial
- Will accommodate approximately 220,000 SF of improvements
- 19,000 VPD (vehicles per day) at Highway 51/Church

2024 Summary	1 mile	3 miles	5 miles
Population	7,099	36,032	93,346
Households	3,093	13,474	33,249
Average Household Income	\$72,298	\$72,790	\$80,368
Median Household Income	\$72,298	\$72,790	\$80,368

All information deemed reliable but not warranted.

## FOR INFORMATION CONTACT:

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Chief Executive Officer

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### Makowsky Ringel Greenberg, LLC

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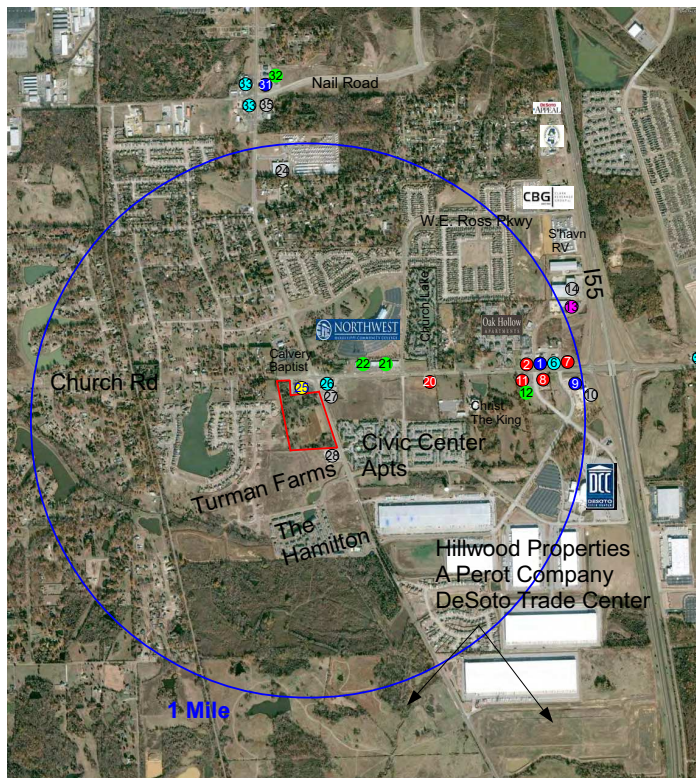
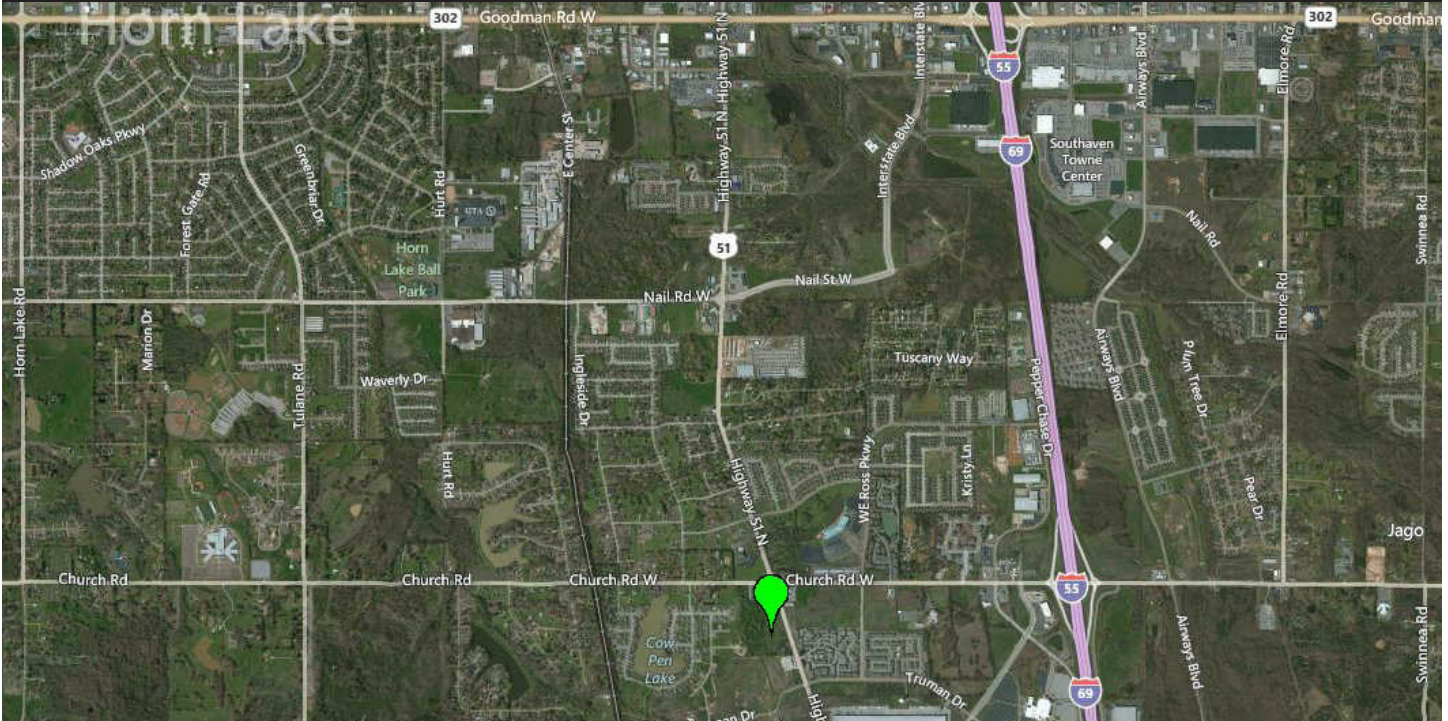
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[www.mrgmemphis.com/commercial](http://www.mrgmemphis.com/commercial)



# Highway 51 and Church Road



- |                    |                                  |
|--------------------|----------------------------------|
| <b>Banks</b>       | <b>Gas</b>                       |
| 1 M&F Bank         | 6 Shell                          |
| 9 BankPlus         | 26 CITGO                         |
| 31 DeSoto Bank     | 34 EXXON                         |
| <b>Restaurants</b> | <b>Other / Specialty</b>         |
| 2 TACO BELL        | 10 HARLEY-DAVIDSON               |
| 7 WAFFLE HOUSE     | 14 The Great American HOME STORE |
| 8 McDonald         | 24 BULLDOG POINT                 |
| 11 BOILING POINT   | 27 Car Wash                      |
| 20 SONIC           | 28 BATEWAY                       |
| <b>Pharmacy</b>    | 35 Advance Auto Parts            |
| 25 Walgreens       | <b>Unanchored Retail</b>         |
| 13 Atmos energy    | 12 21 22 32                      |

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