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78

Olive Branch  
High School

FedEx Ground Hub

31,000 VPD

Church Rd

Craft Rd

Hwy 305 N

College Rd

3,300 VPD

Methodist  
Healthcare

Hacks Cross Rd



Exit 6

Bethel Rd

29,000 VPD

78

178

# PRIME SITE FOR FUTURE DEVELOPMENT

## FOR SALE > HWY 78 & Bethel Road, Olive Branch | MS 38654

The subject property is approximately 54.44+/- acres of undeveloped land in Olive Branch, MS. Located at the southeast corner of US Hwy 78 & Bethel Road, situated right behind Methodist Olive Branch Hospital. Surrounded to the north is dense retail and industrial buildings and to the immediate west by residential. The property's exposure to Hwy 78 makes it a prime site for future development.

### FEATURES

- More than 1,500 feet on US Hwy 78
- Utilities to or near site
- Easy access to Hwy 78
- Zoned Commercial
- High traffic counts on Hwy 78 & Bethel Road

### ACRES AVAILABLE:

+/- 54.44

Contact us:

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### Traffic Counts:

Approximately 29,000 VPD at  
the intersection of Highway 78  
and Bethel Road

Approximately 31,000 VPD on  
Hwy 78 between MS Hwy 305  
and Hacks Cross Road

Approximately 3,300 VPD at the  
intersection of Bethel Road  
and College Road



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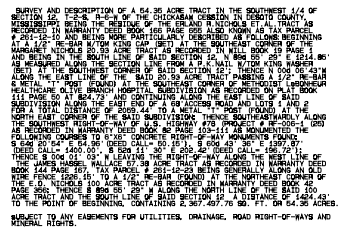






30400

M.S.P.C.S. WEST ZONE= MISSISSIPPI STATE PLANE  
COORDINATE SYSTEM WEST ZONE 48 DERIVED BY STATIC  
GPS OBSERVATION RELATIVE TO THE 780115  
EPOCH  
DATE OF OBSERVATION= 7/12/2013  
CONVERSION= 200 IN 37  
ELEVATION= 0.00000000  
SCALE= 0.000000



NONE OF THIS PROPERTY LIES WITHIN THE FLOOD HAZARD AREA  
AS IDENTIFIED ON FEMA FIRM PANEL # 28033C 120G  
EFFECTIVE DATE 6/4/2007

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.  
NO LIABILITY IS ASSUMED FOR ANY ISSUE THAT A TITLE ABSTRACT MAY  
DISCOVER.

**NOTES:**

1. COLLEGE ROAD EAST OF BETHLEHEM ROAD CURRENTLY USED FOR INGRESS AND EGRESS IS NOT A PUBLIC ROAD ACCORDING TO THE DEBOTO ROAD RECORDS.
2. THE 68' ACCESS ROAD FROM THIS PROPERTY AS RECORDED ON PLAT BOOK 111, PAGE 80 IS CURRENTLY UNDER CONSTRUCTION THRU THE STATE OF KANSAS DEPT. OF HIGHWAYS AND ROAD CONSTRUCTION PROJECT NO. DEBOTO1740B, APPROVED 3-20-12.
3. THE MONUMENTED RIGHT-OF-WAY OF S.W. HIGHWAY #78 ALONG THE NORTH SIDE OF THIS PROPERTY DOES NOT COINCIDE WITH THE RIGHT-OF-WAY DEED AS SHOWN HEREIN.
4. IT APPEARS THAT THE OLD RICE FENCE ALONG THE SOUTH LINE OF THIS PROPERTY IS BEING USED AS THE PROPERTY LINE AS SHOWN HEREIN.

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PREPARED FOR: E.R. NICHOLS ESTATE  
ORDERED BY: JAMES E. WOODS ATTORNEY  
CLASS \* B\* SURVEY (URBAN) FILE NAME: E.R. NICHOLS. PRO

A map of the study area showing the location of the site. The map includes Hack's Cross Rd, Old Hwy 78, College Rd, and Bethel Rd. A blue callout box labeled 'SITE' points to a blue-shaded area. The map is credited to Google My Maps.



(3 Miles)	(5 Miles)	(10 Miles)
15,611	40,796	176,526



(3 Miles)	(5 Miles)	(10 Miles)
5,203	14,323	63,425



(3 Miles)	(5 Miles)	(10 Miles)
\$81,456	\$77,538	\$68,329



(3 Miles)	(5 Miles)	(10 Miles)
421/3.059	1,250/13.071	5,589/68.876





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