



Investment Offering

32.66 ACRES | SE CORNER OF STATELINE & GERMANTOWN ROAD | OLIVE BRANCH | DESOTO COUNTY | MISSISSIPPI

PREPARED BY:

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The Offering

Colliers International Memphis is pleased to present for sale 32.66 acres of undeveloped land. The parcel is located on the southeast corner of Stateline and Germantown Road in Olive Branch, Mississippi, and presents many opportunities for a future user including major area retailers, a location at two major arterial roads, and an impressive demographic profile with heavy rooftops.

The property's location in the midst of dense residential within Olive Branch provides a unique opportunity for commercial product to service the immediate trade area. In addition to commercial, the property can be developed to include single family residential as well as a mixed-use development. The property is located at the gateway to Olive Branch and its low 7% sales tax rate, low property taxes and sustained growth continue to attract consumers from the Memphis market and surrounding area.

DeSoto County is one of the fastest growing counties in the Mid-South area. It is home to a well-diversified economic base that have found DeSoto County to be a location where profits are maximized due to the excellent geographic location, productive workforce, and a pro-business atmosphere.

With its five distinctive municipalities, DeSoto County has a competitive edge to attract and retain the best industries, the best employees and the best neighbors affording a quality of life in the Mid South that is unequalled. Residents can enjoy the "best of both worlds" being so near the cultural and recreational amenities of metropolitan Memphis, yet offering a secure suburban environment with affordable housing costs.

For additional information, please contact:

RON RILEY, Senior Vice President

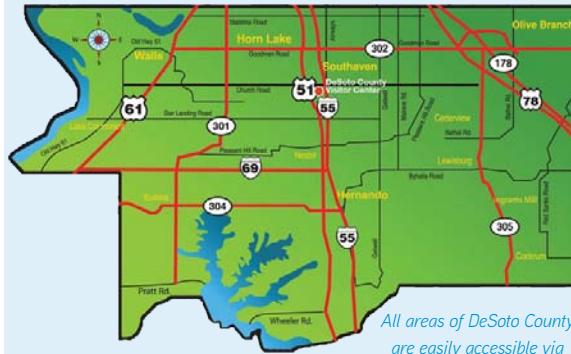
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All areas of DeSoto County are easily accessible via several main roads and highways

Property Overview:

| | |
|---------------|---|
| Land: | Undeveloped 32.66 acres |
| Location: | SE corner of Stateline & Germantown Rd. |
| Tax Map #: | 165 - Parcel 2 |
| Zoned: | Under a Planned Unit Development |
| Asking Price: | \$1.5 million |



- › Tax Breaks for real & personal property
- › Special Incentives
- › Strong communication between the state's public & private sectors
- › Tax-free Zones
- › Employee training & support
- › Solid infrastructure
- › Unprecedented government support
- › Abundant university resources & research
- › Special emphasis on high-speed data & broadband access: Enhance state's network foundation
- › Mississippi assessment for commercial property: 15%
- › Tennessee assessment for commercial property: 40%

DESOTO COUNTY STATISTICS

- › Olive Branch is the fastest growing city in the United States.
- › 2015 Population of 173,323 an increase of 62% since 2000, making it the Fastest Growing County in Mississippi.
- › 7th in nation for job creation with a 48.2% increase in jobs driven by relocation
- › Unemployment rate of 4.5% in July 2016
- › Retail sales in DeSoto County have also grown in response to population growth. Annual Retail Sales for the county have gone from \$5.5 million in 1995 to \$2.2 billion in 2015.
- › DeSoto County Greenways system and trails are the best in the State.

The City of Olive Branch

