



Investment Offering

4.56 ACRES | NE CORNER OF BYHALIA ROAD & INTERSTATE 22 (HWY 78) | BYHALIA | MARSHALL COUNTY | MISSISSIPPI

PREPARED BY:

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The Offering

Colliers International Memphis is pleased to present for sale, exchange and/or ground lease two parcels totaling 4.56 acres of undeveloped land. The parcels are located on the Access Road in the northeast quadrant of Byhalia Road and I-22 in the town of Byhalia, Mississippi in Marshall County. This site can be subdivided by parcels - 2.0 acres and 2.56 acres - and is ideal for a small strip center, fast food restaurant, hotel and/or truck stop.

Byhalia is one of Marshall County's largest towns and the focus of much of the county's commercial and industrial growth. With convenient, direct four-lane highway access via US Highway 78 (I-22) to the Memphis metropolitan area (about 20 miles), Byhalia is experiencing rapid growth in the business, industry, and residential sectors. Benefitting from the progress brought by major distribution centers such as Thomas & Betts, Asics and Exel, that have capitalized on direct highway transportation or connections to rail, water, and air services through Memphis, Byhalia is about to become a big league player in the north Mississippi distribution growth.

The property is currently zoned commercial and presents opportunities for future users with its low 7% sales tax rate, low property taxes and sustained growth that continue to attract consumers from the Memphis market and surrounding area. Byhalia is truly a place where people can work and live well. Residents can have the "best of both worlds" being so near the cultural and recreational amenities of metropolitan Memphis, and at the same time, experience a better quality of life with all the advantages of small-town living.

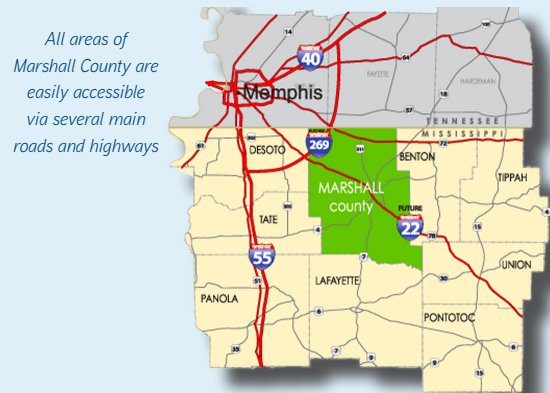
For additional information, please contact:

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Information contained herein was obtained from sources deemed to be reliable. It is submitted subject to errors, omissions, and without warranty. Source: Marshall County Industrial Development Authority



Property Overview:

Land:	Undeveloped 4.56 acres
Location:	NE corner of Byhalia Road & I-22 (Hwy 78)
Parcel #:	Parcel 1 - 2 acres - 261B-01-00301 Parcel 2 - 2.56 acres - 261B-01-00303
Zoned:	Commercial
Asking Amount:	Parcel 1 - \$4,000/month - Ground Lease \$625,000 - Sale Price Parcel 2 - \$4,500/month - Ground Lease \$700,000 - Sale Price

MISSISSIPPI INITIATIVES

- 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%

PROPERTY OVERVIEW

- Located at the intersection of Byhalia Road and I-22 (Hwy 78) with excellent highway visibility
- Currently zoned Commercial and within the city limits of Byhalia providing city utilities, police and fire protection
- Only 2 miles from I-69, known as the largest North-to-South traveled interstate running from Montreal, through the northern part of Marshall County, to the Texas-Mexico border
- 2014 Population of 37,023 in Marshall County, with a job growth rate of 15.26%
- Site is situated just southwest of Thomas & Betts Corporation with an employee base of approximately 380.

The City of Byhalia



Largest Area Employers in Byhalia, MS

EMPLOYER	NO. OF EMPLOYEES
Thomas & Betts Corporation	378
Asics America	236
Exel Corporation	72
Griffin, Inc.	72
Mid-South Ag Equip	40
Smith Transportation Company	37
Cargill Animal Nutrition	30
RBR, LLC	27
WESCO	18
Meucci Originals, Inc.	17