



RETAIL



OFFICE

LAND FOR SALE

110+/- ACRES MIXED USE

PROPERTY HIGHLIGHTS

- 110 +/- Acres at Airways Blvd and Church Rd
- Prime Southaven location near Tanger Outlets and Landers Center, which recently announced a \$35 million expansion adding a convention center, full-service hotel and a resort-style pool
- Immediate access to I-55 via new exit ramp
- PUD is approved for the following uses:

- Prime Retail
- Regional Big Box Retailer
- Light Industrial (up to 150,000 sf)
- Mixed Use
- Office
- Active Adult



ACTIVE ADULT



**Images are not actual representation of building or shops in the development*

Kemp Conrad, SIOR, Dual Designation
Principal
901 273 2359
kconrad@commadv.com

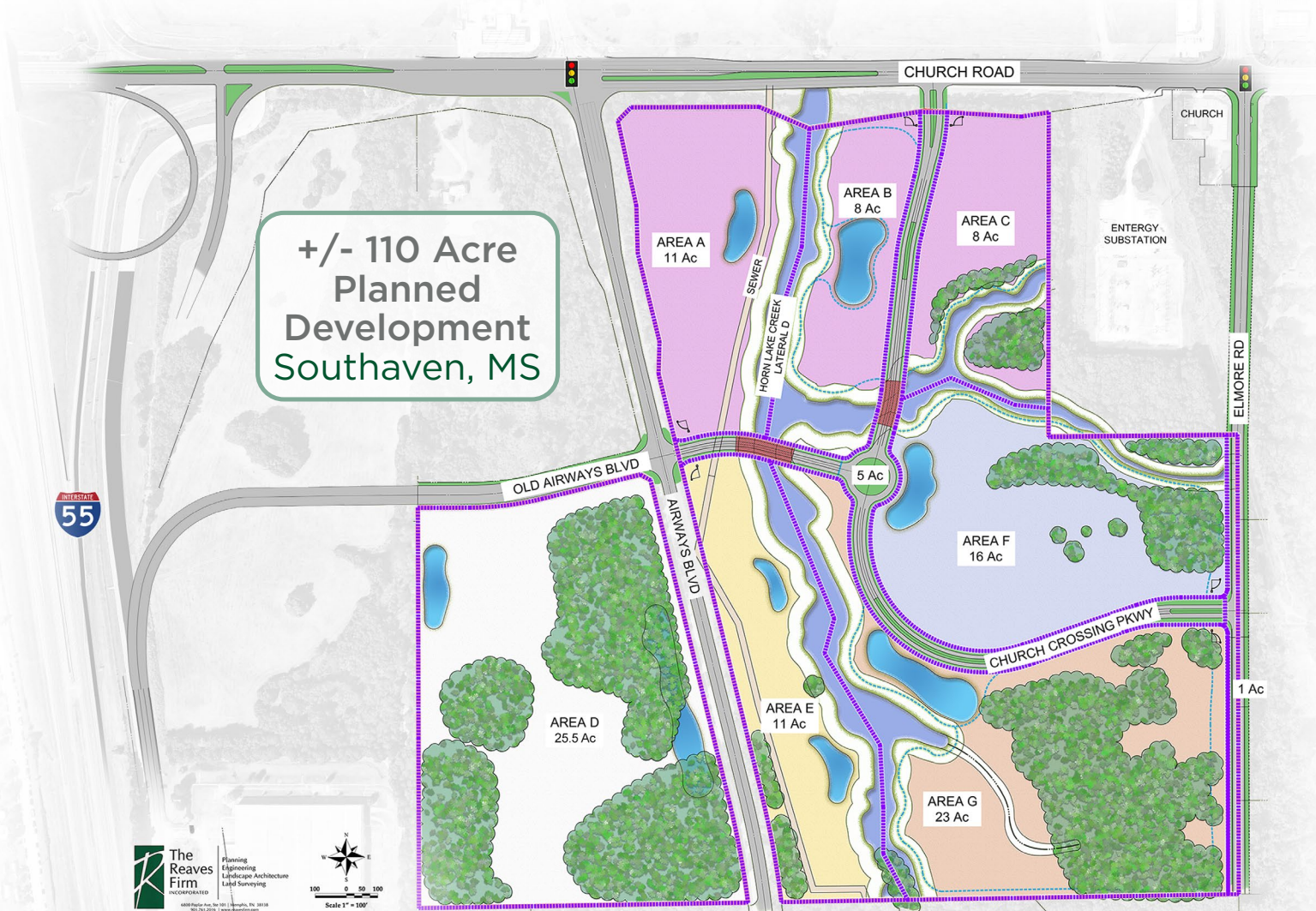
Carson Claybrook
Vice President
901 252 6483
cclaybrook@commadv.com

Owen Mercer, SIOR, CCIM
Vice President
901 273 2343
omercer@commadv.com

Laura Meanwell
Senior Associate
901 246 1230
lmeanwell@commadv.com



APPROVED PUD PLAN



BEST SUITED FOR:

Area A-B-C

Prime retail

Area D

Regional big
box retailer/
Light Industrial
(up to 150k sf)

Area E

Mixed Use

Area F

Office / Active
Adult

Area G

Office / Active
Adult

**Kemp Conrad, SIOR, Dual
Designation**
Principal
901 273 2359
kconrad@commadv.com

Carson Claybrook
Vice President
901 252 6483
cclaybrook@commadv.com

Owen Mercer, SIOR, CCIM
Vice President
901 273 2343
omercer@commadv.com

Laura Meanwell
Senior Associate
901 246 1230
lmeanwell@commadv.com



THE PROPERTY



Kemp Conrad, SIOR, Dual Designation
Principal
901 273 2359
kconrad@commadv.com

Carson Claybrook
Vice President
901 252 6483
cclaybrook@commadv.com

Owen Mercer, SIOR, CCIM
Vice President
901 273 2343
omercer@commadv.com

Laura Meanwell
Senior Associate
901 246 1230
lmeanwell@commadv.com



LOCAL AMENITIES



Kemp Conrad, SIOR, Dual Designation
Principal
901 273 2359
kconrad@commadv.com

Carson Claybrook
Vice President
901 252 6483
cclaybrook@commadv.com

Owen Mercer, SIOR, CCIM
Vice President
901 273 2343
omercer@commadv.com

Laura Meanwell
Senior Associate
901 246 1230
lmeanwell@commadv.com