

**3.26+/- Acres For Sale**  
**LAND DEVELOPMENT OPPORTUNITY**

**Property Highlights**

Land available for sale on direct route from Southaven Landers Center, housing the Convention Center, DeSoto Family Theater, various sport events, and the Annual Mid-South Fair. Nearby are busy I-55 exits to and from Memphis. The immediate surrounding area is home to various businesses, including fine dining, fast food restaurants, shopping centers, and banking. This is a great opportunity for hotels and other hospitality businesses.

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 Senior Vice President  
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5101 Wheelis Drive  
 Suite 300  
 Memphis, TN 38117  
 Main: 901 366 6070  
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## Southaven Hotel Sites



## Area Amenities

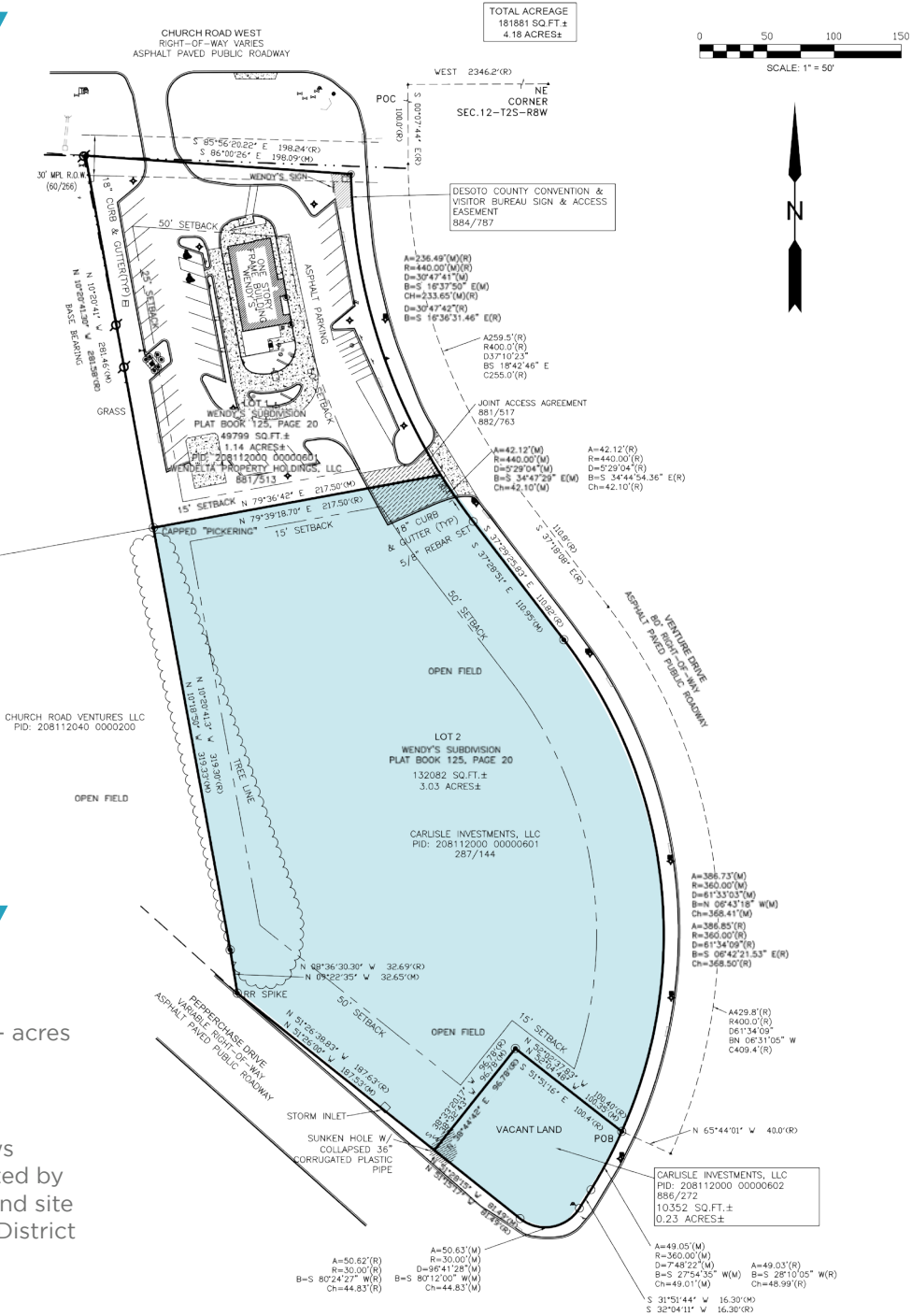
- Diagonally across from Landers Center, One of the largest convention centers in the region
- Built-in annual foot traffic from Mid-South Fair
- Immediate access to I-55 and direct route to Memphis
- Prominent signage opportunity
- Close proximity to Tanger Outlets, Southcrest Shopping Center & Southern Thunder Harley Davidson Dealership
- Near Northwest Mississippi Community College
- Zoning - Ross Planned Unit Development (hotel, recreation, commercial centers, offices, etc.)

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**SITE PLAN**

LOT 1  
 CIVIC CENTER COMMERCIAL SUBDIVISION  
 PHASE I  
 PLAT BOOK 76, PAGE 26  
 "MCDONALDS"  
 ARCHLAND PROPERTY I LLC  
 PID: 208112040 0000100



**SITE SPECS**

- Approximately 3.26 +/- acres
- Level topography
- Multiple access points
- Zoned Ross PUD; allows numerous uses permitted by right, conditional use and site plan review in the C-4 District with Additions

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COMMERCIAL  
ADVISORS

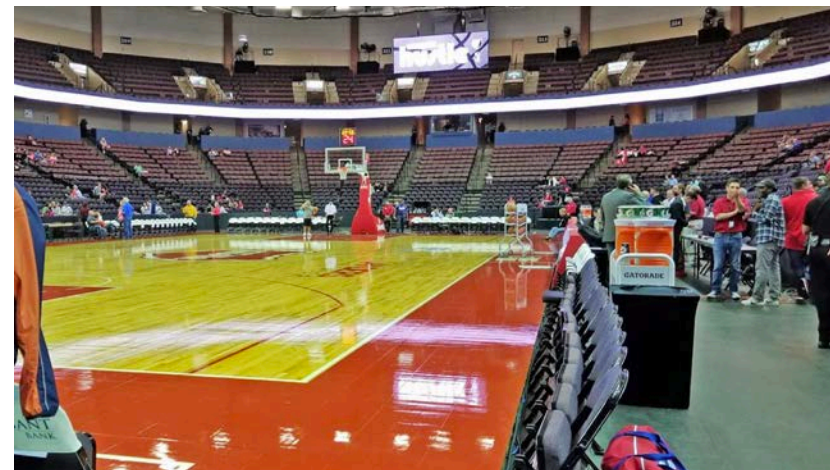
# LAND FOR SALE 3.26+/- Acres Venture & Pepperchase Drives Southaven, MS

Interstate Adjacent Property

ADJACENT TO THE

## LANDERS CENTER

- Convention Center 17,000 SF
- 10,000 Seat Arena
- 400 Seat Theater
- Home of DeSoto Family Theater, Memphis Hustle G-League (Memphis Grizzlies), & Mid-South Fair
- Hosts Graduations, Concerts, & Numerous Trade Shows



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