

# Development Opportunity **+/- 7 ACRES**



## PROPERTY HIGHLIGHTS

- +/- 7 Acre Site
- HUD Approved Development Site
- Existing infrastructure and Utilities at the site
- Numerous Nearby amenities
- -1 Mile from I-78
- Backs up to the Olive Branch City Park
- Located in a top 10 fastest growing city in Mississippi.
- Ideal location for a Senior Living type Development with Completed Plans included with the sale.



**Caleb Park, SIOR**  
Associate Vice President  
901 362 3454  
cpark@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/28/24. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**SITE PLAN**





CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS

LAND FOR SALE

# Parkview Blvd

6755 & 6785 Parkview Hts Blvd  
Olive Branch, MS 38654

## SITE LOCATION



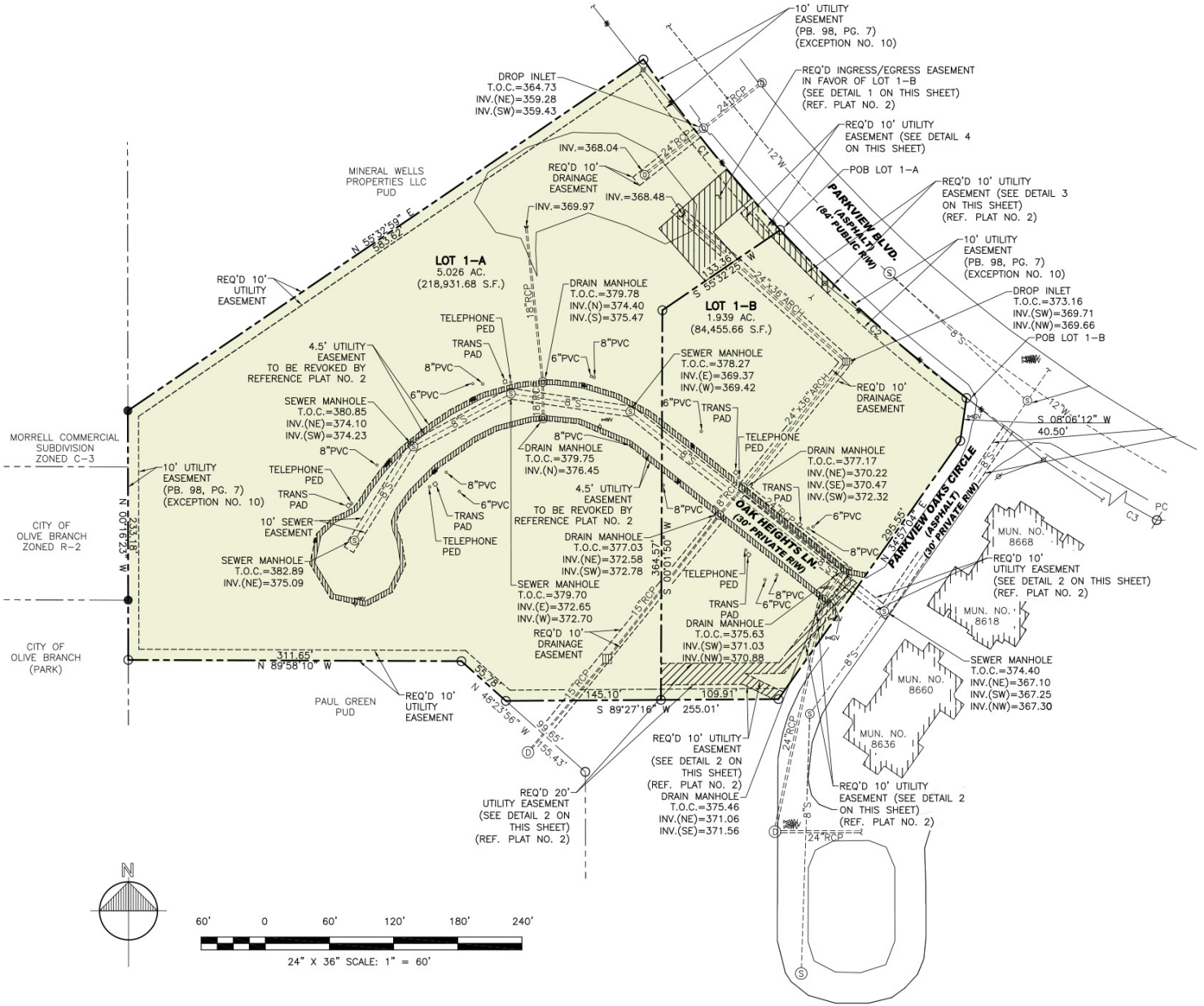
**Caleb Park, SIOR**  
Associate Vice President  
901 362 3454  
cpark@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/28/24. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**PROPERTY SURVEY**



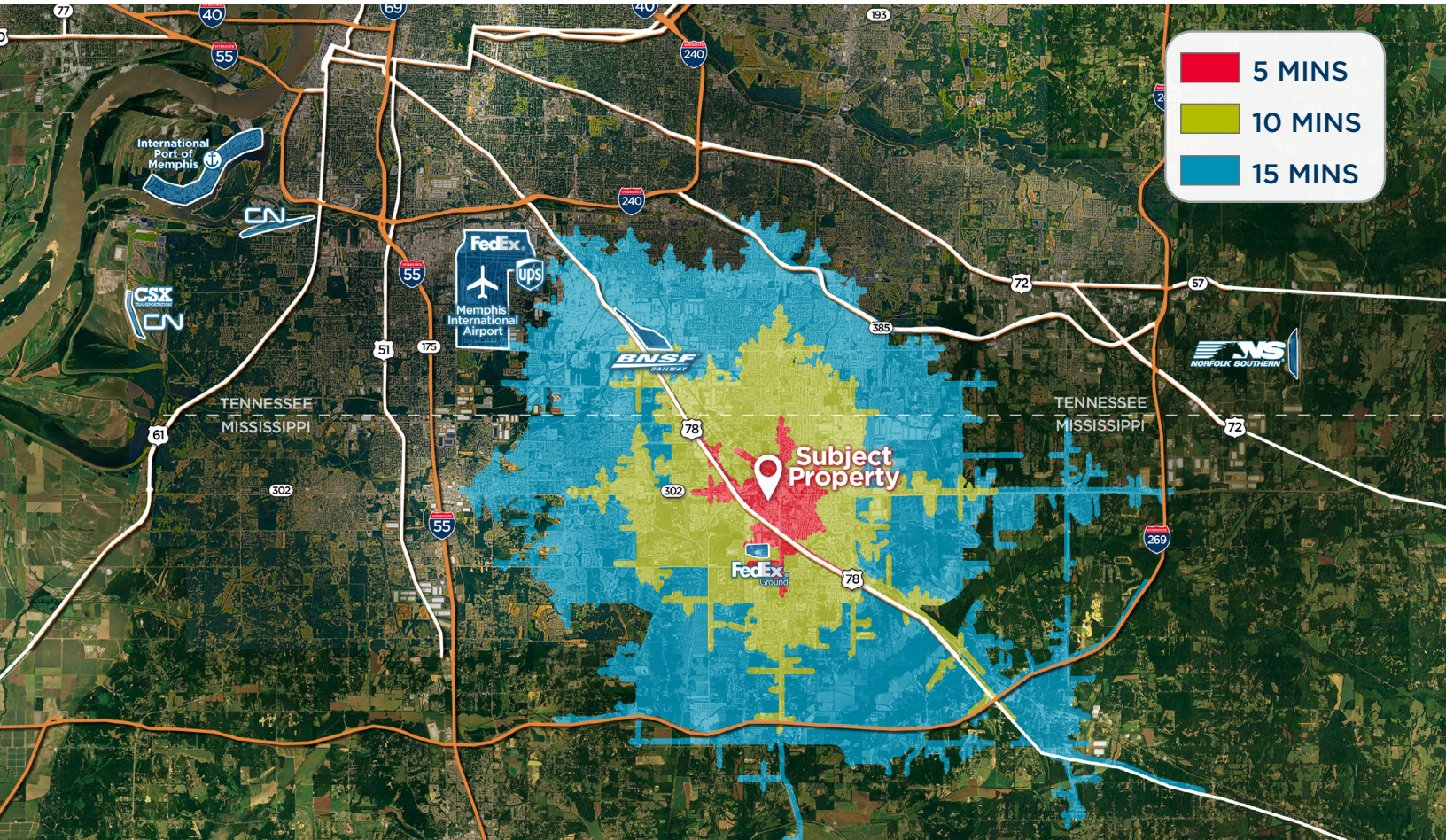
**Caleb Park, SIOR**  
Associate Vice President  
901 362 3454  
cpark@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
**www.commadv.com**

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/28/24. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**DRIVE TIME MAP**



**Greater than 90% of the world's GDP is within 72 hours of Memphis**  
75% of the U.S. population is within a 2 day drive (22 hours)

<b>23</b> MINS	<b>20</b> MINS	<b>21</b> MINS	<b>19</b> MINS	<b>23</b> MINS	<b>5</b> MIN	<b>29</b> MINS	<b>53</b> MINS
<b>12</b> MILES	<b>8</b> MILES	<b>11</b> MILES	<b>10</b> MILES	<b>16</b> MILES	<b>2</b> MILES	<b>19</b> MILES	<b>48</b> MILES

**Caleb Park, SIOR**  
Associate Vice President  
901 362 3454  
cpark@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
Cushman & Wakefield Copyright 01/28/24. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.