



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**  
Vice Chairman & Principal  
901 273 2359  
kconrad@commadv.com

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

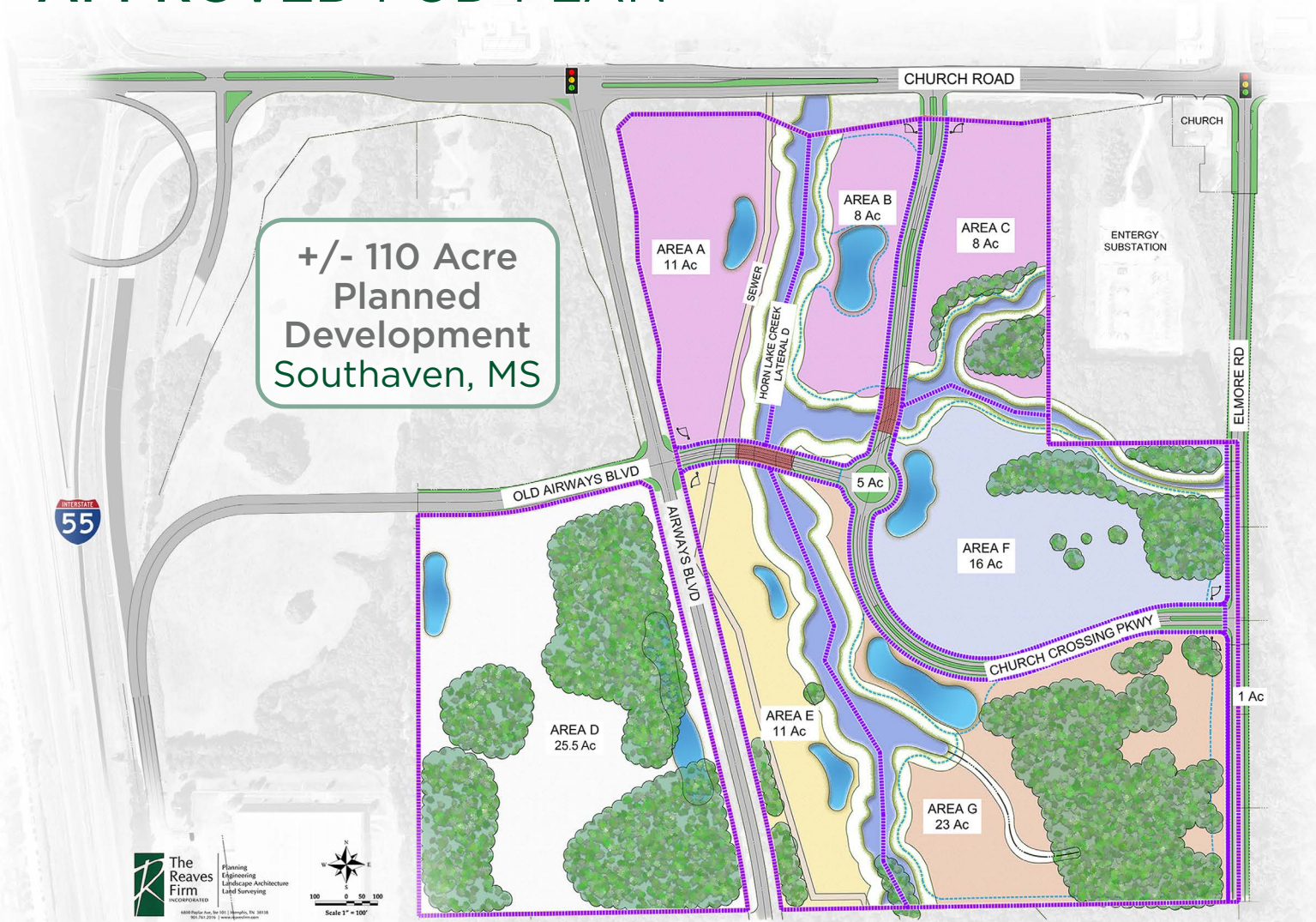
**Owen Mercer, SIOR, CCIM**  
Vice President  
901 273 2343  
omercer@commadv.com

**Laura Meanwell, CCIM**  
Associate Vice President  
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**  
Vice Chairman & 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, CCIM**  
Associate Vice President  
901 246 1230  
lmeanwell@commadv.com





## THE PROPERTY



**Kemp Conrad, SIOR, Dual Designation**  
Vice Chairman & 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, CCIM**  
Associate Vice President  
901 246 1230  
lmeanwell@commadv.com



## LOCAL AMENITIES



**Kemp Conrad, SIOR, Dual Designation**  
Vice Chairman & 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, CCIM**  
Associate Vice President  
901 246 1230  
lmeanwell@commadv.com

***Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*** • 5101 Wheelis Drive, Suite 300 | Memphis, TN 38117 | Main: 901 366 6070 | [www.commadv.com](http://www.commadv.com)  
Cushman & Wakefield Copyright 04/02/25. 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.