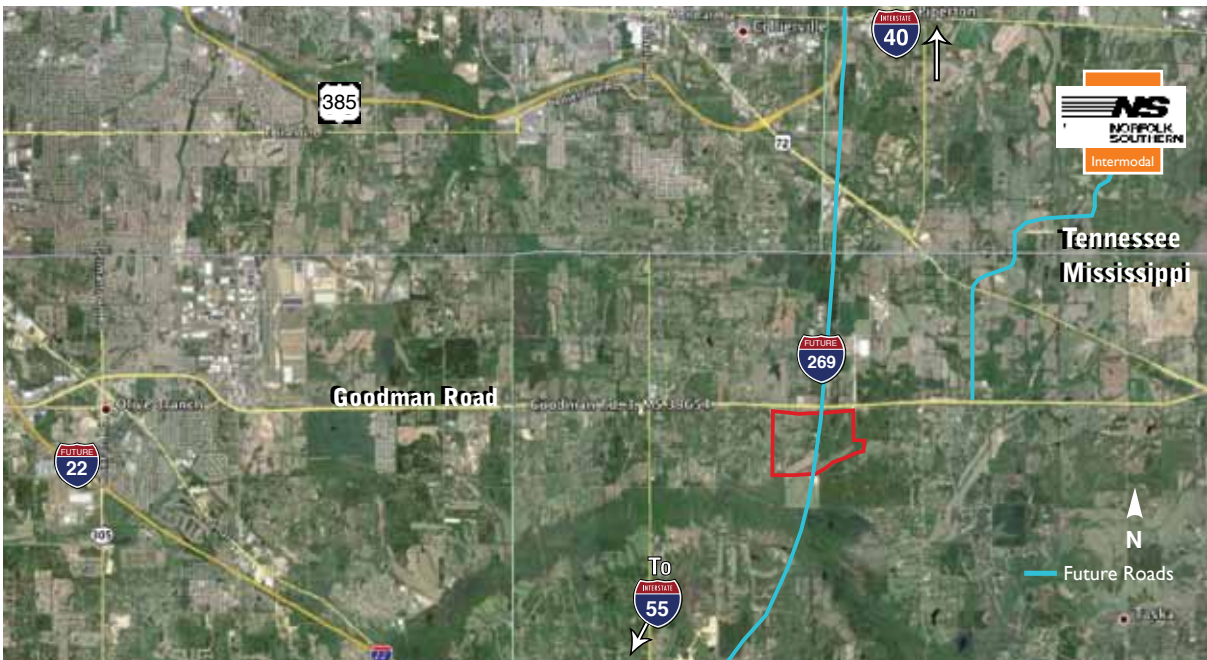


GOODMAN RD & FUTURE I-269

Goodman Rd & Future I-269, Marshall County, MS | MS Submarket

LAND
For Sale



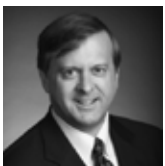
Commercial Advisors is pleased to exclusively present this 725 acre opportunity at the intersection of Goodman Road and I-269. The site offers 548 acres of industrial zoning, 82 acres of commercial zoning along Goodman Road, and 95 acres of residential zoning.

SITE DETAILS

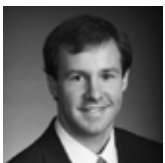
- Asking Price: \$30,000/acre
- 725+/- acres
- I-269 Frontage
- 5+/- miles from future Norfolk Southern Intermodal
- Will build to suit
- Existing 12" water line, 12" sewer line, 6" gas line
- 1.2M SF Memphis MSA Positive Absorption in 2011
- Owner will subdivide
- Located in Chickasaw Trails Industrial Park (for more info go to: www.marshallcoms.com/chickasaw-trail-industrial-park-mississippi.html)



FOR MORE INFORMATION:



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CUSHMAN & WAKEFIELD®



COMMERCIAL ADVISORS
INDEPENDENTLY OWNED AND OPERATED

Commercial Advisors, LLC 5101 Wheelis Drive, Suite 300, Memphis, TN 38117 | 901-366-6070

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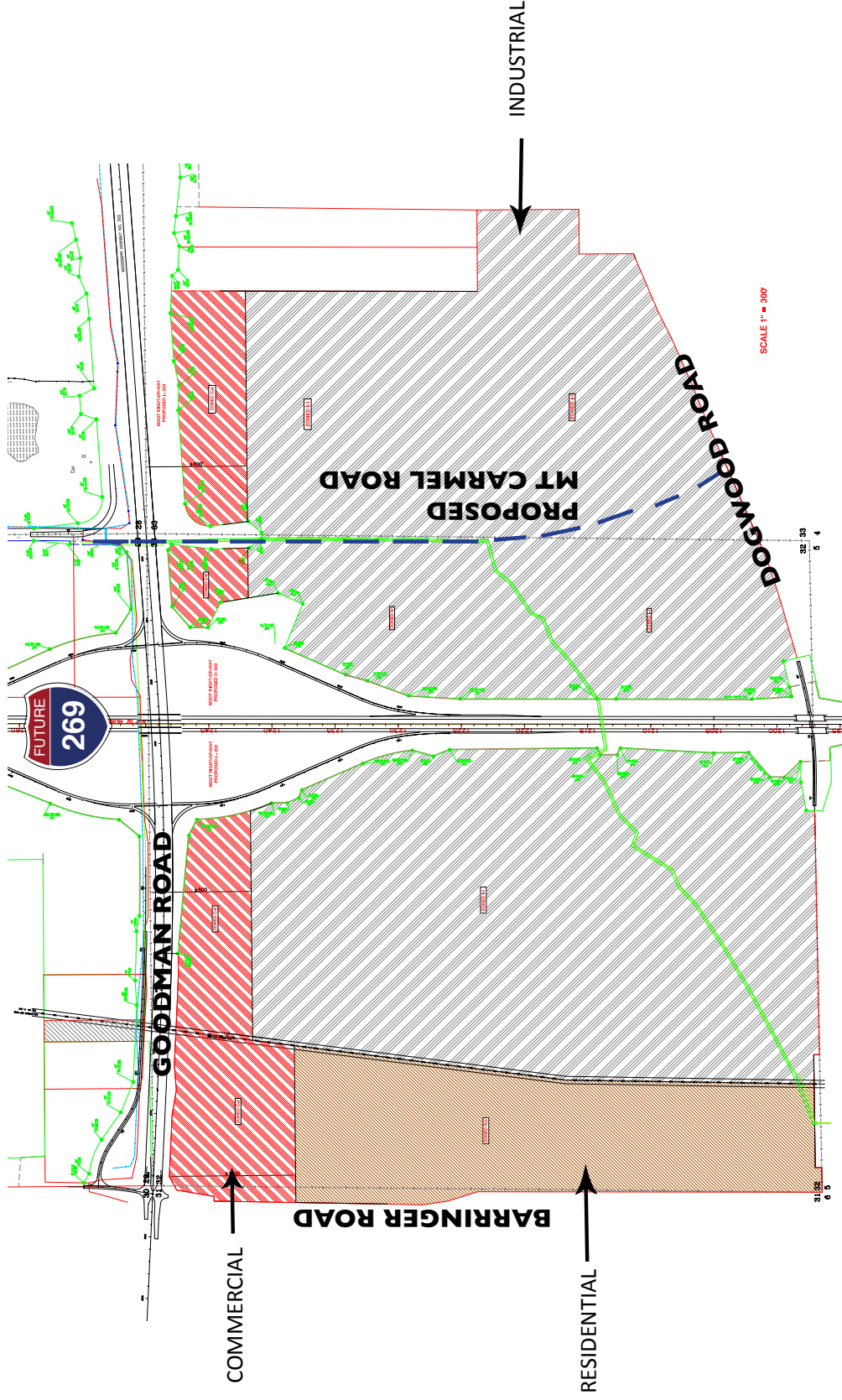
www.commadv.com

I-269

Goodman Rd & Future I-269, Marshall County, MS | MS Submarket

LAND For Sale

- Ad valorem tax credit for real and personal property
- Freeport warehouse exemption
- Job tax credits
- Sales and use tax exemptions



Commercial Advisors Asset Services, LLC 5101 Wheelis Drive, Suite 320, Memphis, TN 38117 | 901-683-0808

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