

# OLIVE BRANCH

Germantown Rd & Stateline Rd, Olive Branch, MS | Desoto County

**COMMERCIAL**  
Land Available

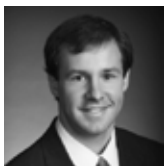


## SITE FEATURES

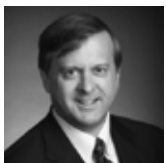
- 36.3 acres available
- Zoned commercial
- Ideal mixed-use opportunity: out parcels, town center retail/condo, garden office, high density residential (see concept illustration on back)
- “Gateway” development location at Olive Branch, MS front door
- Germantown Road recently widened to 5 lanes



## FOR MORE INFORMATION:



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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2006 Estimated Population	6,528	47,673	109,304
2006 Average Household Income	\$67,679	\$68,835	\$63,684
2006 Median Age	32.6	32.4	32.4
2006 Estimated Population Density	2,080	1,693	1,395



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