

Holly Springs, MS 38635



PRICE: \$542,000

MARK D. UTLEY, CCIM
(662) 895- 0099
Mark@UtleyProperties.com

PROPERTY DESCRIPTION

Development opportunity & great fit for multiple industries. Mostly wooded with mature hardwoods and planted pine. There is open pasture towards the northeast corner perfect for a house or cabin. Would make for a great getaway destination for now, and future generations. An outdoorsman's paradise.

LOCATION DESCRIPTION

Excellent opportunity to purchase 306 acres in Marshall County, MS. Property offers miles of road frontage. convenient location with easy access to I22, Hwy 78, & Hwy 7.

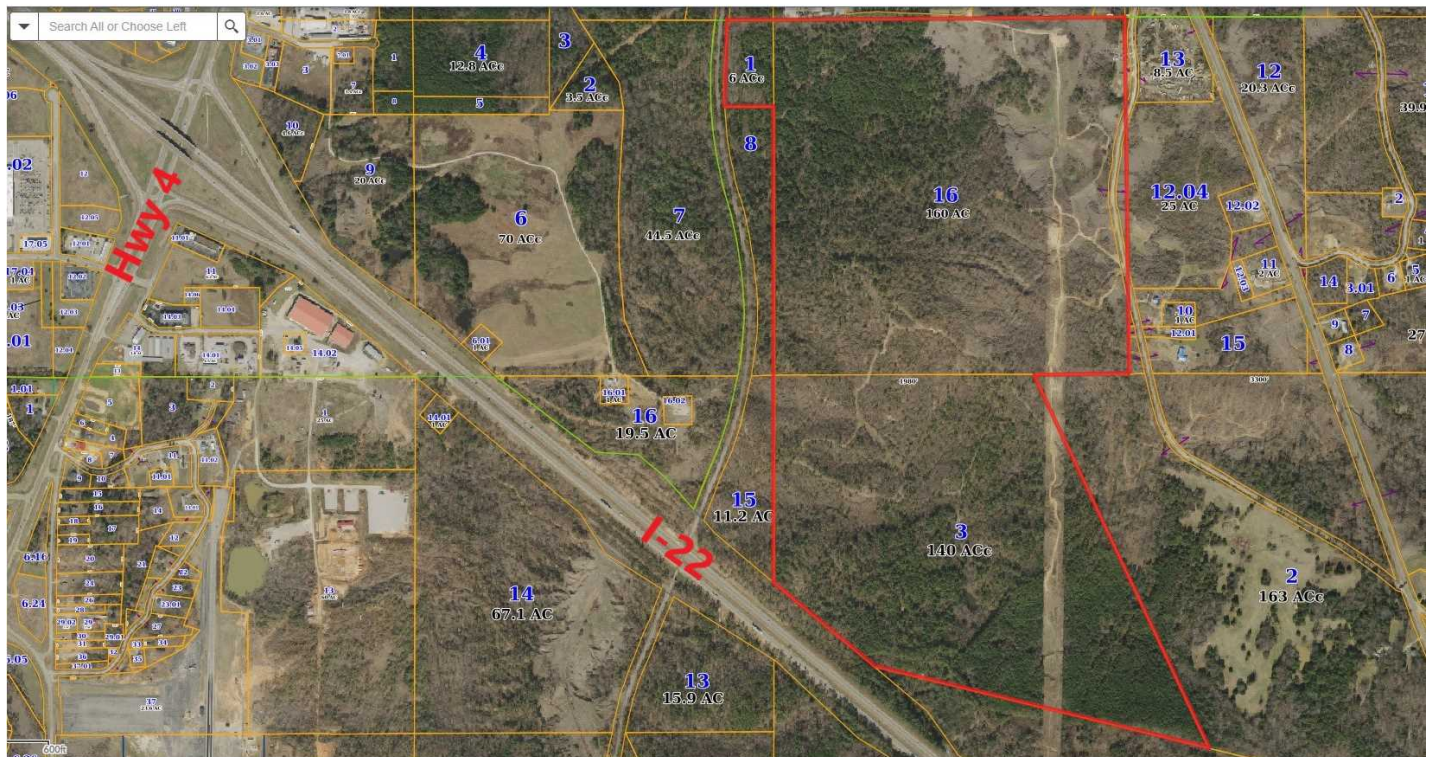
Will Divide. Northern 166 acres also available separately for \$2,000/ac.

SUMMARY

Lot Size: 306ac

Price: \$542,000





MARK D. UTLEY, CCIM
O: (662) 895-0099
C: (901) 494-7080
Mark@Utleyproperties.com





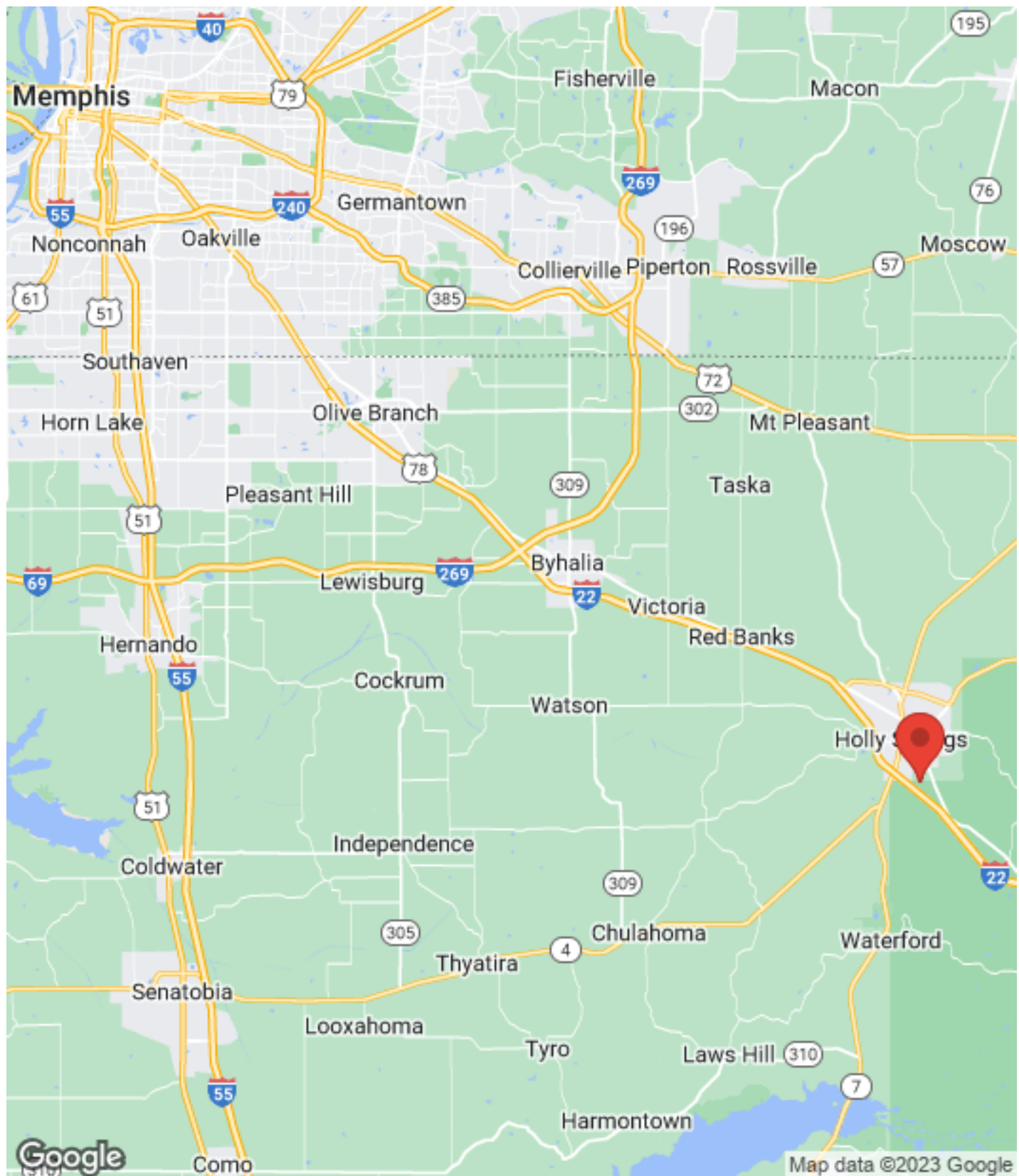
UTLEY PROPERTIES
8108 Hacks Cross Rd
Olive Branch, MS 38654

MARK D. UTLEY, CCIM
O: (662) 895-0099
C: (901) 494-7080
Mark@UtleyProperties.com



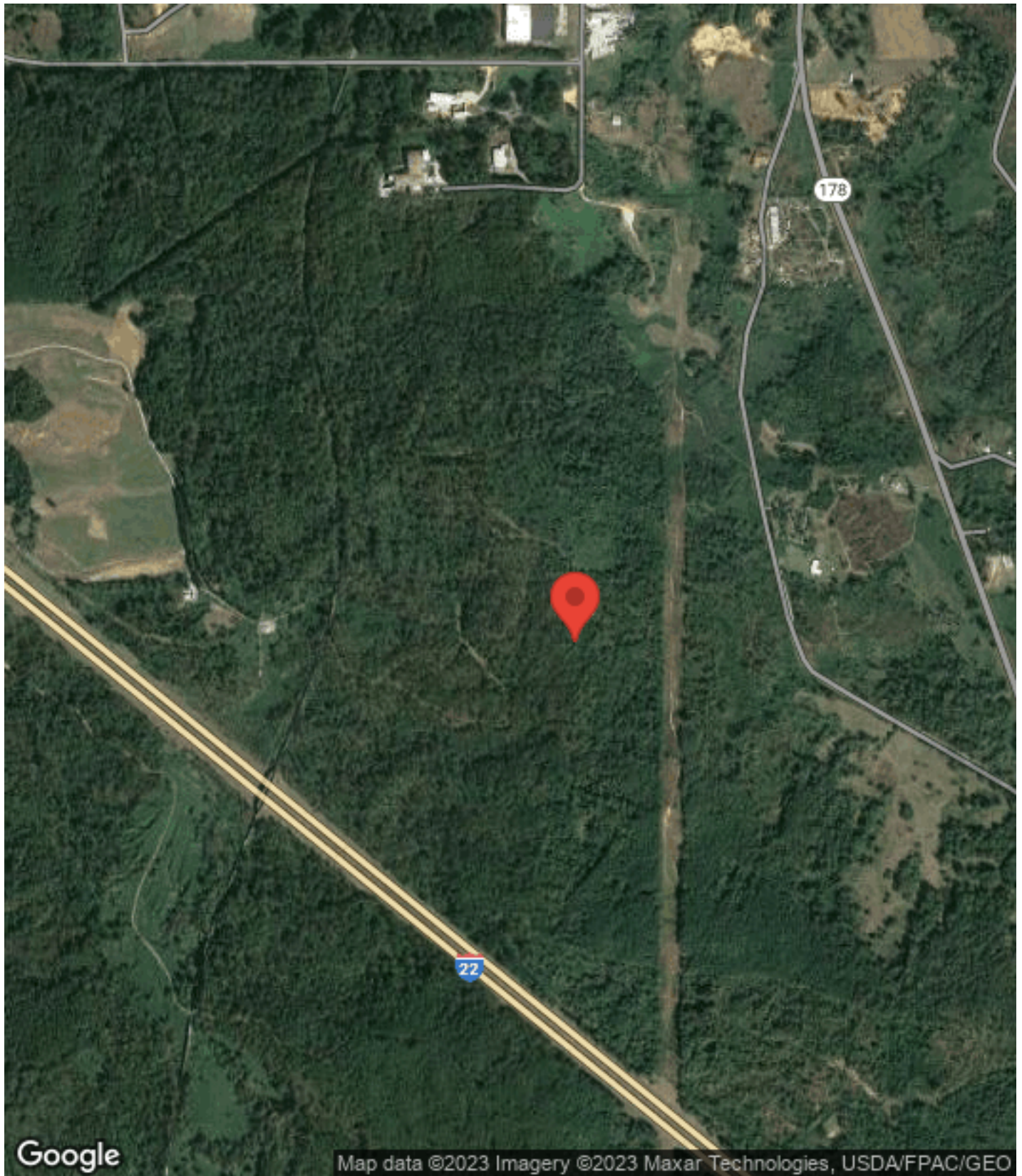


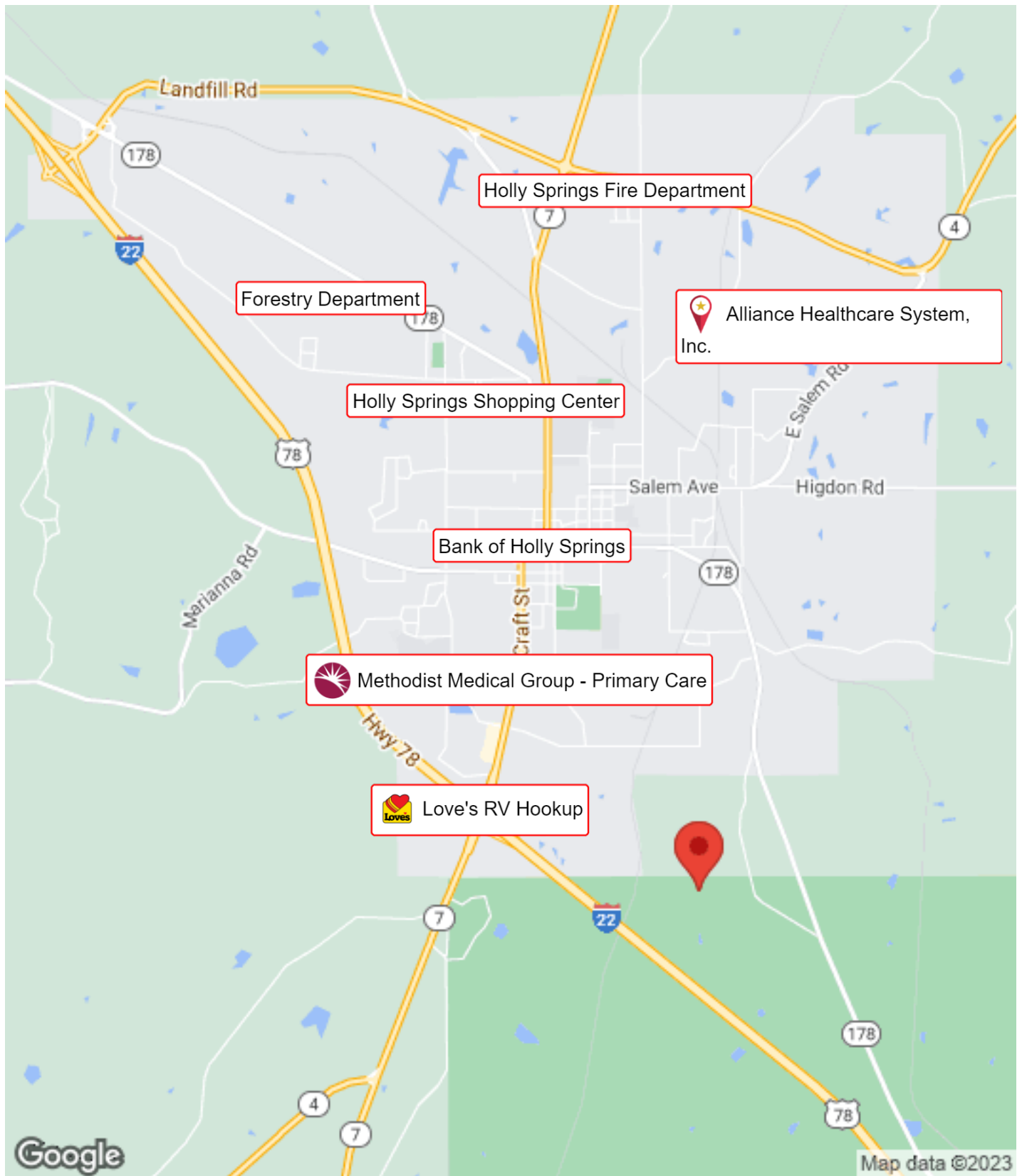
REGIONAL MAP



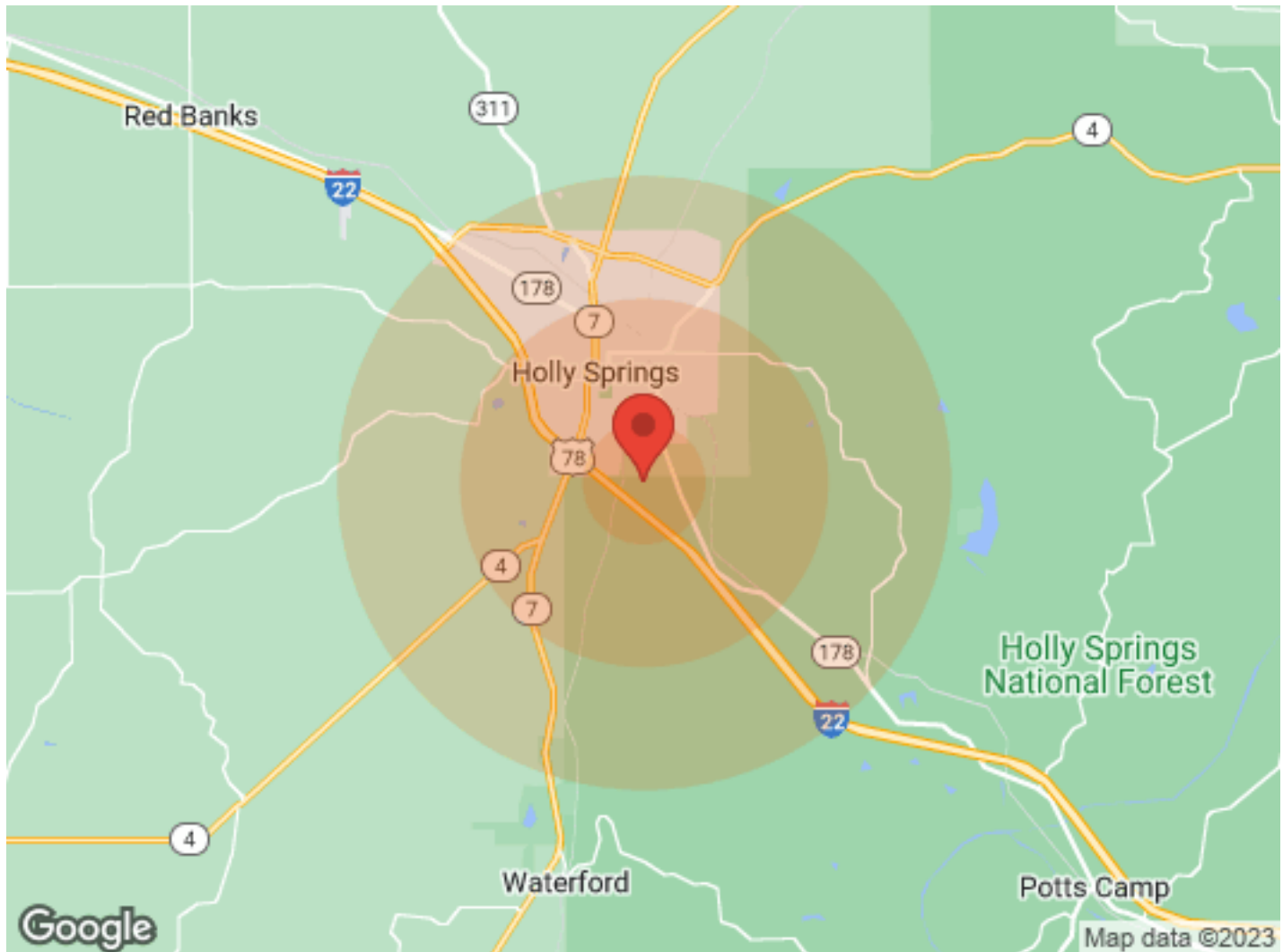
UTLEY PROPERTIES
8108 Hacks Cross Rd
Olive Branch, MS 38654

MARK D. UTLEY, CCIM
O: (662) 895-0099
C: (901) 494-7080
Mark@UtleyProperties.com





DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	829	1,320	4,570
Female	1,029	1,570	4,913
Total Population	1,858	2,890	9,483

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	435	665	1,849
Ages 15-24	275	429	1,232
Ages 55-64	240	361	1,242
Ages 65+	304	441	1,545

Race	1 Mile	3 Miles	5 Miles
White	476	798	2,166
Black	1,355	2,065	7,202
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	40	54	177
Multi-Racial	54	54	230

Income	1 Mile	3 Miles	5 Miles
Median	\$28,808	\$24,584	\$22,970
< \$15,000	120	245	924
\$15,000-\$24,999	150	238	575
\$25,000-\$34,999	150	192	585
\$35,000-\$49,999	147	199	501
\$50,000-\$74,999	45	74	157
\$75,000-\$99,999	73	87	107
\$100,000-\$149,999	54	84	120
\$150,000-\$199,999	N/A	13	13
> \$200,000	N/A	7	22

Housing	1 Mile	3 Miles	5 Miles
Total Units	839	1,285	3,358
Occupied	737	1,131	2,977
Owner Occupied	475	686	1,824
Renter Occupied	262	445	1,153
Vacant	102	154	381

UTLEY PROPERTIES
8108 Hacks Cross Rd
Olive Branch, MS 38654

MARK D. UTLEY, CCIM
O: (662) 895-0099
C: (901) 494-7080
Mark@UtleyProperties.com