

DeSoto Crossings

Airways Blvd & Nail Rd
Southaven, Mississippi

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5779 Getwell Rd., Bldg. D1
Southaven, MS 38672

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Airways Blvd & Nail Rd

LOCATION

Intersection of Airways Blvd
and Nail Rd
Southaven, MS

PRICE

North Parcel: \$7.50/sf
South Parcel: \$6.00/sf

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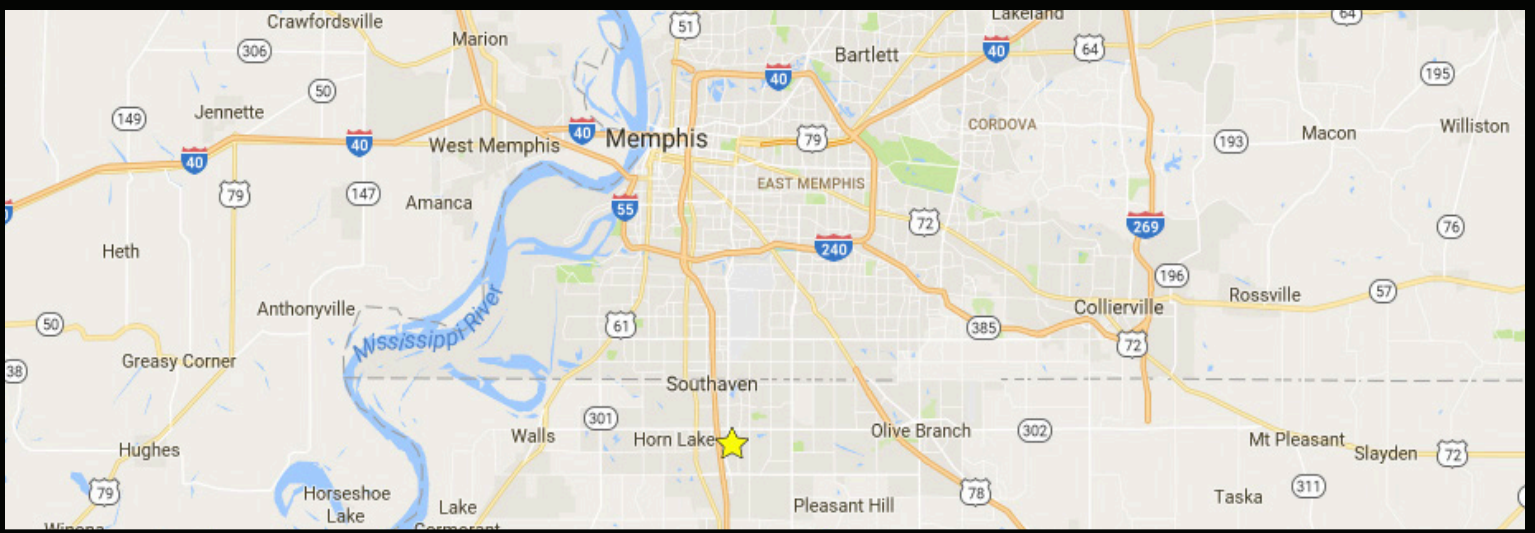


North Parcel Property Highlights

- 25 Acres +/-
- Zoned C-4 Planned Commercial
- Approximately 1345' of frontage along Nail Rd
- Approximately 828' of frontage along Airways Blvd
- Ideal development site with room for multiple out parcels and a large, anchored retail center

South Parcel Property Highlights

- 6 Acres +/-
- Zoned C-4 Planned Commercial
- Approximately 720' of frontage along Nail Rd
- Approximately 535' of frontage along Airways Blvd
- Excellent multi-use site with great access and visibility for retail or professional office uses



Airways Blvd & Nail Rd

LOCATION

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Location/Traffic Volume Information

The subject property is located along Airways Blvd at the signalized intersection of Nail Road in Southaven, just across the street from CBL's Towne Center and just north of the Tanger Outlet Mall. Airways Boulevard averages 25,000 – 30,000 vehicles per day. Goodman Road to the north of the subject property averages in excess of 50,000 vehicles per day and Interstate 55 just to the west averages in excess of 65,000 vehicles per day.

Trade Area Information

The subject property is located along the east side of Airways Boulevard with a large 25 acre parcel on the northeast corner of Airways Blvd. & Nail Road and a smaller 6 acre parcel on the southeast corner of Airways Blvd. & Nail Road. The property is located in one of the busiest trade corridors in Mississippi and also the metro Memphis area. The corridor features one of the top performing Wal-Mart stores in the chain. It also features national brands such as Best Buy, JC Penny, Dillard's, 2 Target Stores, Home Depot, Sam's Wholesale Club, Old Navy, Office Depot, Office Max, Lowe's, Kohl's, Petco, Books-a-Million, Sportsman's Warehouse, numerous new car dealerships, Malco Movie Theater, Academy Sports and Bed, Bath & Beyond. The area also features 10 national hotel brands within 1 mile and is less than 3 miles from the areas Convention Center and 10,000 seat arena known as the Landers Center. Less than a mile to the site is the new Tanger Outlet Mall which opened just over 1 year ago.



Airways Blvd & Nail Rd

LOCATION

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Location Highlights

- Each site is located at a signalized intersection offering access to multiple 5 lane and neighborhood roads.
- Site features access to Airways Blvd and Nail Rd. This gives the property easy access to Goodman Rd and Church Rd via Airways Blvd.
- Large Anchor stores in the area include Wal-Mart, Lowe's, J.C. Penney, Kohl's, and Best Buy.
- National retail stores include Old Navy, Gap Outlet, Office Depot, Petco, and the newly built Tanger Outlets
- Existing restaurants in the area include On The Border, Olive Garden, Newk's, Red Lobster, Logan's Steakhouse, Chili's, and TGI Friday's.

Traffic Highlights

- Approximately 30,000 vehicles pass along Airways Boulevard per day
- North of the subject property, Goodman Road has an excess of 50,000 vehicles per day
- Interstate 55 averages in excess of 65,000 vehicles per day

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Airways Blvd & Nail Rd

Southaven, Mississippi

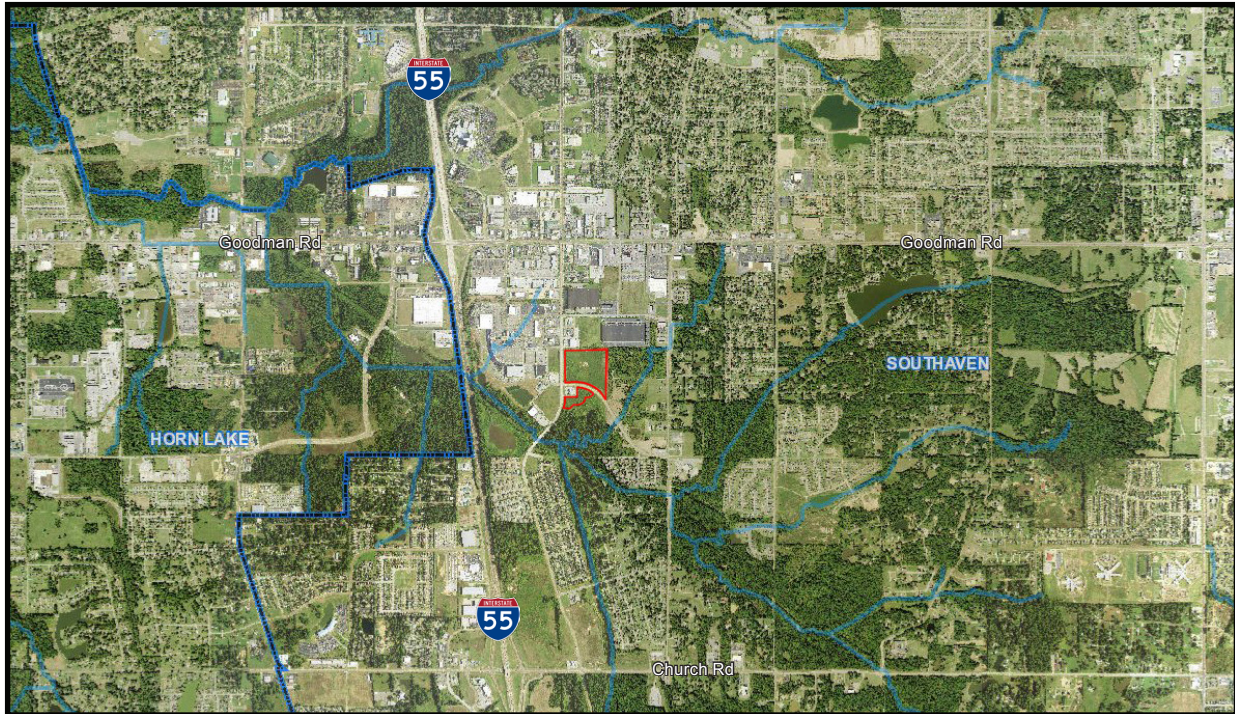


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Airways Blvd & Nail Rd

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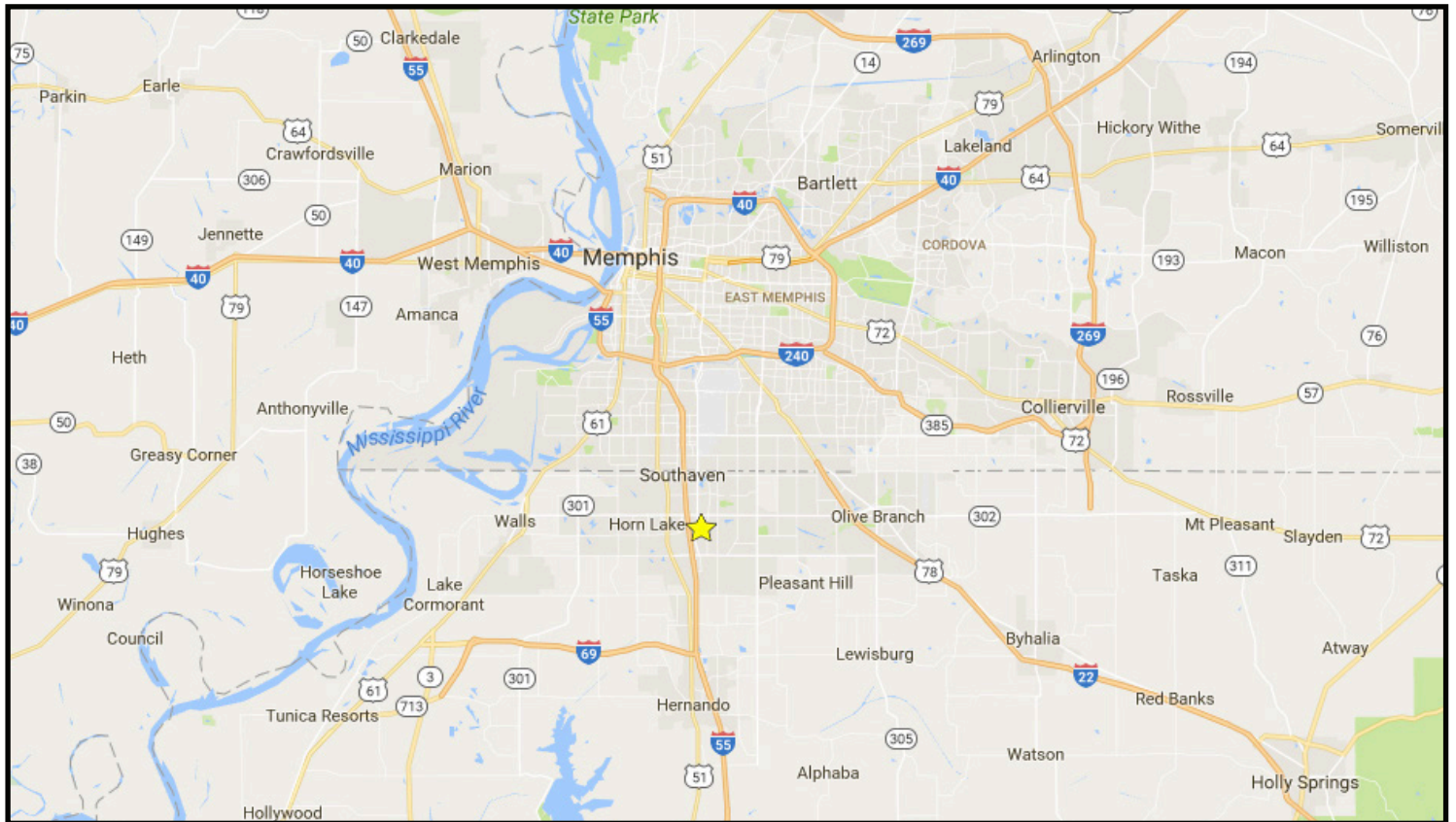


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Airways Blvd & Nail Rd

Location Map



MEMPHIS BARBECUE CO. Starbucks Wendy's
 Kroger Target Waffle House
 Arby's Zaxby's

ALDI Lowe's
 BEST BUY Burger King Krystal
 FIREHOUSE SUBS BancorpSouth
 LONGHORN STEAKHOUSE Trustmark

SONIC BUFFALO WILD WINGS
 MALCO BR
 Lenny's sub shop Starbucks
 PLATO'S CLOSET REGIONS
 FRIDAYS GameStop

Charley's chijis McDonald's
 IHOP Chick-fil-A CVS pharmacy
 OUTBACK Steak 'n Shake R Shell

Marshalls Office DEPOT
 SHOE CARNIVAL
 PETCO OLD NAVY

SMOOTHIE KING Salsarita's SONIC
 FIRST TENNESSEE lac
 Newk's Eatery Kroger DQ
 Zaxby's CVS pharmacy McDonald's

Walmart lanebryant ULTA SPORTSMAN'S WAREHOUSE
 Hilton Garden Inn Pat's Pizzeria Logan's ROADHOUSE Olive Garden
 jcp JO-ANN fabric and craft stores RED LOBSTER ON THE BORDER
 AMERICAN EAGLE OUTFITTERS Dillard's

Tanger Outlets
 TOMMY HILFIER KRISPY KREME OSHKOSH B'GOSH
 GREAT AMERICAN COOKIES BANANA REPUBLIC Auntie Anne's
 STARBUCKS MICHAEL KORS J.CREW UNDER ARMOUR
 GAP NIKE LEVI'S COACH
 LUCKY BRAND PANDORA H&M

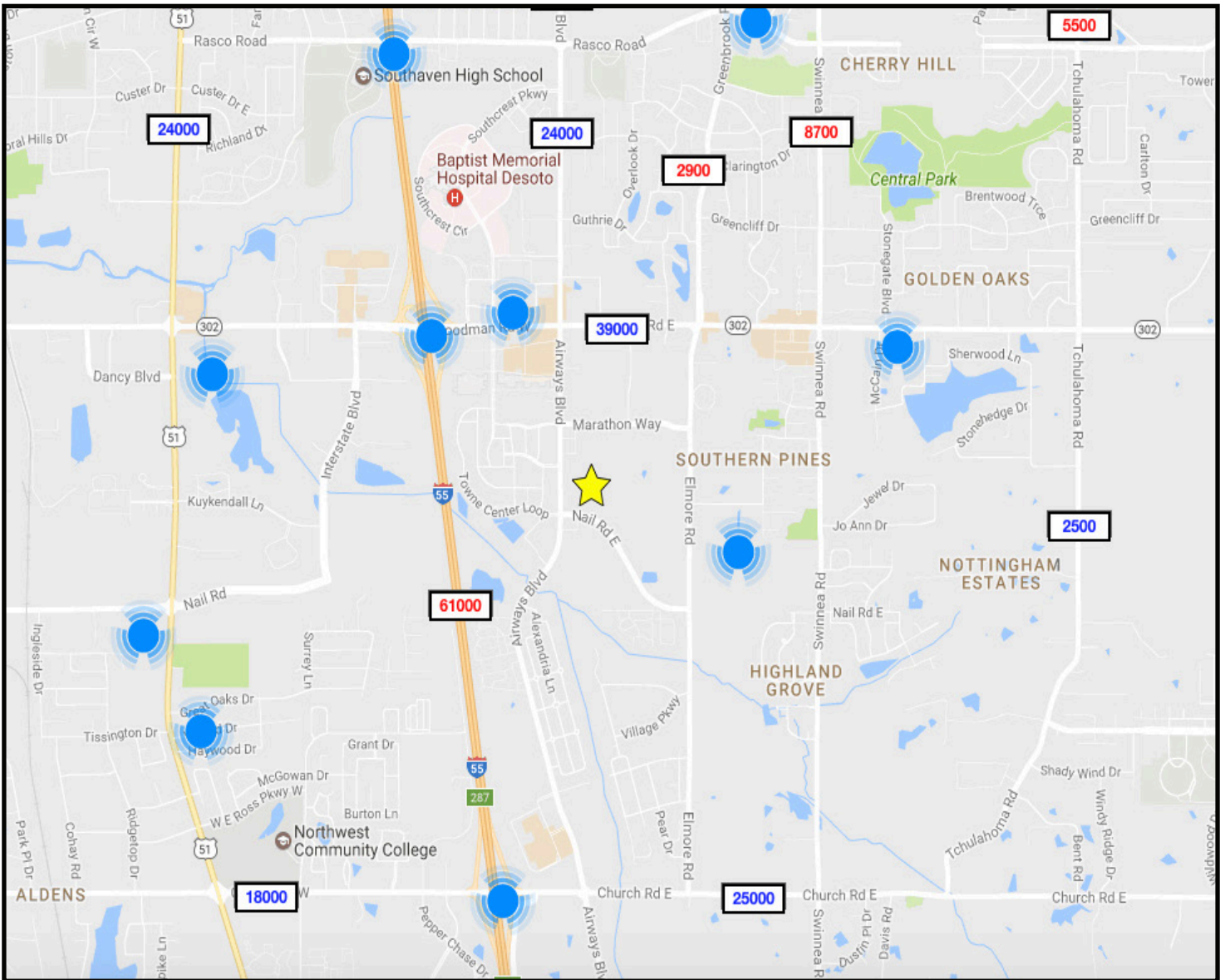


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Southaven, Mississippi

2017 ADT Map

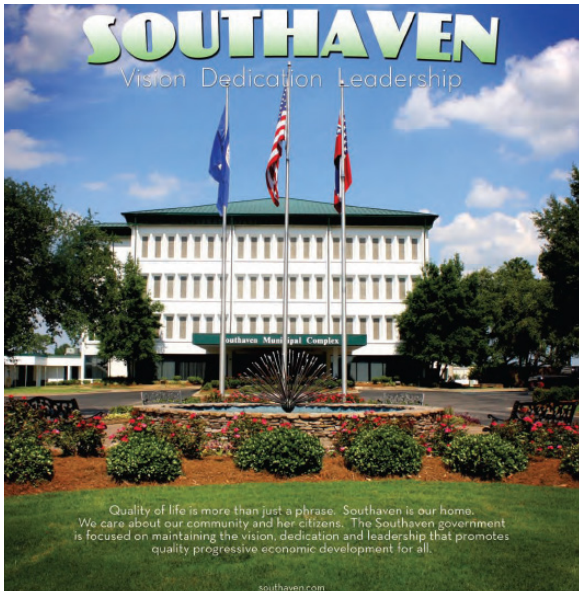


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Southaven, Mississippi

Community Information



Southaven is a fast growing city...

nestled just south of Memphis. Its small town charm added to larger city conveniences make it the perfect location for families and businesses to settle. Southaven is blessed to have friendly neighborhoods, great schools, booming businesses, exciting sporting events, retirement adventures, amazing health care, accommodating meeting facilities, and dedicated public servants.

Southaven Magazine 2011 - 2012 15

Economic Development

Located in one of the fastest growing counties in the country, Southaven is the 3rd largest city in Mississippi with an estimated population of more than 49,000. The median age is 37 with a median household income of \$55,338. Mississippi offers a strategic location, provides businesses with an excellent transportation infrastructure and is one of the best states in the U.S. to do business. Southaven is located just minutes south of Memphis International Airport, the world's largest by weight cargo airport for the last 16 consecutive years (Hong Kong is the second busiest). In addition, Southaven is centrally located to five Class 1 railroads for intermodal, the Port of Memphis for waterway transportation, a web of interstate highways, moderately priced industrial space, and a host of trucking, intermodal and logistics companies which create real opportunities in Southaven. "So many businesses choose to work in Mississippi due to our pro-business climate, well-educated workforce, pristine natural resources, and our central location with easy access to transportation."

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Community Information

Real Estate

Southaven offers a wide variety of real estate options. Whether you are looking for your first home or down-sizing! In Southaven you can find large executive homes on estate-size lots or zero-lot-liners, retirement communities, senior housing, a golf course neighborhood or a low-maintenance town house or apartment. There is plenty to choose from for those needing open space. There are horse farms, or just raw land, both independent acreage and subdivision lots for building the home you desire. For qualifying homeowners in Southaven 65 years and older, the Homestead Exemption can save a considerable amount of money on county property taxes. This exemption works by



removing from taxation the first \$75,000 of a property's appraised value. Mississippi is also tax friendly to retirees with exemptions on state income tax and social security, regardless of total income. For those in business, Southaven also has prime properties zoned commercial, office or industrial. Some have facilities already in place, while others have room on which to build a custom structure.

Recreational Sports

The city of Southaven offers a variety of community sports. Baseball and Softball: Located in Southaven is Snowden Grove Park. Snowden Grove was named USSSA Complex of the Year for 2008. This state of the art, 17 field "baseball only" facility has features previously only found at professional stadiums. Southaven is also proud to have Greenbrook Park, the award winning softball complex that has 8 softball fields. Greenbrook Park is home to the Gulfsouth Conference Softball Championship and has hosted numerous collegiate events yearly since its inception. Softball is played at Greenbrook Park from April to June. Recreation sign-ups begin in January. Soccer: Soccer is played at the City of Southaven Soccer Complex. Spring soccer is from late February to early April with registration beginning in January. Fall soccer registration begins in July of each year. Fall soccer is played from September to October. Football: Football is played at the Cherry Valley Park, including spirited cheerleading. The football and cheerleading season goes from September to November with registration for both activities beginning in July. You may visit www.southaven.org and click on Parks and Recreation under City Departments for registration information, enrollment forms, rain-out information, and schedules.

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Southaven, Mississippi

Community Information

Police Department

“Our department realizes that our sole purpose is to provide a safe community environment for the people who not only call Southaven home, but also shop, visit or travel through our City,” says Police Chief Tom Long. The Southaven Police Department consists of more than 100 police officers and another 35 civilian positions. According to Tom Long, their motto is to be dedicated to “protecting and serving our community every hour every day.” Southaven police employees are equipped with the latest technological equipment and receive constant training to enhance their performance in protecting the city. Among Southaven’s police divisions are: Communications, which boasts an enhanced 911 system and an 800 trunking radio system allowing for constant communication with all emergency services; Detective, which investigates major felony crimes; K-9, comprised of four canine teams; S.W.A.T Team, which now boasts one of the best trained and highly skilled tactical units in the country; Technology, used in almost every area of law enforcement and crime prevention; plus more. The police department also sponsors many programs including, Halloween safety program, Peer Counselors and SADD groups, alcohol and drug free prom, teen training conferences, law enforcement Explorer program, and safety city program.

Fire Department

The Southaven Fire Department is dedicated to employing competent, professional fire and emergency medical service personnel. The department provides training opportunities for them to enhance and maintain their skill and knowledge base and to allow for safe operations. The City of Southaven Fire Department staffs four fire stations 24 hours a day. The stations are strategically located throughout the City to provide our citizens with the best response times possible. Our newest station, Station No. 2, replaces a 30 year old facility and provides a new prototype design for the future both architecturally and spatially. The department has four engines, two truck companies, four EMS units, four reserve engines, and one reserve EMS unit. Currently there are 35 shift personnel for each of the three shifts, three fire inspectors, and six administrative personnel for a total of 114. Of the 114 approximately 60 % are EMTs or paramedics. The vision for the Southaven Fire and Emergency Medical Services Department is to be known for its progressive and aggressive fire suppression efforts and to provide fire prevention and public fire education programs designed to deter fire and other emergencies from occurring. This spirit of excellence has allowed homeowners, commercial businesses and other property owners to see lower insurance premiums due to a recent fire rating which is the lowest in the State. This rating reflects the city’s fire protection capabilities and commitment to our citizens.

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Southaven, Mississippi

Community Information

Southaven provides educational opportunities...

ranging from high quality public schools, to private schools, to college. "I am very proud that an individual can go from pre-kindergarten to receiving a master's degree without ever leaving the city limits of Southaven," says Mayor Greg Davis. "Not many Mississippi cities can say that." Southaven's public school system is fortunate to be located in the DeSoto County School District, which surpasses the state in overall test scores in every category and subject area. According to Milton Kuykendall,



Superintendent for the DeSoto County School District, "DeSoto County Schools has the largest gifted population in Mississippi, and has one of the highest numbers of nationally board certified teachers in the state, and is the largest school district in Mississippi."

Quality Education...

Due to the growing population of DeSoto County, fifteen new schools have been

added in the last seven years. "No school system has more beautiful, state-of-the-art facilities than we have," said Kuykendall, "and while we are very excited about the new schools, our greatest source of pride is our students and the teachers who teach them." DeSoto County Schools is dedicated to ensuring academic excellence within a safe learning environment while providing a variety of exceptional extra-curricular programs that foster the physical, social and emotional growth of all students. For more information on DeSoto County Schools, visit the website at www.desotocountyschools.org.

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Community Information

Faith & Fellowship...

Southaven is home to more than 100 churches, ranging in size from mega churches with membership over one thousand and “house” churches with only a handful of members. These churches encompass many denominations and non-denominations. The largest presence in Southaven is the Baptist denomination with twenty-two churches. There are many non-denominational churches within the city limits.

Though the City of Southaven was incorporated on April 15, 1980, there are many churches within the Southaven corporate limits much older. In fact, Brown Missionary Baptist Church has ministered from its original site at the corner of Stateline and Swinnea for over 100 years. Many of the churches in Southaven have initiated programs that reach out to the local community. Rev. Steve Howell, Pastor of Southaven First Baptist Church, states, “It is important for the church to minister to the needs of our community.” Southaven Mayor Greg Davis attributes much of Southaven’s overall success to the religion and faith based community.



DeSoto has accomplished a great deal in 2010. Not only was it named Hospital of the Year by the Mississippi Nurses Association, but it was also recognized as being in the top 1 percent in the nation in a recent Uniform Data System for Medical Rehabilitation report. In addition, Baptist DeSoto’s cardiac response time averages are 30 minutes faster than the national best practice benchmark. In countless ways, Baptist DeSoto is exceeding standards and expectations in the medical field and making a purposeful impact on the community.

From specialized medical needs to general fitness,

Southaven residents can enjoy quality healthcare close to home. Southaven proudly offers major medical, surgical, and state of the art diagnostic services. More than 400 primary care, surgical and other specialty physicians provide services in our community. Baptist Memorial Hospital

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Southaven, Mississippi

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Southaven history...

51 & Main is Southaven's historic Main Street District. It is proudly the home to a farmer's market, the Southaven Performing Arts Center, and many new and expanding businesses. The completion of I-55 interchange with its eight lanes has opened the door for greater growth for this important area of the city. According to Mayor Greg Davis, "The Main Street/Highway 51 area holds a very special place in the history



of our city, and I am proud that our community has recognized that it also holds a very special place for our future."

Southaven's Main Street offers mixed use development including houses, offices, retail and restaurants in one convenient location. This area has been undergoing an ongoing revitalization for the past 7 years with very positive results. In that time a new fire station, new high school and a \$4.5 million public library was added to the area. Southaven Municipal Court was recently expanded and renovated in the former M. R. Davis Library.

Adding to the sense of history in the 51 & Main District is Southaven's oldest restaurant, Dale's Restaurant, which opened in 1959 as a dairy bar. It quickly grew from an ice cream dairy with fast food to a sit-down, full service restaurant serving some of the finest home cooked meals in the mid-south. It is owned and operated by Dale Graham, connoisseur of great food.

The District also has its own event facility, the Arena at Southaven, which is located at the corner of Hwy 51 and Dorchester. It is an 87,000 square-foot multi-purpose facility and is home to numerous events from rodeos to black-tie events. For information on the Arena, call 662-890-7273.