

COMMERCIAL DEVELOPMENT OPPORTUNITY

NAIL RD & INTERSTATE BLVD
Horn Lake, Mississippi

1.5 +/- ACRE COMMERCIAL CORNER LOT

CANNON | CLEARY | MCGRAW

PROPERTY OVERVIEW

This offering presents approximately 1.5 +/- acres of prime commercial land situated at the high-visibility corner of Nail Rd & Interstate Blvd in Horn Lake, Mississippi. The site offers exceptional frontage and exposure to significant daily traffic volumes along one of the area's most traveled corridors.

The property is offered at \$1,000,000, representing a compelling opportunity for developers and investors seeking a strategically positioned commercial corner with strong market fundamentals and immediate development potential.

Key Highlights:

- Size: Approximately 1.5 +/- Acres
- Prime corner at Nail Rd & Interstate Blvd
- High visibility and significant traffic exposure
- Located in Horn Lake, Mississippi
- Offering Price: \$1,000,000
- Ideal for retail, office, or service commercial use



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LOCATION & VISIBILITY

Located in Horn Lake, Mississippi, this prime corner site sits at the intersection of Nail Rd & Interstate Blvd — one of the area's most trafficked commercial corridors. Excellent ingress and egress from both roads make this an ideal destination for businesses requiring high accessibility.

Visibility from both Nail Rd and Interstate Blvd ensures maximum brand exposure for any commercial development. Horn Lake is a rapidly growing market within the Greater Memphis metro area, offering strong consumer traffic and continued commercial expansion. This corner location delivers the frontage and exposure that businesses demand.



LOCATION ADVANTAGE

I-55 ACCESS

Immediate connectivity to the regional interstate network

TWO-ROAD FRONTAGE

Visibility along Nail Rd & Interstate Blvd

MEMPHIS METRO

Positioned within the growing Memphis metro market

COMMERCIAL CORRIDOR

Surrounded by expanding commercial and industrial development



RENDERINGS

POTENTIAL USES

Retail shops & boutiques, dining establishments & restaurants, professional offices, service centers & auto services. This prime corner offers maximum highway frontage visibility ideal for any customer-facing business.

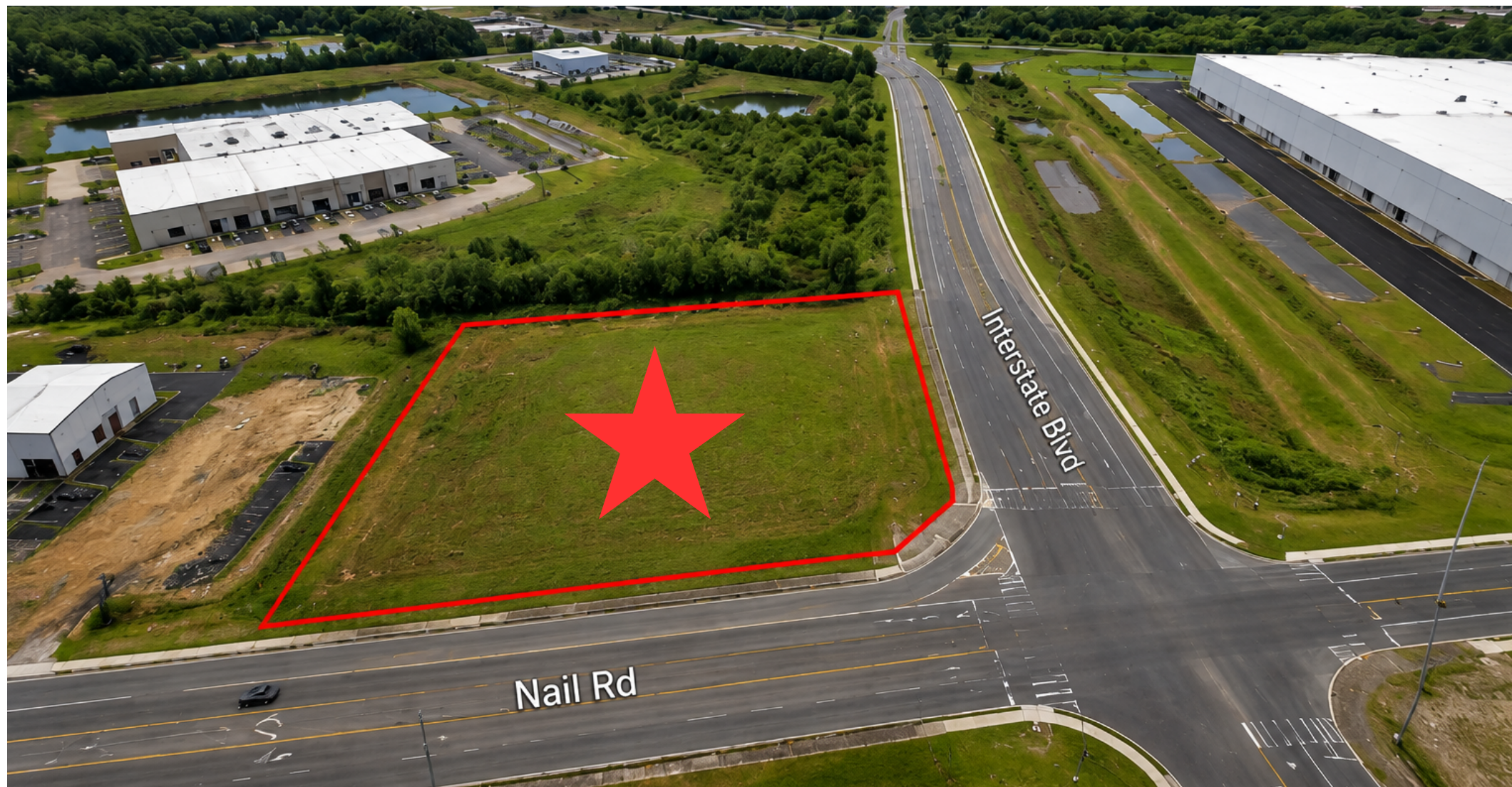
WHY THIS SITE

Ideal for businesses seeking highway frontage and easy access. Located at a high-traffic intersection in Horn Lake's growing commercial corridor, this site offers unmatched drive-by exposure and accessibility from both Nail Rd and Interstate Blvd.

MARKET DEMAND

Strong and growing market demand for commercial development in the Horn Lake, Mississippi area. Flexible zoning supports multiple commercial uses, making this 1.5 +/- acre corner an exceptional investment opportunity at \$1,000,000.

TRAFFIC COUNT



MISSISSIPPI DEPARTMENT OF TRANSPORTATION

NAIL ROAD:
6,940
VEHICLES
PER DAY



2024 Traffic Data

This prime corner parcel sits at the intersection of Nail Road and Interstate Boulevard, offering exceptional accessibility from both major routes. The site benefits from direct exposure to high-traffic corridors and is easily accessible from the interstate, making it an ideal location for commercial development seeking maximum visibility and transport connectivity.