

## Online Auction – Bid on Commercial Development Land Olive Branch, MS

**Property #:** ATLAS25102A

**Online Auction:**  
Bidding ends September 9<sup>th</sup>  
at 2:00pm CT

**Inspection Date and Time:**  
Drive by anytime

**Property Location:**  
0 Crumpler Boulevard  
Olive Branch, MS 38654

**Auction Location:**  
[www.tranzon.com](http://www.tranzon.com)



- 5.23± Acres of Undeveloped Commercial Land
- Prime Location at I-22/Hwy 78 and Goodman Road
- Multiple Commercial Development Possibilities
- Mostly Level Topography – Minimal Site Work Required
- Adjacent to Multi-Unit Office Buildings – Proven Development Concept
- Potential Uses Include Multi-Family, Hotel, Conference Center, and More
- Excellent Visibility and Access from Crumpler Blvd and Lodging Lane
- Positioned at the Entrance to Public Golf Course, Near Hospitality, and Retail Hub
- Rapid Area Growth in Population, Infrastructure, and Business Activity
- Ideal Site for Long-Term Commercial Investment
- **Don't Miss This Opportunity to Bid Your Price on a High-Potential Property**

**Cooperating Broker's Fee:** 2% of the high bid will be paid to a properly registered broker at settlement.

**Summary of Terms of Sale:** All property sold in "as is, where-is" condition. A 10% buyer's premium will be added to the high bid to determine the contract price. High bidder is required to execute a Contract for Sale and Purchase of Real Estate and remit to Tranzon by close of business the day of the auction. A 10% deposit is due within 24 hours of being notified that you are the successful high bidder. The balance of contract price is due at closing within 30 days. The seller will provide a warranty deed at closing. Please see Contract for Sale of Real Estate and Terms & Conditions in this package for all sale terms.



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[www.tranzon.com/ATLAS25102A](http://www.tranzon.com/ATLAS25102A)

Tranzon Asset Advisors, Tim Mast, MS Auctioneer & Broker #1087  
Sold in cooperation with Commercial Advisors. Dave Curran



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