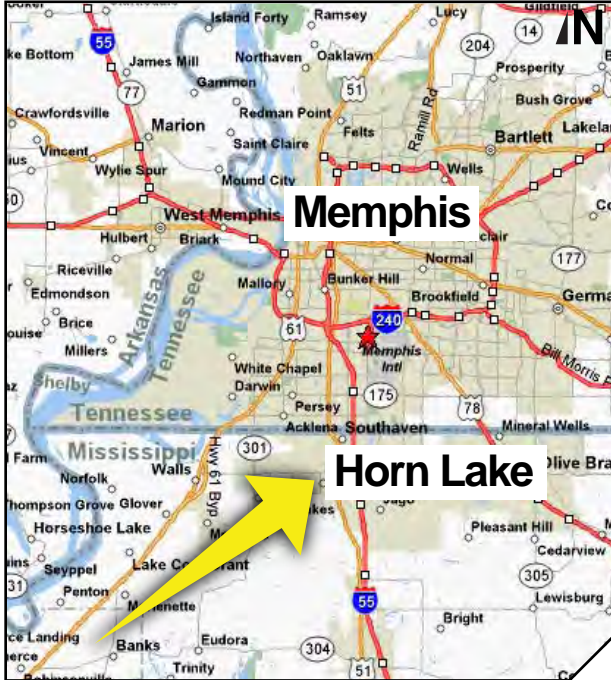




Horn Lake Center Horn Lake, MS Anchor: Kroger & Dollar Tree

Clay Trozzo
W 832-804-8524
ctrozzo@propertycommerce.com

Pad Sites & Lease Space Available



FOR SALE
Pad A - ± .75 Acres

FOR LEASE
Retail 'A' - 5,286/sf

PRICE
Call for quote

UTILITIES
All to Site

LEASE RATE
Call for quote

TERM
Minimum 5 year primary term

Location/
NEC Horn Lake Road and Goodman Road,
Horn Lake, MS

Traffic Counts/
Goodman Road: 28,000 cpd
Horn Lake Rd: 8,900 cpd
2007 AADT

Facts/ Walmart under construction
Desoto County (a suburb of Memphis, TN) is
in the top 10 growth counties of the US

Demographics 2017/	1mi	3mi	5mi
Population	11,304	38,738	100,558
Avg. HH Income (\$)	57,770	59,935	56,602
Number of HH	3,832	13,514	36,508

This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.

HORN LAKE

SHOPPING CENTER

HORN LAKE RD. & GOODMAN RD. (HWY 302)

HORN LAKE, MISSISSIPPI

HORN LAKE ROAD

BUILDING 'B'

**EXISTING
KROGER
GROCERY**

DUMPSTER
ENCLOSURE

**EXISTING
DETENTION POND**

DOLLAR
TREE
10,000 SF
50 SP REQ'D
F.F. = 0.0

**Papa Murphy's
1,500/SF**

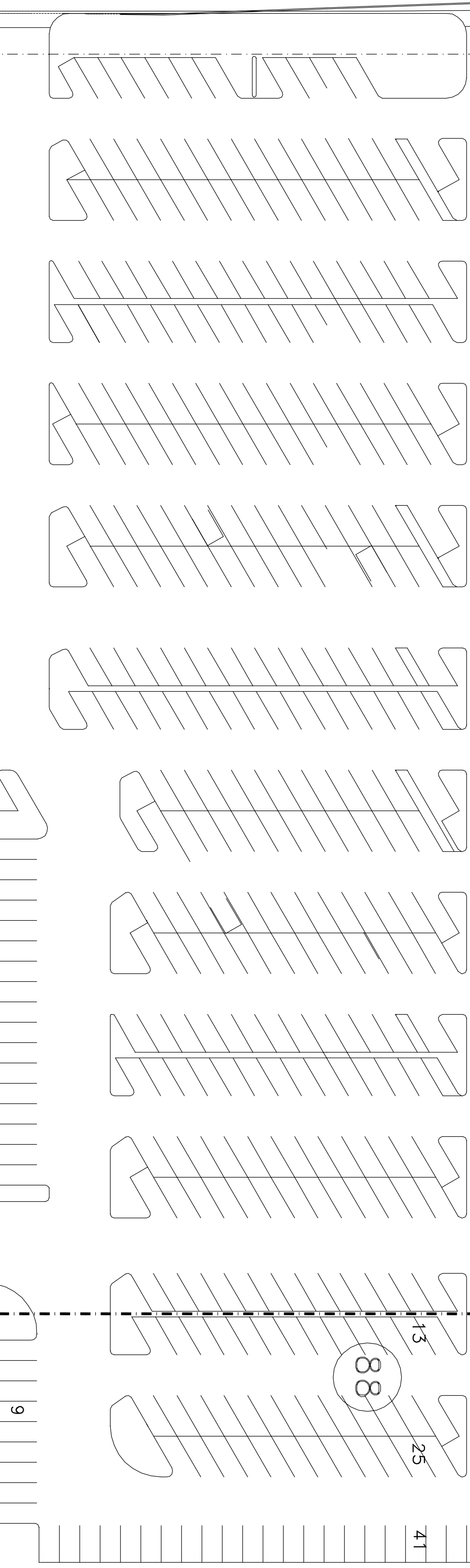
**AVAILABLE
5,286/SF**

88

41

25

13



**Taco
Bell**

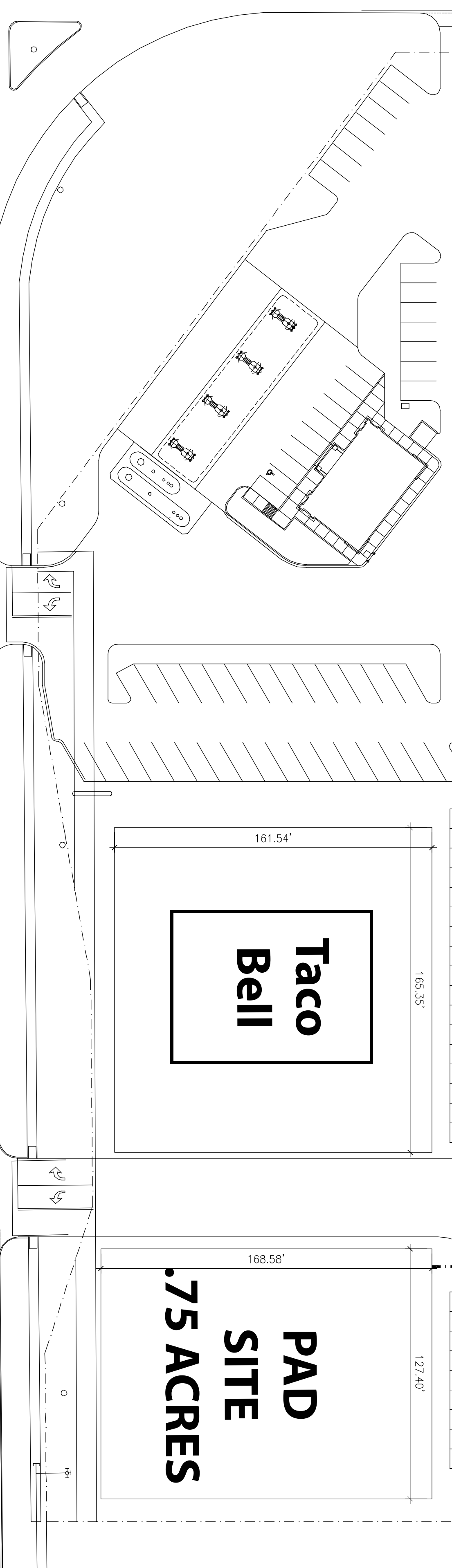
161.54'

165.35'

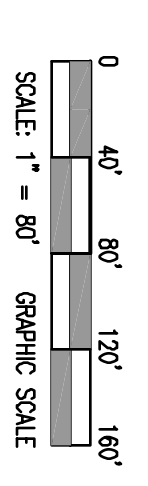
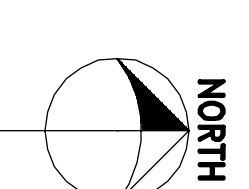
**PAD
SITE
.75 ACRES**

168.58'

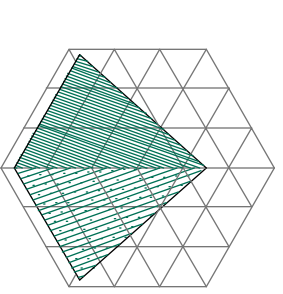
127.40'



GOODMAN ROAD (HWY 302)



**THE ARCHITECTURE
THOMPSON
NEILSON
GROUP
INC.**
7600 KNOXWAY, SUITE 300
MEMPHIS, TN 38118
(713) 286-2500 FAX (713) 782-6009



**SITE DEVELOPMENT
PLAN**

Horn Lake Shopping Center

Description	HORN LAKE RD AT GOODMAN RD W, HORN LAKE, MS, 38637: Radius Analysis Area Group: Radius 1.0 mile(s)		HORN LAKE RD AT GOODMAN RD W, HORN LAKE, MS, 38637: Radius Analysis Area Group: Radius 3.0 mile(s)		HORN LAKE RD AT GOODMAN RD W, HORN LAKE, MS, 38637: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	11,672		39,854		102,328	
2017 Estimate	11,304		38,738		100,558	
2010 Census	10,654		36,855		98,263	
2000 Census	7,909		28,279		87,011	
Growth 2017 - 2022		3.26%		2.88%		1.76%
Growth 2010 - 2017		6.10%		5.11%		2.34%
Growth 2000 - 2010		34.71%		30.33%		12.93%
Households						
2022 Projection	3,956		13,903		37,249	
2017 Estimate	3,832		13,514		36,508	
2010 Census	3,607		12,858		35,447	
2000 Census	2,747		10,031		30,615	
Growth 2017 - 2022		3.23%		2.88%		2.03%
Growth 2010 - 2017		6.22%		5.10%		2.99%
Growth 2000 - 2010		31.30%		28.18%		15.79%
Family Households						
2022 Projection	2,936		10,281		26,737	
2017 Estimate	2,844		9,994		26,233	
2010 Census	2,677		9,510		25,512	
2000 Census	2,087		7,641		23,257	
Growth 2017 - 2022		3.24%		2.87%		1.92%
Growth 2010 - 2017		6.25%		5.10%		2.82%
Growth 2000 - 2010		28.29%		24.46%		9.70%

Horn Lake Shopping Center

Description	HORN LAKE RD AT GOODMAN RD W, HORN LAKE, MS, 38637: Radius Analysis Area Group: Radius 1.0 mile(s)		HORN LAKE RD AT GOODMAN RD W, HORN LAKE, MS, 38637: Radius Analysis Area Group: Radius 3.0 mile(s)		HORN LAKE RD AT GOODMAN RD W, HORN LAKE, MS, 38637: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%

Pop-Facts Population Quick Facts						
2017 Est. Population by Age	11,304		38,738		100,558	
Age 0 - 4	851	7.53%	2,719	7.02%	6,938	6.90%
Age 5 - 9	912	8.07%	2,935	7.58%	7,164	7.12%
Age 10 - 14	997	8.82%	3,136	8.10%	7,429	7.39%
Age 15 - 17	576	5.10%	1,839	4.75%	4,491	4.47%
Age 18 - 20	511	4.52%	1,643	4.24%	4,091	4.07%
Age 21 - 24	657	5.81%	2,129	5.50%	5,512	5.48%
Age 25 - 34	1,708	15.11%	5,503	14.21%	14,592	14.51%
Age 35 - 44	1,808	15.99%	5,853	15.11%	13,550	13.47%
Age 45 - 54	1,461	12.92%	4,991	12.88%	12,149	12.08%
Age 55 - 64	1,018	9.00%	3,912	10.10%	11,742	11.68%
Age 65 - 74	531	4.70%	2,567	6.63%	8,230	8.18%
Age 75 - 84	204	1.81%	1,138	2.94%	3,516	3.50%
Age 85 and over	70	0.62%	373	0.96%	1,154	1.15%
Age 16 and over	8,354	73.90%	29,342	75.75%	77,549	77.12%
Age 18 and over	7,967	70.48%	28,109	72.56%	74,536	74.12%
Age 21 and over	7,456	65.96%	26,466	68.32%	70,445	70.05%
Age 65 and over	805	7.12%	4,079	10.53%	12,900	12.83%
2017 Est. Median Age	31.7		34.0		35.0	
2017 Est. Average Age	33.0		35.2		36.7	

2017 Est. Population by Single-Classification Race	11,304		38,738		100,558	
White Alone	4,640	41.05%	19,271	49.75%	37,792	37.58%
Black or African American Alone	5,660	50.07%	16,430	42.41%	57,015	56.70%
American Indian and Alaska Native Alone	41	0.36%	137	0.35%	285	0.28%
Asian Alone	103	0.91%	350	0.90%	691	0.69%
Native Hawaiian and Other Pacific Islander Alone	6	0.05%	25	0.06%	39	0.04%
Some Other Race Alone	559	4.94%	1,536	3.97%	2,841	2.82%
Two or More Races	296	2.62%	988	2.55%	1,896	1.89%

2017 Est. Population by Ethnicity (Hispanic or Latino)	11,304		38,738		100,558	
Hispanic or Latino	1,037	9.18%	2,758	7.12%	5,028	5.00%

Horn Lake Shopping Center

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	Total	%	Total	%	Total	%
Not Hispanic or Latino	10,267	90.82%	35,980	92.88%	95,530	95.00%

2017 Est. Population by Sex	11,304		38,738		100,558	
Male	5,419	47.94%	18,642	48.12%	47,567	47.30%
Female	5,885	52.06%	20,096	51.88%	52,991	52.70%

Horn Lake Shopping Center

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	Total	%	Total	%	Total	%
Pop-Facts Household Quick Facts						
2017 Est. Households by Household Income	3,832		13,514		36,508	
Income < \$15,000	290	7.56%	1,133	8.38%	4,195	11.49%
Income \$15,000 - \$24,999	454	11.85%	1,509	11.16%	4,638	12.70%
Income \$25,000 - \$34,999	432	11.27%	1,444	10.69%	4,610	12.63%
Income \$35,000 - \$49,999	753	19.66%	2,516	18.62%	6,293	17.24%
Income \$50,000 - \$74,999	933	24.35%	3,309	24.49%	7,969	21.83%
Income \$75,000 - \$99,999	522	13.61%	1,819	13.46%	4,130	11.31%
Income \$100,000 - \$124,999	250	6.54%	946	7.00%	2,347	6.43%
Income \$125,000 - \$149,999	113	2.96%	466	3.45%	1,211	3.32%
Income \$150,000 - \$199,999	54	1.41%	227	1.68%	683	1.87%
Income \$200,000 - \$249,999	19	0.49%	71	0.52%	215	0.59%
Income \$250,000 - \$499,999	10	0.26%	53	0.39%	168	0.46%
Income \$500,000+	1	0.03%	21	0.15%	50	0.14%
2017 Est. Average Household Income	\$57,770		\$59,935		\$56,602	
2017 Est. Median Household Income	\$49,741		\$51,167		\$46,468	
2017 Median HH Inc. by Single-Classification Race						
White Alone	\$48,673		\$51,929		\$53,520	
Black or African American Alone	\$51,844		\$51,713		\$42,434	
American Indian and Alaska Native Alone	\$40,602		\$47,601		\$44,453	
Asian Alone	\$29,138		\$33,208		\$46,836	
Native Hawaiian and Other Pacific Islander Alone	\$142,794		\$84,024		\$62,823	
Some Other Race Alone	\$41,829		\$34,977		\$36,694	
Two or More Races	\$44,123		\$45,341		\$40,423	
Hispanic or Latino	\$40,805		\$34,908		\$31,506	
Not Hispanic or Latino	\$51,081		\$52,409		\$47,054	
2017 Est. Households by Household Type	3,832		13,514		36,508	
Family Households	2,844	74.23%	9,994	73.96%	26,233	71.86%
Nonfamily Households	987	25.77%	3,519	26.04%	10,275	28.14%
2017 Est. Group Quarters Population	25		179		520	
2017 Est. Households by Household Size	3,832		13,514		36,508	

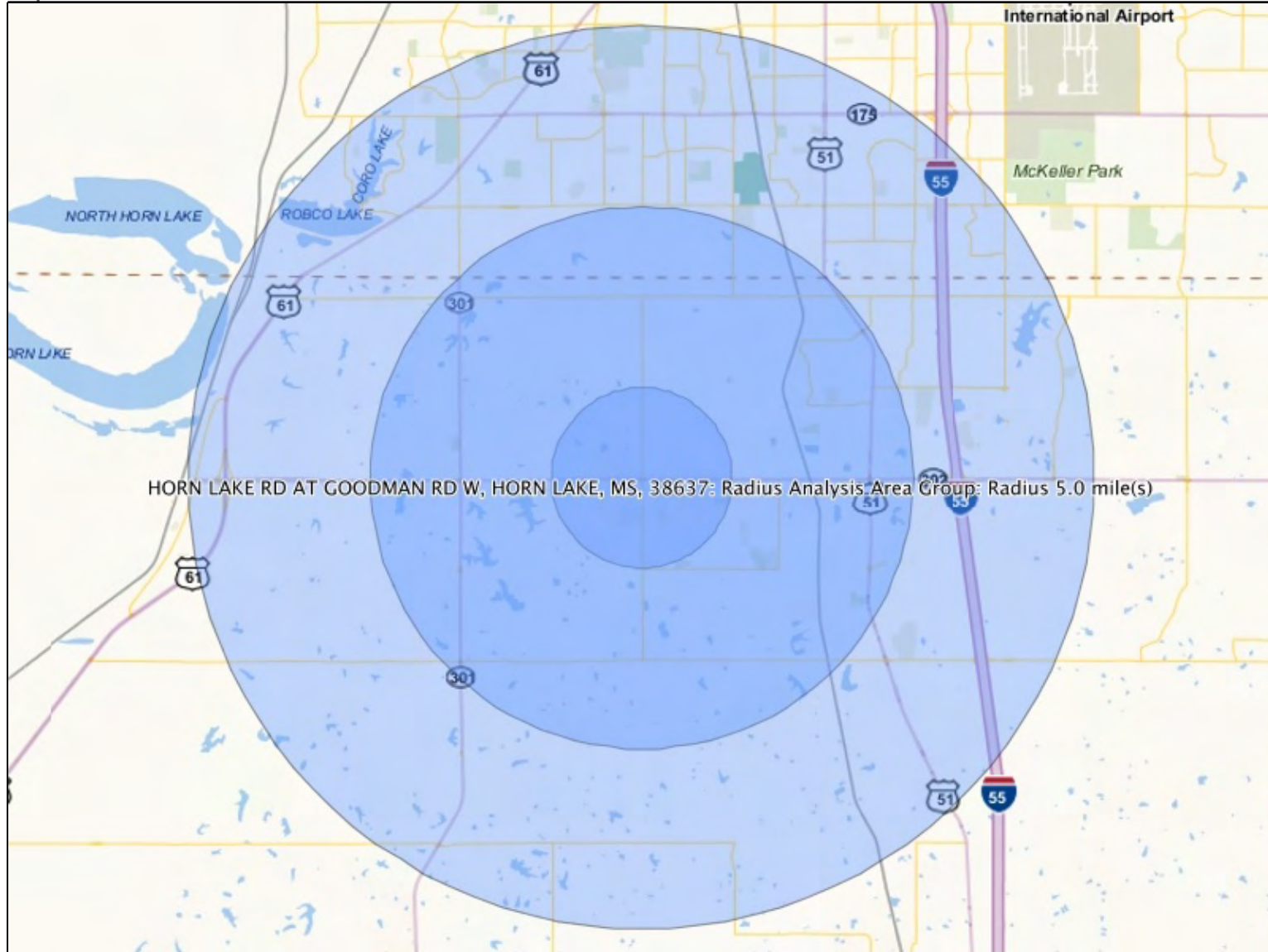
Horn Lake Shopping Center

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	Total	%	Total	%	Total	%
1-person	805	21.02%	2,888	21.37%	8,665	23.74%
2-person	946	24.69%	3,805	28.16%	10,699	29.31%
3-person	784	20.46%	2,637	19.51%	7,055	19.32%
4-person	685	17.88%	2,196	16.25%	5,234	14.34%
5-person	351	9.17%	1,136	8.40%	2,727	7.47%
6-person	158	4.13%	518	3.83%	1,286	3.52%
7-or-more-person	102	2.65%	334	2.47%	842	2.31%
2017 Est. Average Household Size	2.94		2.85		2.74	

2017 Est. HHs by Type by Presence of Own Children	2,844		9,994		26,233	
Married-Couple Family, own children	932	32.75%	3,041	30.42%	6,213	23.68%
Married-Couple Family, no own children	720	25.32%	3,170	31.72%	8,671	33.05%
Male Householder, own children	147	5.15%	517	5.18%	1,151	4.39%
Male Householder, no own children	121	4.24%	425	4.25%	1,262	4.81%
Female Householder, own children	633	22.26%	1,725	17.26%	4,820	18.38%
Female Householder, no own children	292	10.27%	1,116	11.17%	4,116	15.69%

Horn Lake Shopping Center

Map



2017 Population (2017 Population) : Index: Descending by Equal Ranges

List of Report Areas by Radius Analysis Area Group

- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-3960

