



Lenderman Business Park

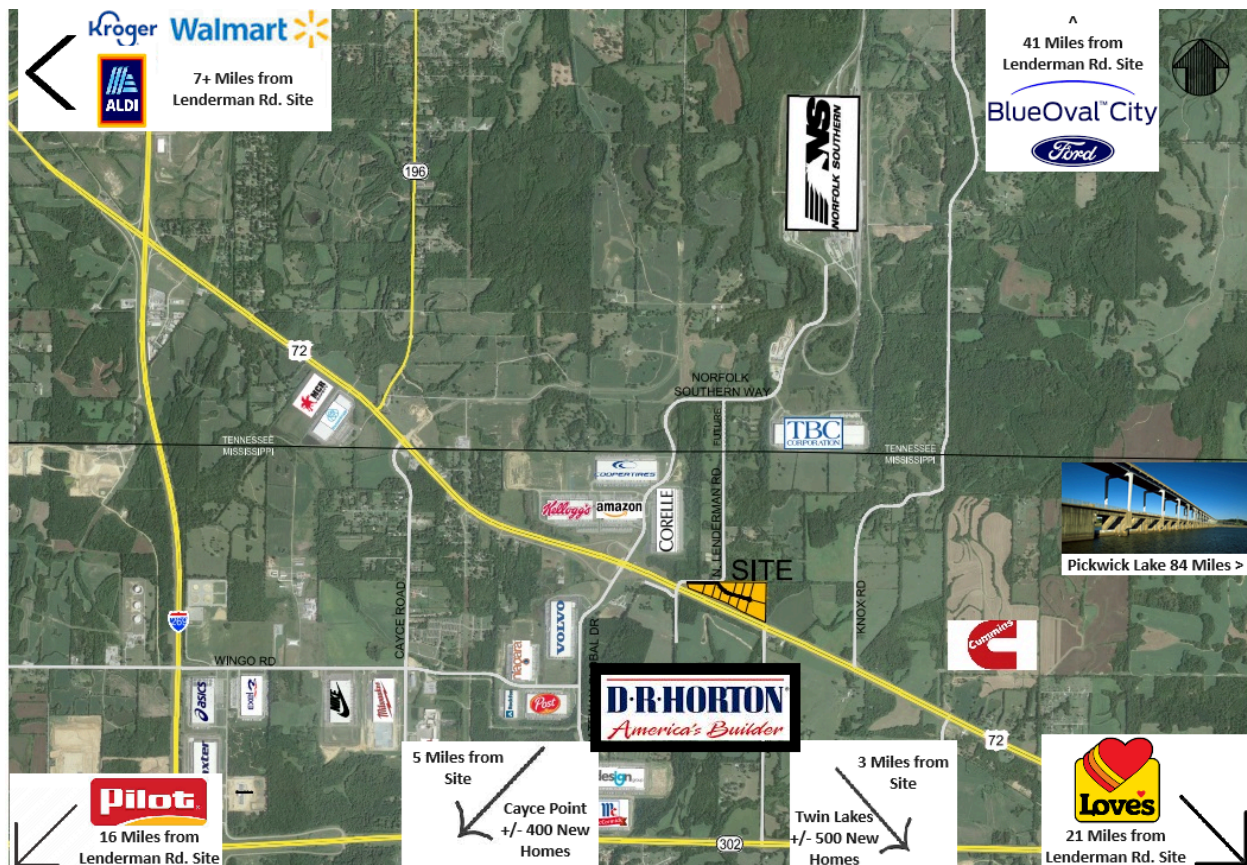
May 2024 - Coming Soon!



Property Overview

Introducing the newest industrial hub at the intersection of Lenderman Road and Hwy 72 in Marshall County, MS, poised to reshape this rapidly growing corridor. This premier development promises to catalyze economic growth, offering prime real estate for businesses seeking a strategic location with modern infrastructure.

Residential Development in the Area



Area Overview

- Two D.R. Horton residential developments are currently under construction in close proximity to the site. Cayce Point features +/- 400 new homes and Twin Lakes features +/- 500 new homes just to the south of Hwy 302. Both are within 5 miles of the site.
- The nearest chain grocery stores are located in Collierville just over 7 miles to the northwest of the site.
- The nearest national travel centers are located 16 miles southwest (Pilot) and 21 miles southeast (Love's) from the site.

Conceptual Site Plan (Lot Layout is Flexible)



**LEVEL GROUND
DEVELOPMENT**

140 E Mulberry St.
Collierville, TN 38017

DEVELOPMENT PLAN

SCALE: 1" = 200'
0 200 400 Feet



Location Highlights

Adjacent to major economic arteries (Hwy 72, I-269 & I-20), the Lenderman Business Park boasts close proximity to Amazon, the Norfolk Southern rail head, and the planned site for the recently announced \$3 billion Cummins-Daimler-Paccar battery plant joint venture, positioning it as a nucleus for logistical efficiency and industrial innovation. Its strategic location promises seamless connectivity, and unparalleled access to key industry players, facilitating dynamic business synergies and growth opportunities for years to come.

Level Ground Development
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