

GRENADA SQUARE SHOPPING CENTER
±1.3 MILES AWAY FROM THE PROPERTY

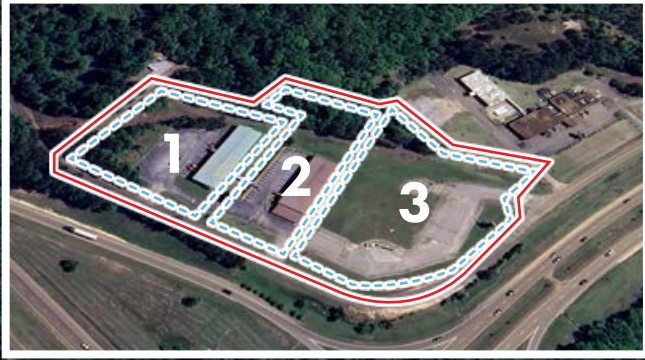


GRENADA PLAZA SHOPPING CENTER
±1.3 MILES AWAY FROM THE PROPERTY



Shamrock Electric Supply

Cavalier Apartments



Interstate 55
19,404 VPD

On/Off Ramp to
Interstate 55

On/Off Ramp to
Interstate 55

Sunset Drive
21,730 VPD

Google EarthPro



OFFERING MEMORANDUM

6.1 Acres Available for Development

1673 Cecil Shelton Drive, Grenada, Mississippi 38901

Large 6.10-acre Parcel | Outstanding Visibility from Interstate 55 | Located within Major Retail Trade Area Located at High-Traffic Intersection | Strong Employment Growth

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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OFFERED EXCLUSIVELY BY



GREATER GRENADA
PARTNERSHIP

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EXECUTIVE SUMMARY

Greater Grenada Partnership is pleased to offer for sale an outstanding highway land-development opportunity in Grenada, Mississippi (the "Property"). The Property consists of a large 6.1-acre tract of land that benefits from direct visibility from Interstate 55 to the west. With the Property being zoned B-3 - Heavy Commercial, it lends itself to multiple potential uses, including a hotel and several commercial pad uses. The Property is located along Grenada's primary retail corridor and across from Walmart and several other national-brand tenants.

HIGHLIGHTS



Large 6.1-Acre Parcel

The Property features 6.1-acres of raw land adjacent to Interstate 55, lending itself to a variety of uses. For example, the Property is spacious enough to fit a hotel and still fit two additional pads on it.



Located Within Major Retail Trade Area

The Property is located within Grenada's primary retail trade area which features Walmart, McAlister's Deli, Taco Bell, Applebee's, Zaxby's, Wendy's, USPS, Take 5, and many more.



Located at High-Traffic Intersection

The Property benefits from the intersection of Interstate 55 (19,404K+ VPD) and Sunset Drive (21,730K+ VPD). Access to the Property features a signalized intersection from Sunset Drive, offering ease of traffic flow.



Strong Employment Growth

The city has experienced a marked increases in employment, with 900 new jobs not yet announced and other local companies relocating up to 1,800 employees to Grenada. Grenada has also benefited from industrial developments of \$550+ million along with several million in federal grants and state tax credits for the local economy.

PRICE FOR ENTIRE PARCEL:
\$3,355,000 \$12.62 PSF (land)

Contact Broker for price on individual parcels

PROPERTY SUMMARY

Property Type	Land
Address	1673 Cecil Shelton Drive
City, State	Grenada, MS 38901
County & Parcel ID	Grenada County: 091Z-12-143.00, 091Z-12-143.01, 091Z-12-143.02
Ownership Interest	Fee Simple
Encumbrances	Delivered Free & Clear
Total Land Area	Lot 1: 1.9 acre Lot 2: 1.6 acre Lot 3: 2.6 acre Total: 6.1 Acres: 265,716 SF
FEMA Flood Map	See Map Here
Zoning	B-3 - Heavy Commercial



[CLICK TO VIEW LOCATION](#)



[CLICK TO VIEW STREETVIEW](#)

Property Photo

DISCOVER GRENADA: WHERE OPPORTUNITY MEETS GROWTH



A dynamic and growing community with a **129,000 MSA population** across eight counties.

Home to major employers, such as **Milwaukee Tools, Modine, Lennox**, and strategically located within a thriving industrial park.

Infrastructure built for success, including largescale gas lines, substations, and expansive development-ready sites.

REAL ESTATE & INFRASTRUCTURE

96 active projects span commercial, industrial, and residential developments, including **3,000 homes under construction**.

2,500 acres of managed property feature a **7,000-foot airport runway**, extensive rail access, and energy infrastructure like a **40 MW substation** under development.

200-acre development site is poised for a potential **\$4.3 million grant** to level and prepare for new opportunities.

STRATEGIC PARTNERS & GRANTS

Over **\$44 million in grants** secured through partnerships with **25 federal agencies** and support from the **RPN Network Rural Partners**.

Access to unique incentives, such as **New Market Tax Credits** and **MS Home Corp BSA Zone tax benefits**, ensure Grenada remains attractive for investment.

EDUCATION, WORKFORCE AND ECONOMIC DEVELOPMENT

Within a 100-mile radius, Grenada is home to **14 community colleges** and **9 universities**, supporting a student population of **85,000**.

A robust industrial sector employs **9,886 workers**, with **1,200 employees at Milwaukee Tools**.

Over the last 4 years the Grenada industrial sector has invested over **\$1.2B** in expansion with more than **4,000 new employees** being added over the next five years.

Over **900 new jobs** with average wages **exceeding \$55,000** are on the horizon for Q1 of 2025.

Home to **13,000-acre Camp McCain** that currently trains over **65,000 troops** in Grenada annually. Targeted **\$200M** growth plan to expand training to **150,000 annually**.

TOURISM & RECREATION

Grenada is home to a **46,000-acre lake**, renowned as the **#1 crappie lake in the U.S.**, surrounded by **90,000 acres of federally and state-owned land**.

Grenada Lake attracts over **1.5M visitors annually** and host over **25 annual** tournaments and events.

Plans to further **enhance lake access** aim to elevate Grenada as a **regional tourism hub**.

A new residential town center near the **\$14M baseball complex** that will draw in **68,000 visitors annually**, with potential hoteliers and recreational amenities, is in development.

UPCOMING OPPORTUNITIES



SITE PLAN & ZONING



ZONING SUMMARY

County & Parcel ID	Grenada County: 091Z-12-143.00, 091Z-12-143.01, 091Z-12-143.02
Total Land Area	Lot 1: 1.9 acre Lot 2: 1.6 acre Lot 3: 2.6 acre Total: 6.1 Acres: 265,716 SF
Zoning	B-3 - Heavy Commercial See Use Table Here

Zoning Description:

B-3 - Heavy Commercial
This district is established in order to provide adequate locations for retail uses that serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Appropriate locations for this district are along the most heavily traveled major traffic arterials.

ZONING RESOURCES

[County GIS Map](#)

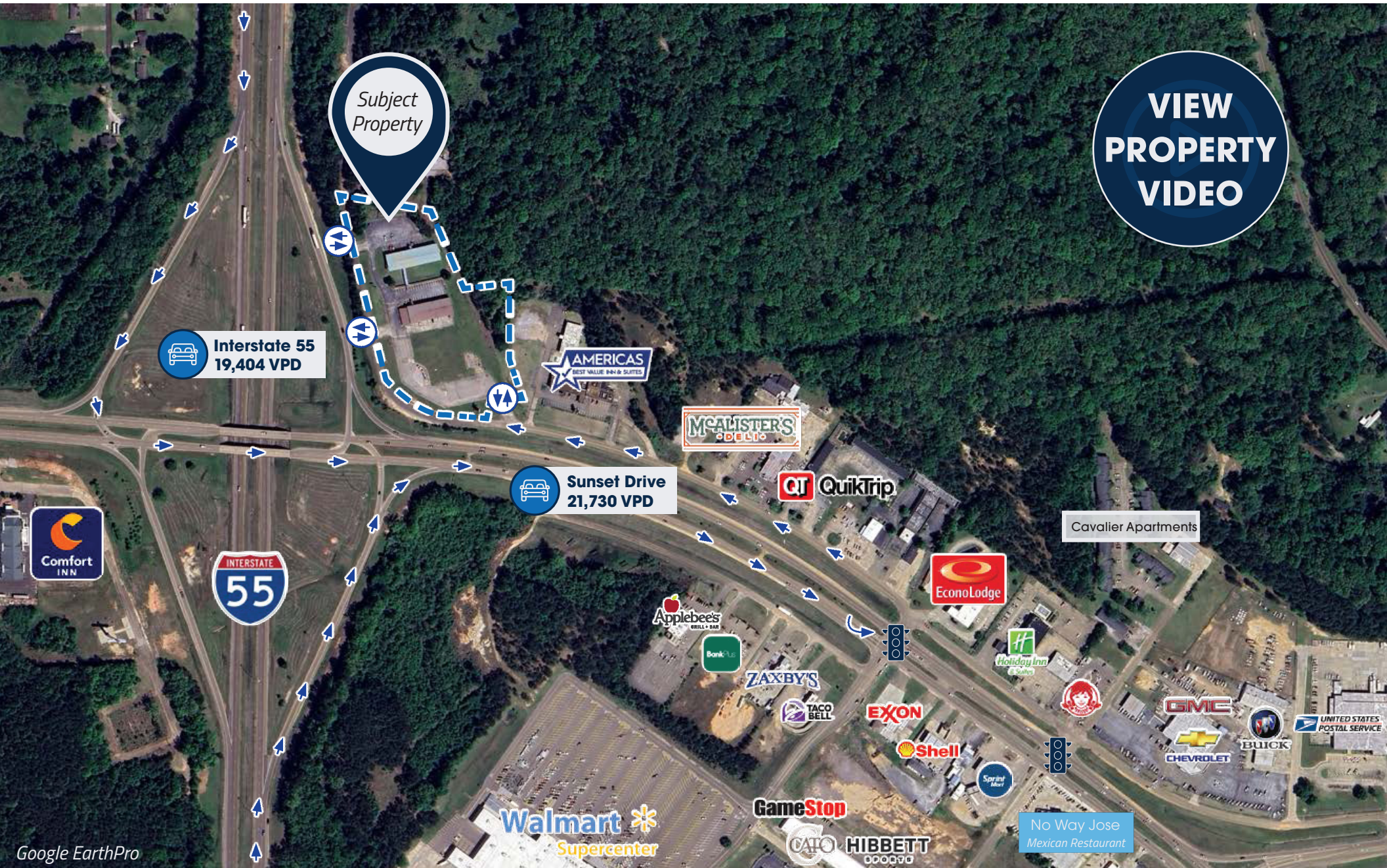
[Permitted Uses](#)

[Mayor's Office](#)

[Economic Development](#)



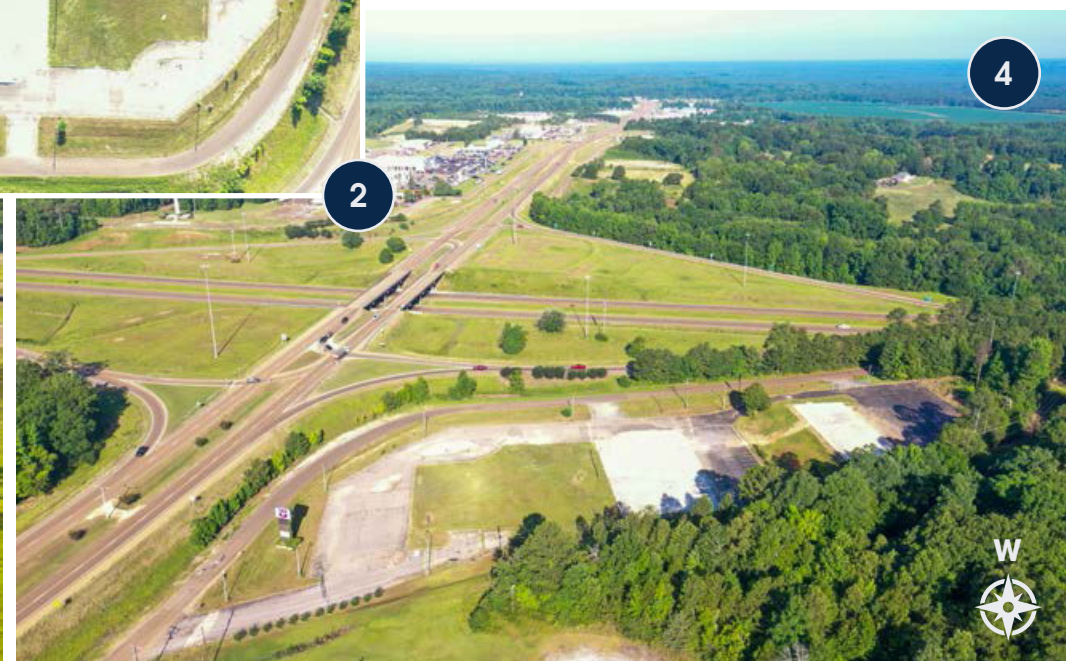
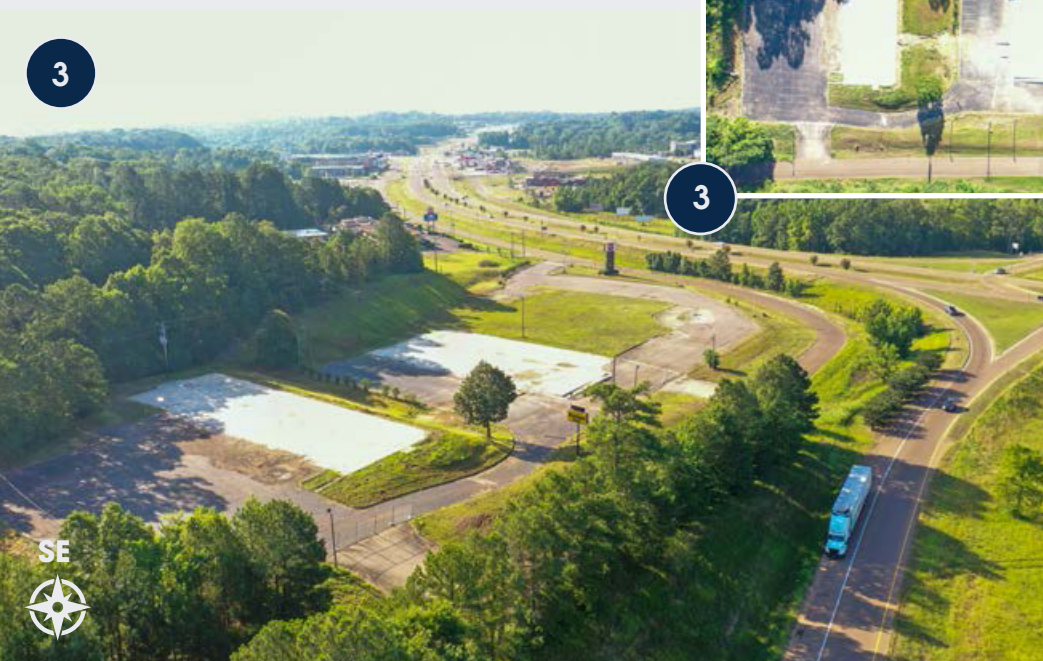
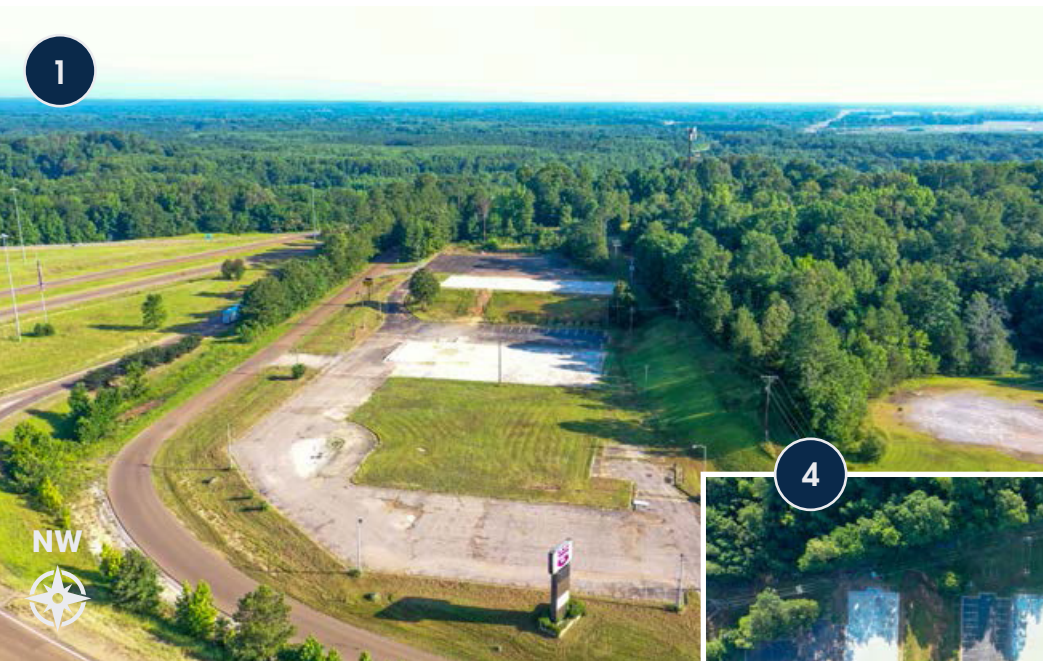
ACCESS POINTS



PROPOSED - HOTEL PROTOTYPE



AERIAL LEVEL VIEWS



LOCATION OVERVIEW

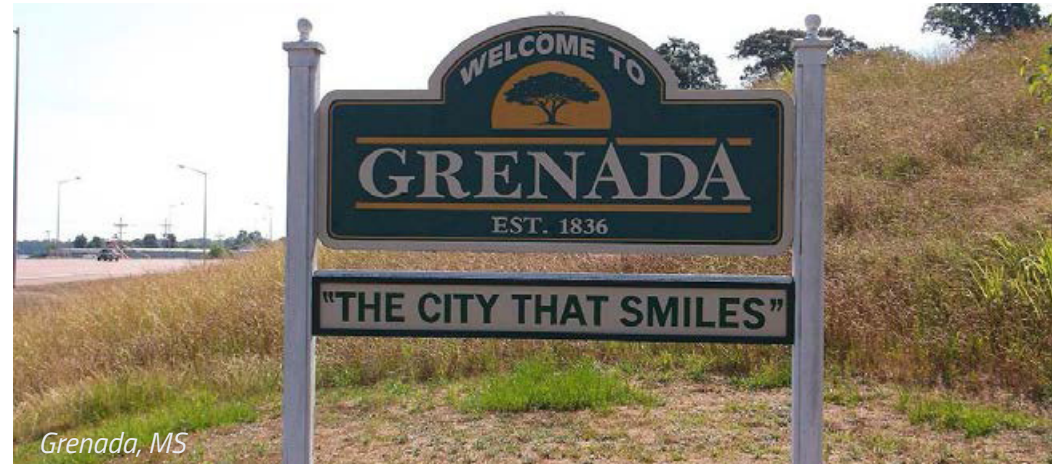
Grenada, MS

Grenada is a city in Grenada County, Mississippi with a population of 12,700 as of the 2020 Census. Grenada is located halfway between Memphis, Tennessee, and Jackson, Mississippi and is intersected by Interstate 55 and Highway 51. Interstate 55 is a major cross-country, north-south route, spanning from the Gulf of Mexico to the Great Lakes and connecting major cities such as Jackson, Memphis, St. Louis and Chicago.

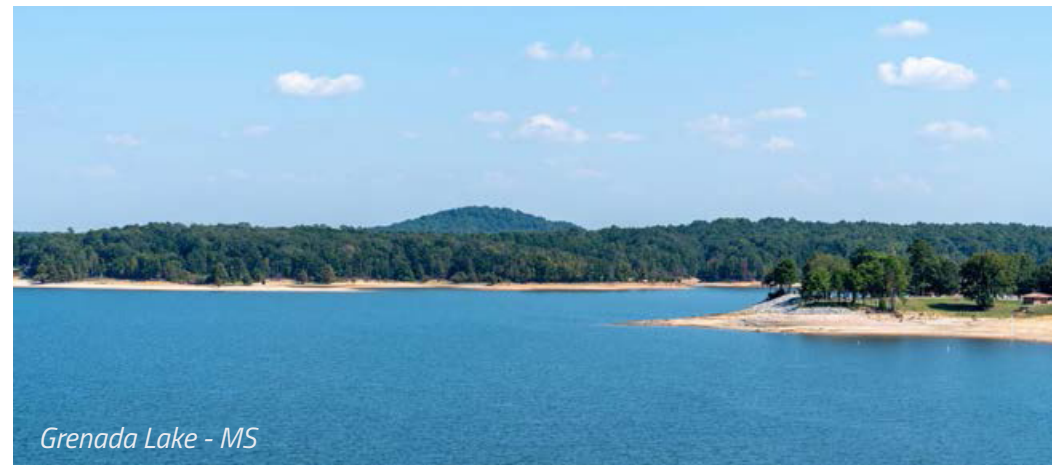


Known as the “City that Smiles,” Grenada has a variety of attractions including Grenada Lake, a nationally renowned lake that offers some of the best fishing and water skiing and is the largest inland body of water in Mississippi at 36,000 acres. Other attractions include historical museums, golf courses, hiking trails and wildlife parks.

The economy of Grenada, MS employs 4,994 people and is specialized in Manufacturing; Healthcare & Social Assistance; and Finance & Insurance, which employ respectively 3.14; 1.17; and 1.08 times more people than what would be expected in a location of this size. The largest industries in Grenada are Manufacturing (1,517), Healthcare & Social Assistance (811), and Retail Trade (542), and the highest paying industries are Transportation & Warehousing (\$57,813), Educational Services (\$38,824), and Professional, Scientific, Tech Services (\$38,036). Compared to other census places, Grenada has an unusually high number of residents working in Production; Fire Fighting Supervisors; and Health Technicians. The highest paid jobs held by residents of Grenada by median earnings, are Management; Business & Financial Operations; and Installation, Maintenance & Repair.



Grenada, MS



Grenada Lake - MS



Downtown Square - Grenada, MS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	1,091	9,692	13,626
2029 Population	1,063	9,442	13,252
2024-2029 Annual Rate	-0.52%	-0.52%	-0.56%
2024 Households	439	4,103	5,822
2029 Households	441	4,111	5,837
2024-2029 Annual Rate	0.09%	0.04%	0.05%
2024 Average HH Income	\$52,627	\$52,071	\$62,585
2029 Average HH Income	\$60,047	\$58,472	\$71,337
2024-2029 Annual Rate	2.67%	2.35%	2.65%



\$62K
avg. HH inc.
(5 miles)

+2.65%
projected Annual AHHI growth
(5 miles, 2024-2029)

13K
population
(5 miles)





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