

OFFERING MEMORANDUM

THE OAK TREE INN

DURANT, MISSISSIPPI
HOLMES COUNTY

COMMERCIAL
PROPERTY
ON
4[±]
ACRES

ASKING PRICE
\$1,450,000



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ABOUT HOLMES COUNTY



Holmes County shares borders with Carroll County to the north, Attala County to the east, Yazoo County to the south, and Humphreys County to the west.

With an estimated population of around 16,000 residents, the county has seen shifts in population over the years but remains a place of strong local identity and opportunity.

Holmes County lies at the intersection of Interstate 55 and Highway 12, providing

direct north-south access to Memphis and Jackson, and serving as an essential east-west corridor for regional traffic. This prime location makes Holmes County a valuable stopover for logistics, hospitality, fuel services, and retail businesses. With easy connectivity to major markets, the area is well-suited for developers seeking to capitalize on increasing traffic flow and the potential for commercial expansion.

Holmes County offers a supportive environment for commercial projects, with ample land availability, favorable zoning, and growing interest from investors and entrepreneurs. Its central location, proximity to larger developing areas like Canton and Grenada, and access to key transportation routes make it a promising option for those seeking long-term growth potential in central Mississippi.

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THE OAK TREE INN PROPERTY OVERVIEW

LOCATION:

- 31201 MS-12, Durant, MS 39063
- Holmes County
- 41± Miles N of Canton
- 53± Miles N of Madison
- 55± Miles S of Grenada
- 154± Miles S of Memphis, TN

COORDINATES:

- 33.0986, -89.8909

PROPERTY USE:

- Hotel
- Development
- Investment

PROPERTY INFORMATION:

- 4± Acre Lot
- 40 Room Hotel
- Manager's Residence On-Site
- Good Occupancy Rate
- Parking for Large Trucks
- Interstate 55 Frontage

TAX INFORMATION:

- 2024 - \$13,980.29



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THE OAK TREE INN OPPORTUNITY



Welcome to the Oak Tree Inn in Holmes County, MS! Situated just off Interstate 55 at Exit 156, this 40-room hotel presents an excellent opportunity for investors or business owners looking to expand their commercial property holdings. Built around the year 2000, the Oak Tree Inn offers both convenience and potential in one of central Mississippi's most accessible locations.

Strategically located between Canton to the south and Grenada to the north—both

areas experiencing significant commercial development—this 4± acre property is positioned to benefit from increasing traffic along the I-55 corridor. Boasting frontage along Highway 12 and Interstate 55, the Oak Tree Inn serves as a natural stop for travelers, truckers, and visitors heading to or from key destinations across the state.

The Oak Tree Inn is ideal for those seeking to revitalize and operate a hospitality business in a growing area or for those interested in

repurposing the space for another commercial use. The building's size and visibility from the interstate make it a versatile asset.

Whether you're expanding your existing hospitality business or exploring new ventures, this property provides the foundation to build upon. With consistent traffic flow, solid occupancy rates, and an established structure in place, the Oak Tree Inn is a rare find at a strategic intersection of opportunity.

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THE OAK TREE INN FRONT DESK / LOBBY



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THE OAK TREE INN HOTEL ROOMS



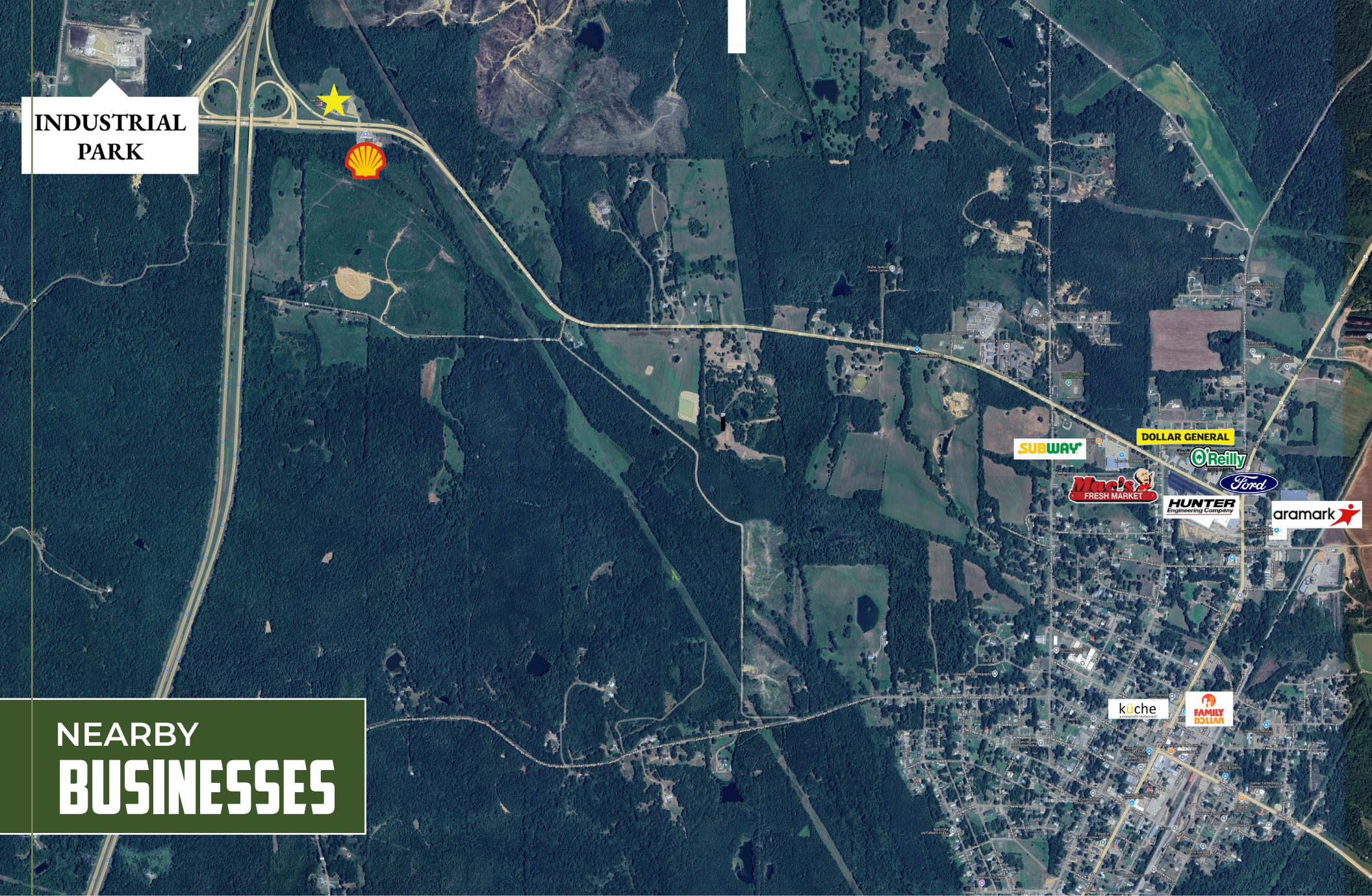
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THE OAK TREE INN DIRECTIONS & MAPS

land id.
LINK



DIRECTIONS:

- **From Madison, MS:** Travel I-55 north for 48 miles. Take Exit 156 for MS Hwy 12 E in Holmes County. Go east on Hwy 12 to the destination on your left.
- **From Memphis, TN:** Travel I-55 south 130 miles. Take Exit 156 for MS Hwy 12 E in Holmes County. Go east on Hwy 12 to the destination on your left.

GOOGLE MAPS
LINK

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DURANT, MISSISSIPPI | HOLMES COUNTY



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