



FOR SALE

70 ACRES +/- PRIME COMMERCIAL PROPERTY

HIGHWAY 49, FLORENCE, MS 39073

Overby Commercial • 1808 N State St • Jackson, MS 39202 • 601.366.8511 • Overby.net



For More Information:

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3200 HIGHWAY 49

FLORENCE, MS 39073

SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$2,995,000 |
| Lot Size: | 70.0 Acres |
| Zoning: | C-3 |
| Market: | Jackson |
| Submarket: | Florence |
| Traffic Count: | 34,000 |
| Price / SF: | \$0.98 |

PROPERTY OVERVIEW

70 Acre high visibility commercial site on Highway 49 in Florence, MS.

PROPERTY HIGHLIGHTS

- Approximately 5073 households with an average household income of \$63,023 are located within 5 miles of the property.
- 34,000 Average Daily Traffic Count on Hwy 49.
- 7,900 Average Daily Traffic County on County Road 469.
- C-3 Major Thoroughfare Commercial District zoning would allow for numerous commercial uses including most uses permitted in C-1 and C-2.
- Direct major state highway access to Jackson, Richland, Magee, Collins & Hattiesburg.
- Direct county maintained highway access to Brandon, Pearl & Byram. Minutes from I-20 & I-55.
- Growing area with major highway improvements under construction.

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FLORENCE, MS 39073
AERIAL PHOTOGRAPH



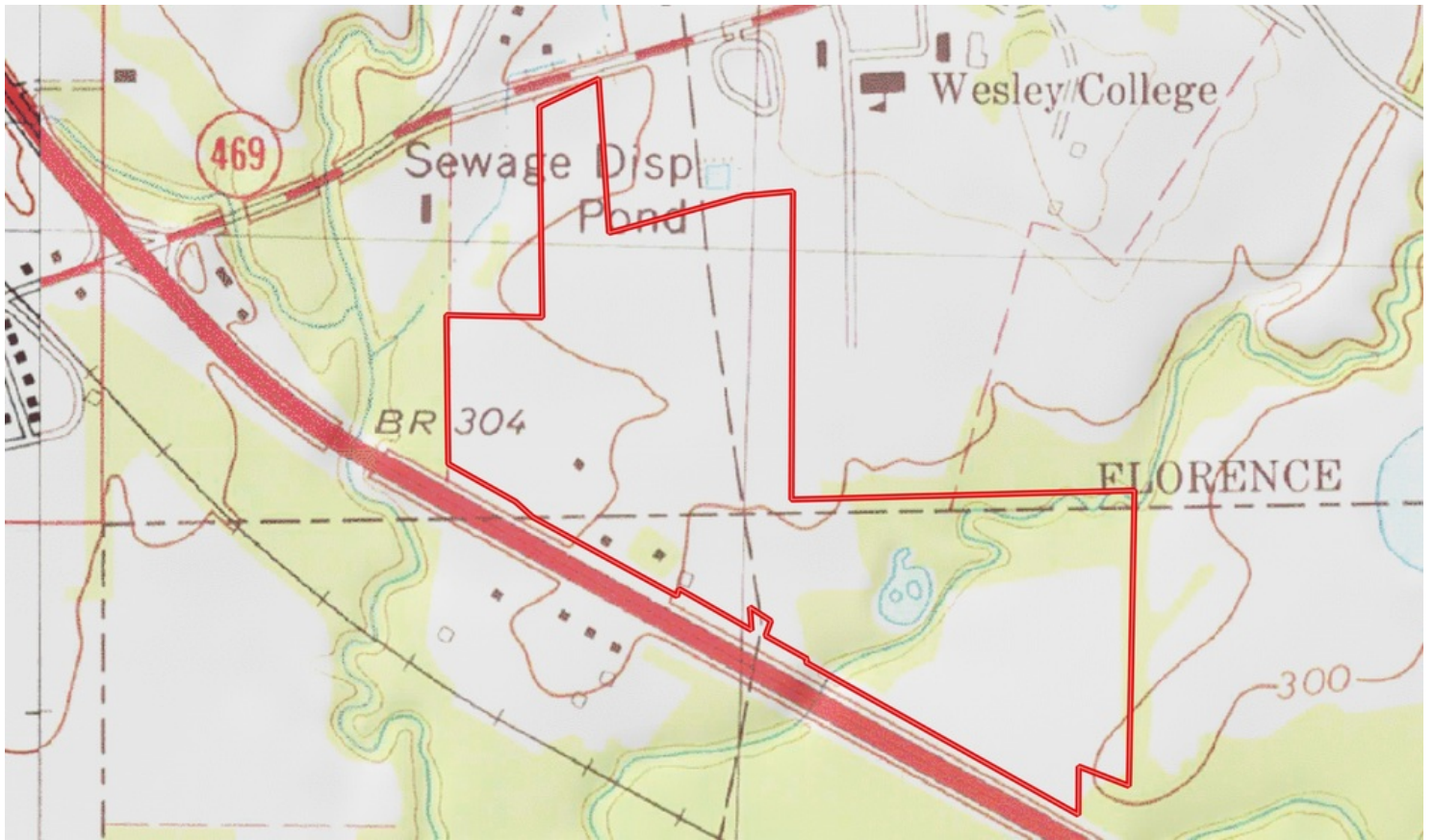
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3200 HIGHWAY 49
FLORENCE, MS 39073
TOPOGRAPHIC MAP



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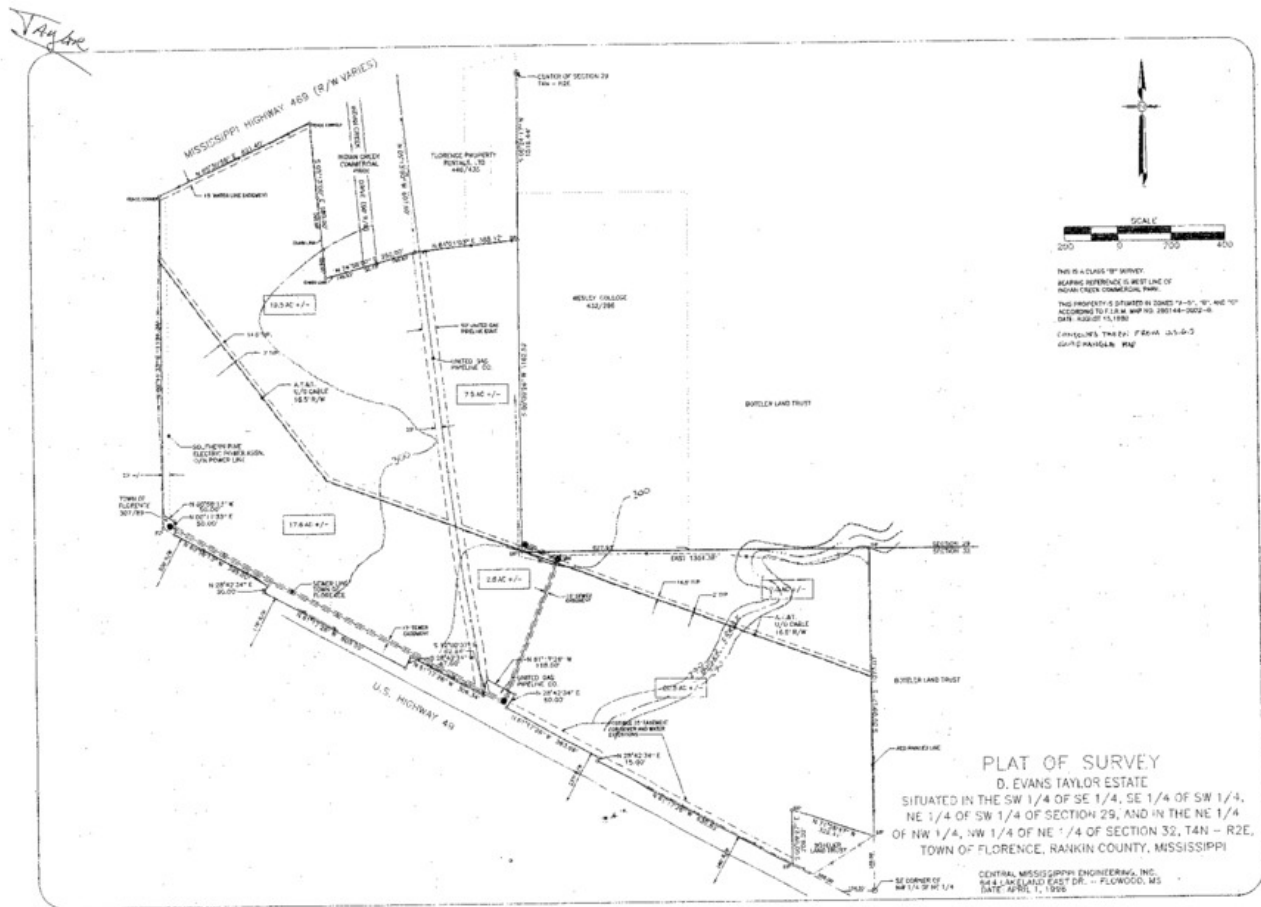
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SURVEY



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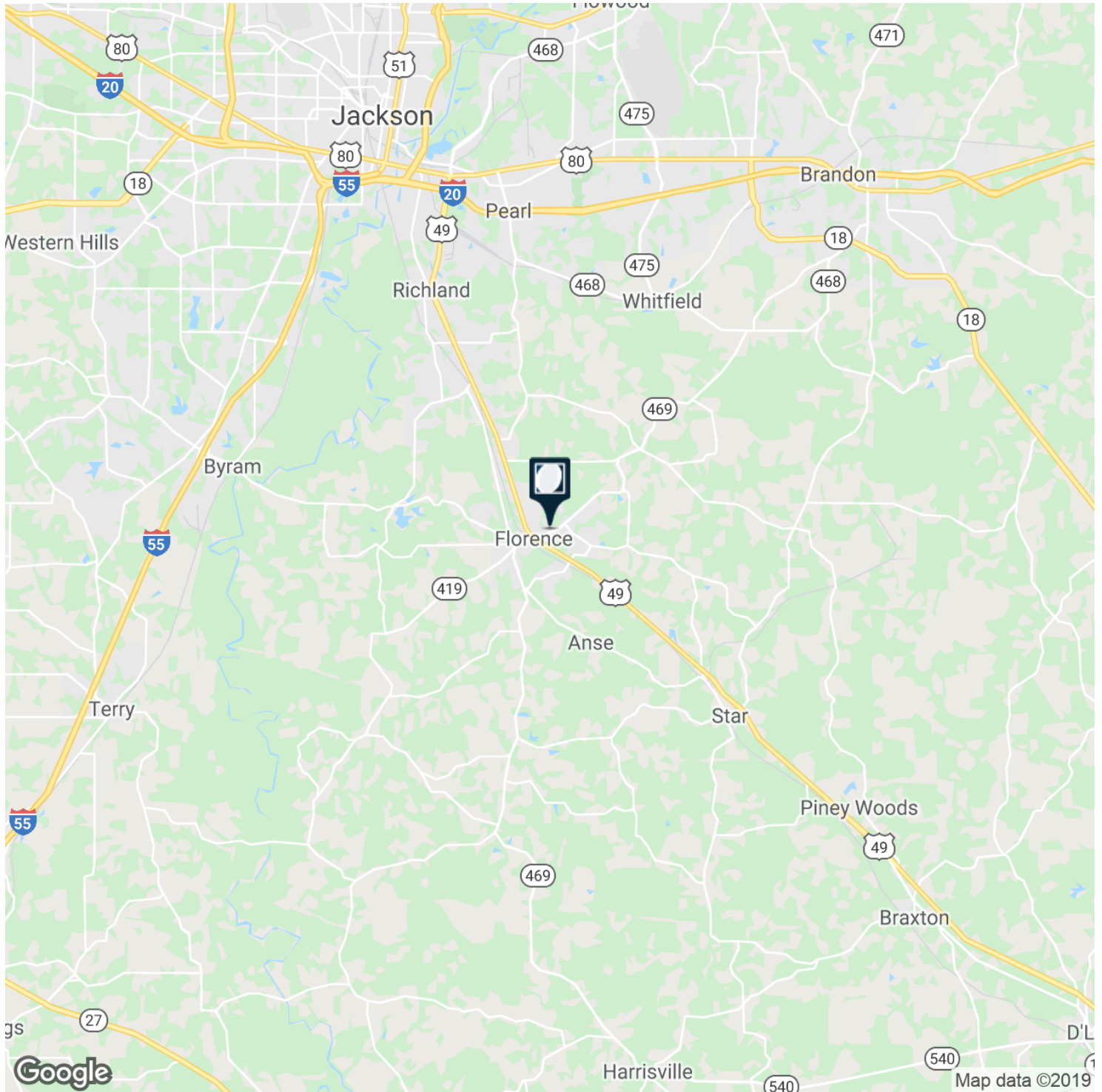
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LOCATION MAPS



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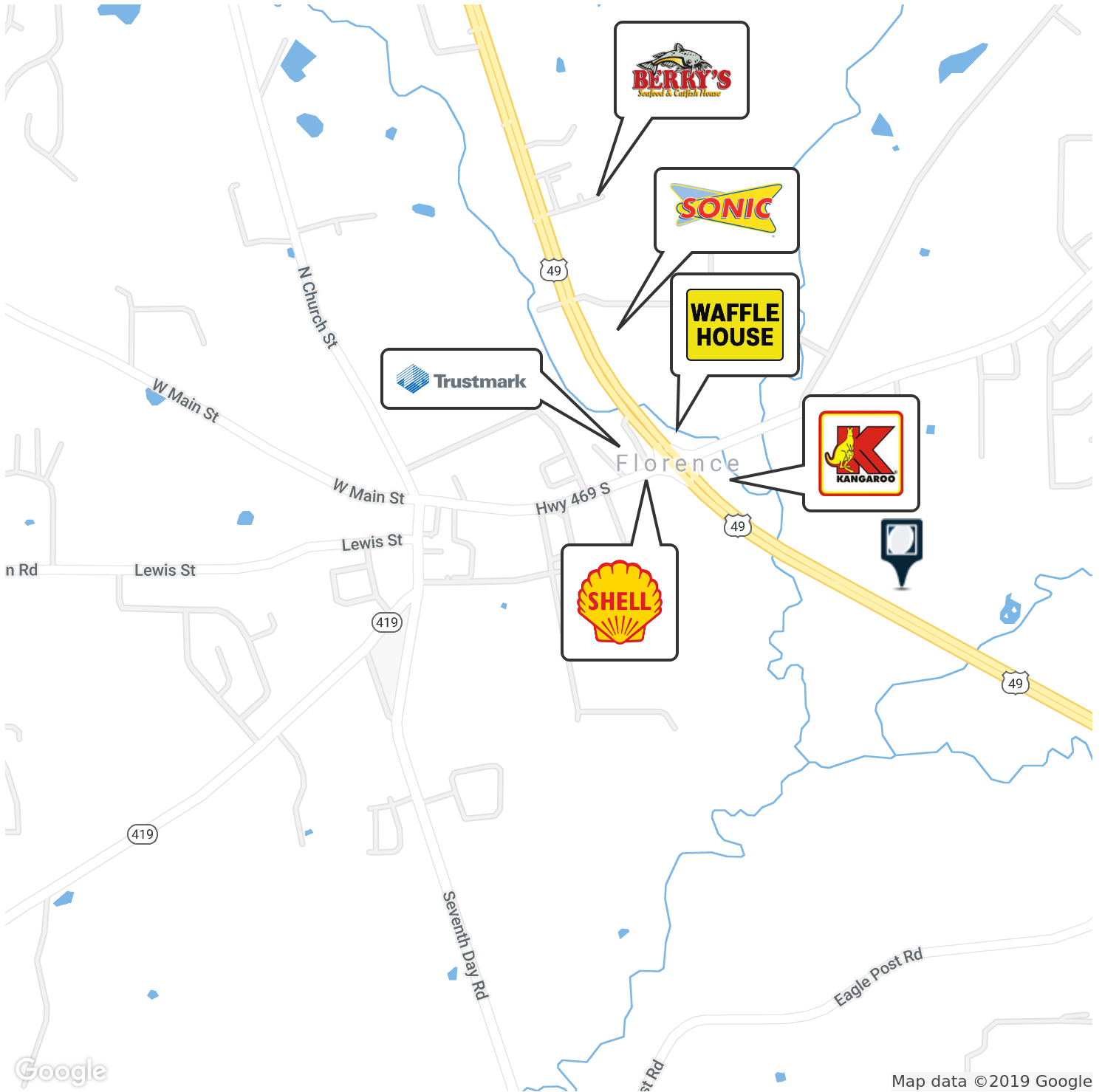


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SELECT RETAILERS



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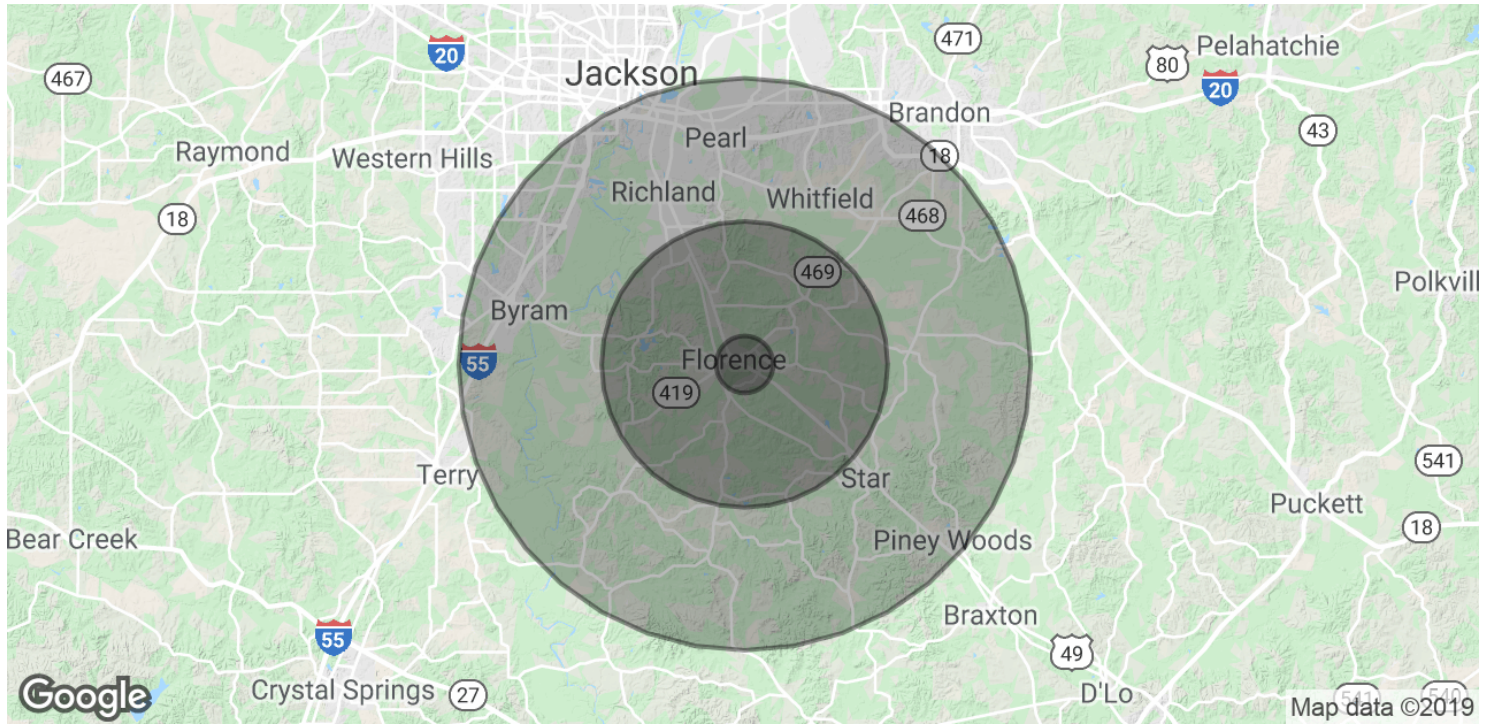
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total Population | 490 | 13,632 | 76,529 |
| Median age | 36.8 | 36.0 | 34.2 |
| Median age (Male) | 34.7 | 33.6 | 32.8 |
| Median age (Female) | 41.2 | 40.7 | 36.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 183 | 5,073 | 27,317 |
| # of persons per HH | 2.7 | 2.7 | 2.8 |
| Average HH income | \$64,119 | \$63,023 | \$55,821 |
| Average house value | \$146,597 | \$145,882 | \$128,668 |

* Demographic data derived from 2010 US Census

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