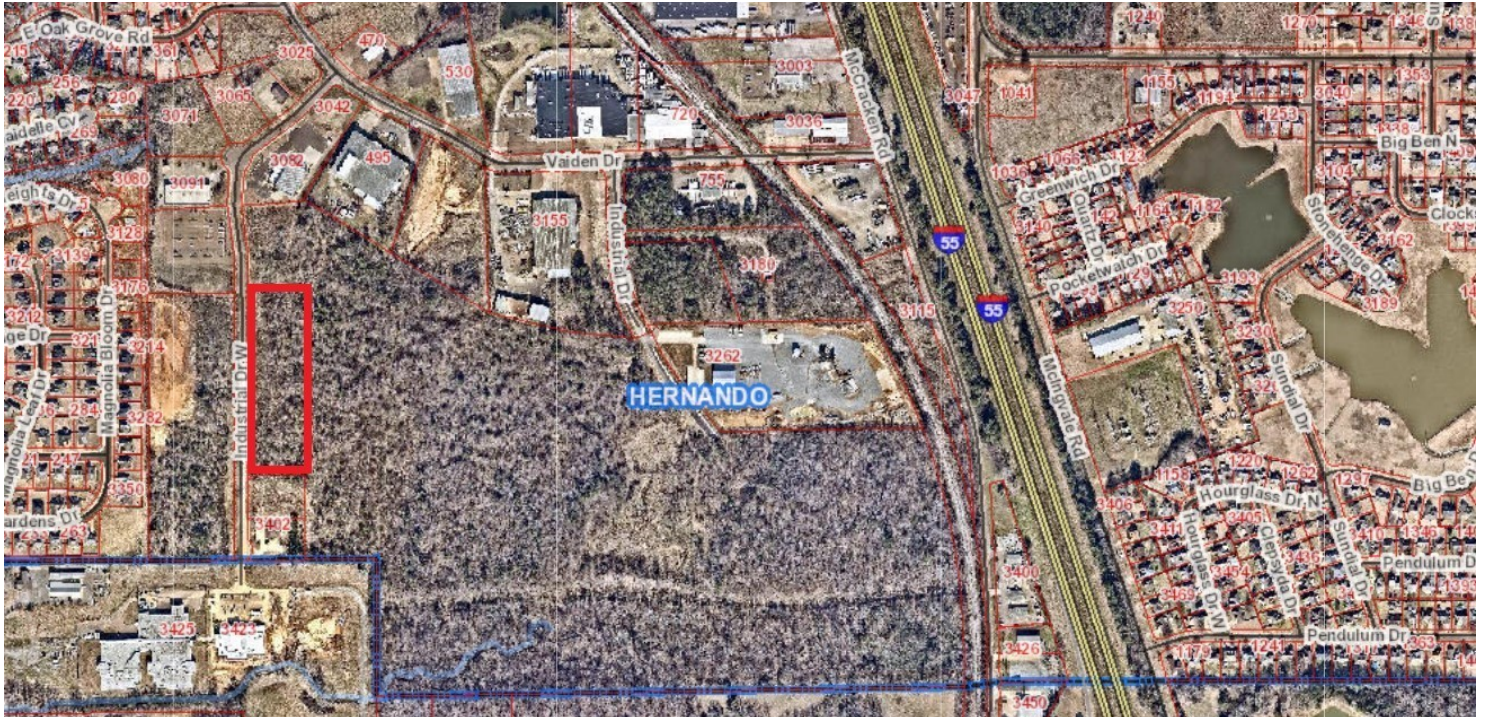


## LAND FOR SALE

# 4.6 AC INDUSTRIAL DR. W HERNANDO

3402 Industrial Drive West, Hernando, MS 38632



### PROPERTY DESCRIPTION

This 4.6 acre site sits a little over a mile from the Hernando I-55 exit and is zoned heavy industrial. Multiple warehouses including Niteo, DeSoto County Sheriff and Justice Departments, and the US Army surround this location. Property is able to be subdivided. Give us a call today to make this industrial land yours.

### PROPERTY HIGHLIGHTS

- Industrial Land in Hernando Cove
- Close to I-55
- M-2/Heavy Industrial Zoning
- Able to Subdivide

### LOCATION DESCRIPTION

This industrial site is on Industrial Drive West off Vaiden Road a little less than a mile and a half from the Hernando/Interstate-55 Exit.

### OFFERING SUMMARY

|             |           |
|-------------|-----------|
| Sale Price: | \$602,000 |
| Price PSF:  | \$3.00    |
| Lot Size:   | 4.6 Acres |
| Zoning:     | M-2       |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 1,100    | 5,578    | 8,339    |
| Total Population  | 3,100    | 14,362   | 22,514   |
| Average HH Income | \$79,772 | \$78,219 | \$86,347 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RHODES THOMPSON**  
Commercial Agent  
O: 901.286.6200  
C: 901.833.8000  
rhodes@partners-one.com

**KW COMMERCIAL**  
662.892.4000  
5847 Getwell Road  
Suite B1  
Southaven, MS 38672

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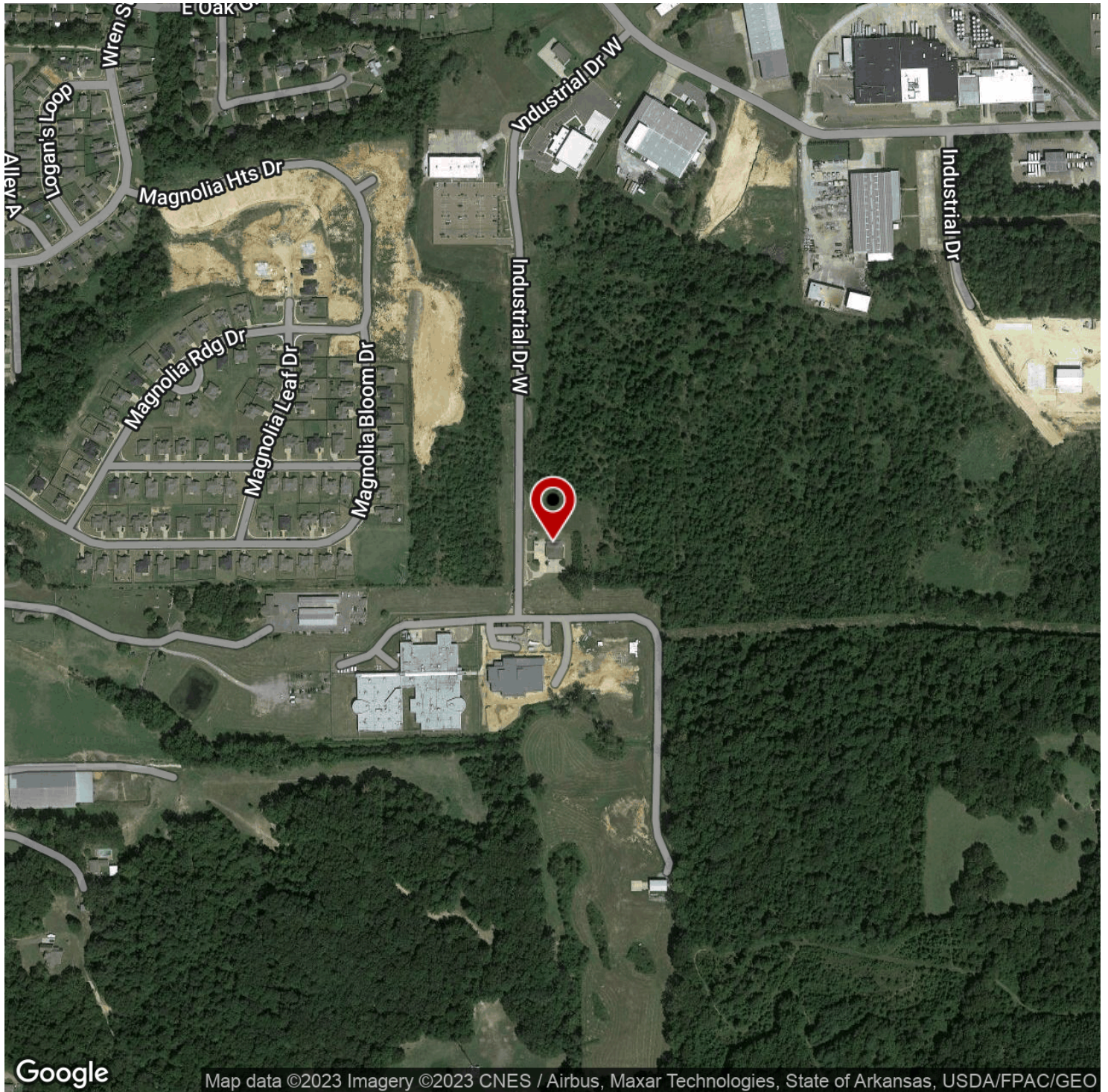
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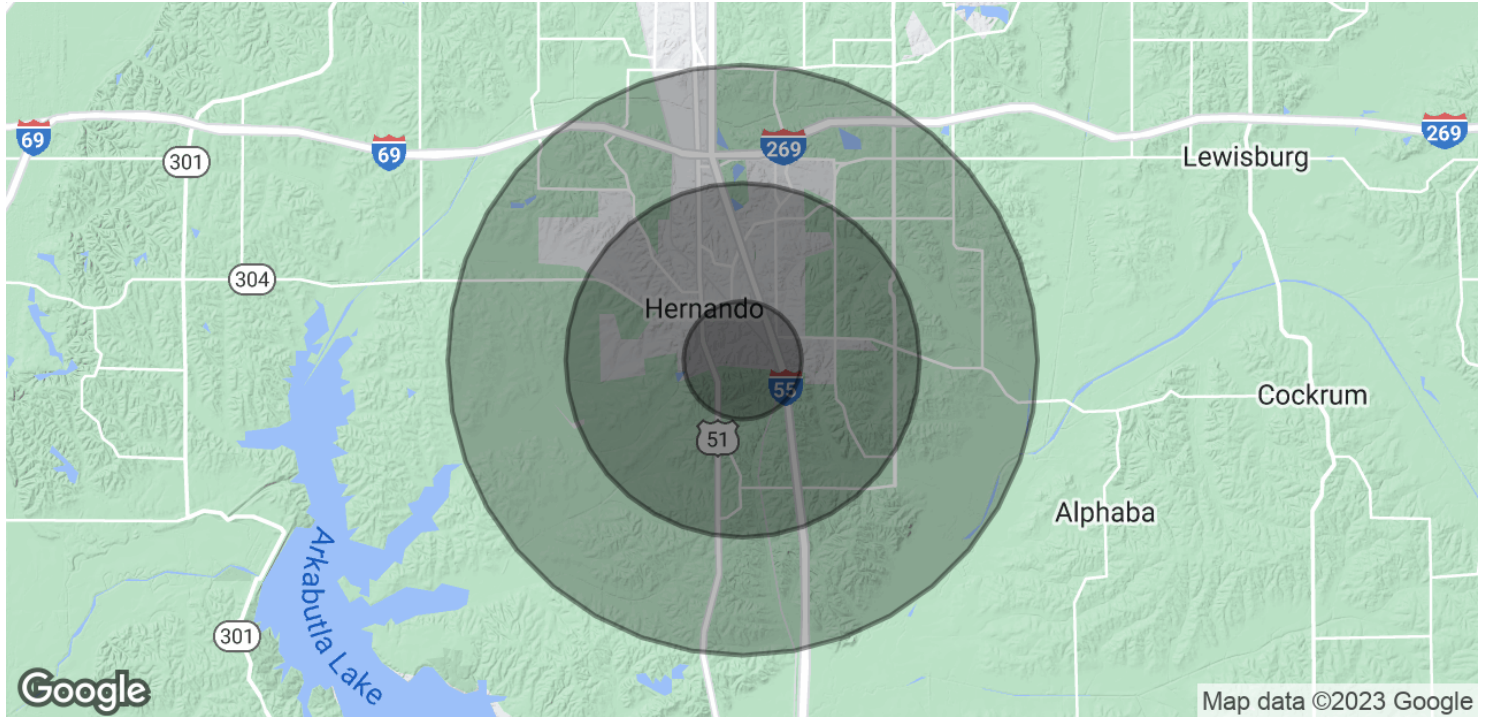
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# LAND FOR SALE

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,100  | 14,362  | 22,514  |
| Average Age          | 35.2   | 38.0    | 38.0    |
| Average Age (Male)   | 30.9   | 36.1    | 36.5    |
| Average Age (Female) | 36.8   | 40.0    | 39.6    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,100     | 5,578     | 8,339     |
| # of Persons per HH | 2.8       | 2.6       | 2.7       |
| Average HH Income   | \$79,772  | \$78,219  | \$86,347  |
| Average House Value | \$204,709 | \$208,656 | \$223,455 |

\* Demographic data derived from 2020 ACS - US Census

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