

## LAND FOR SALE



# 311 KARLIE DRIVE

Richland, MS 39218

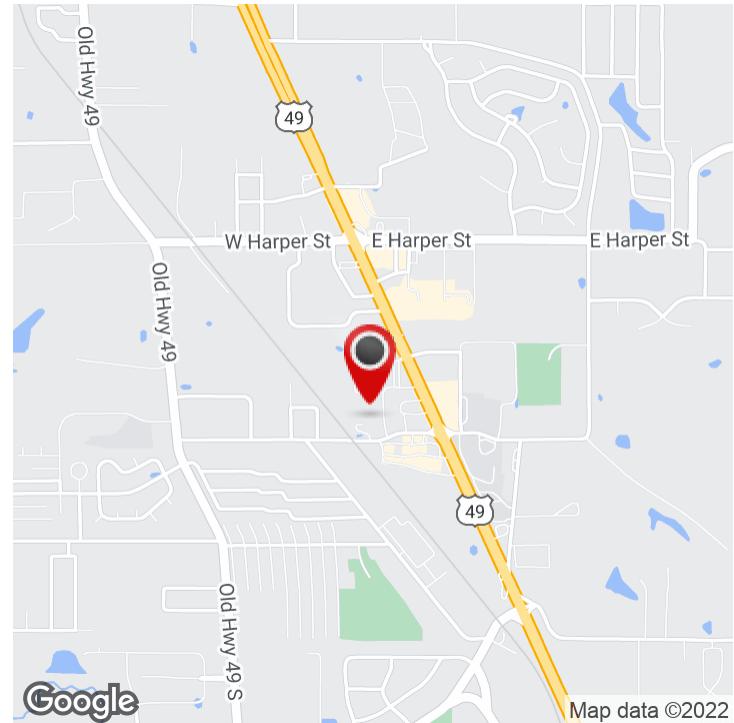
**JOHN MICHAEL HOLTmann**

Principal  
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**DUCKWORTH**  
REALTY

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## OFFERING SUMMARY

Sale Price:	\$5 PSF
Available SF:	158,122
Lot Size:	3.63 Acres
Traffic Counts:	
Hwy 49:	40,000 ADT
Scarborough St:	7,700 ADT

## PROPERTY OVERVIEW

The subject property is conveniently located next to the Dollar General and Kroger on Karlie Drive. Positioned just off the corner of US-49 and Scarborough St., the combined traffic count in front of the site is in excess of 47,000 vehicles per day (40,000 & 7,700 respectively). Scarborough St. is the primary connector road from the residential western portion of US-49 to the retail heavy corridor along the highway. Bordering the intersection of I-20 and I-55, and minutes from the Jackson International Airport, Richland is the hub for central Mississippi's thriving transportation, manufacturing, distribution, and warehousing industry. In the summer of 2022, a road widening and improvement project was complete totaling over \$250 Million and stretching 7.5 miles along highway 49 in front of the site. Don't let this exceptional opportunity pass you by, give us a call today.

## PROPERTY HIGHLIGHTS

- Kroger Anchored
- Strong Traffic Counts
- Retail/Office Opportunity

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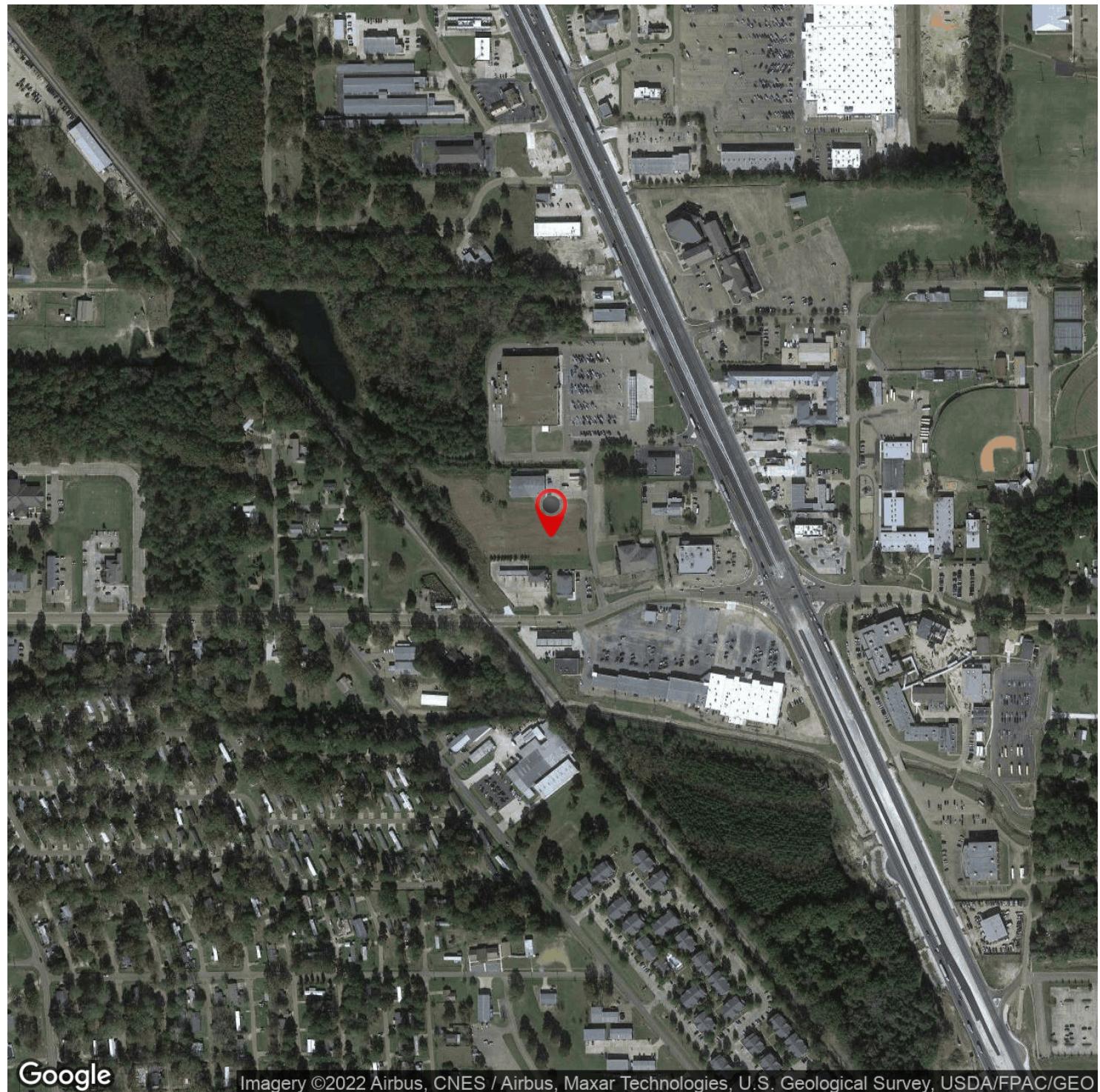
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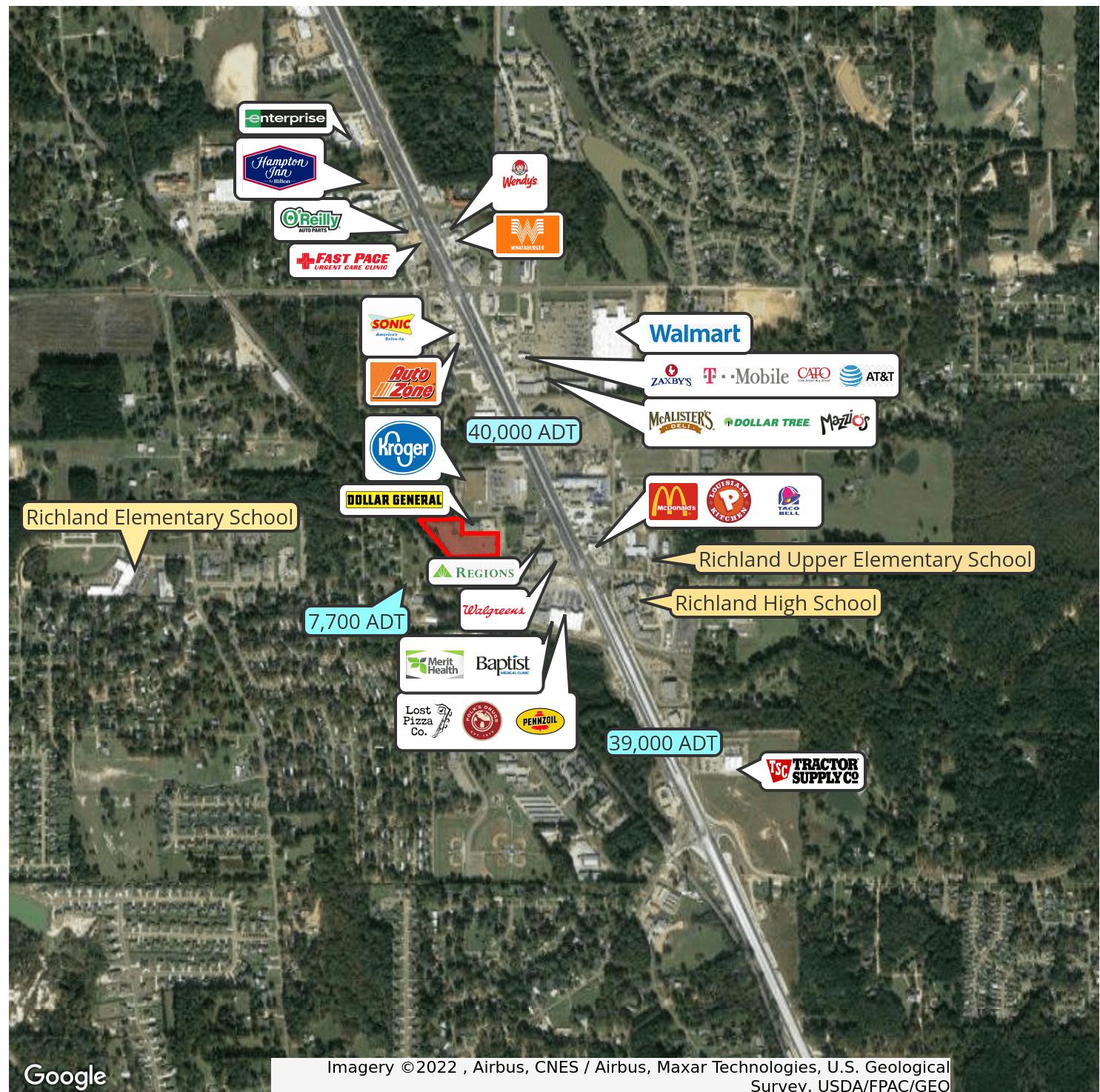
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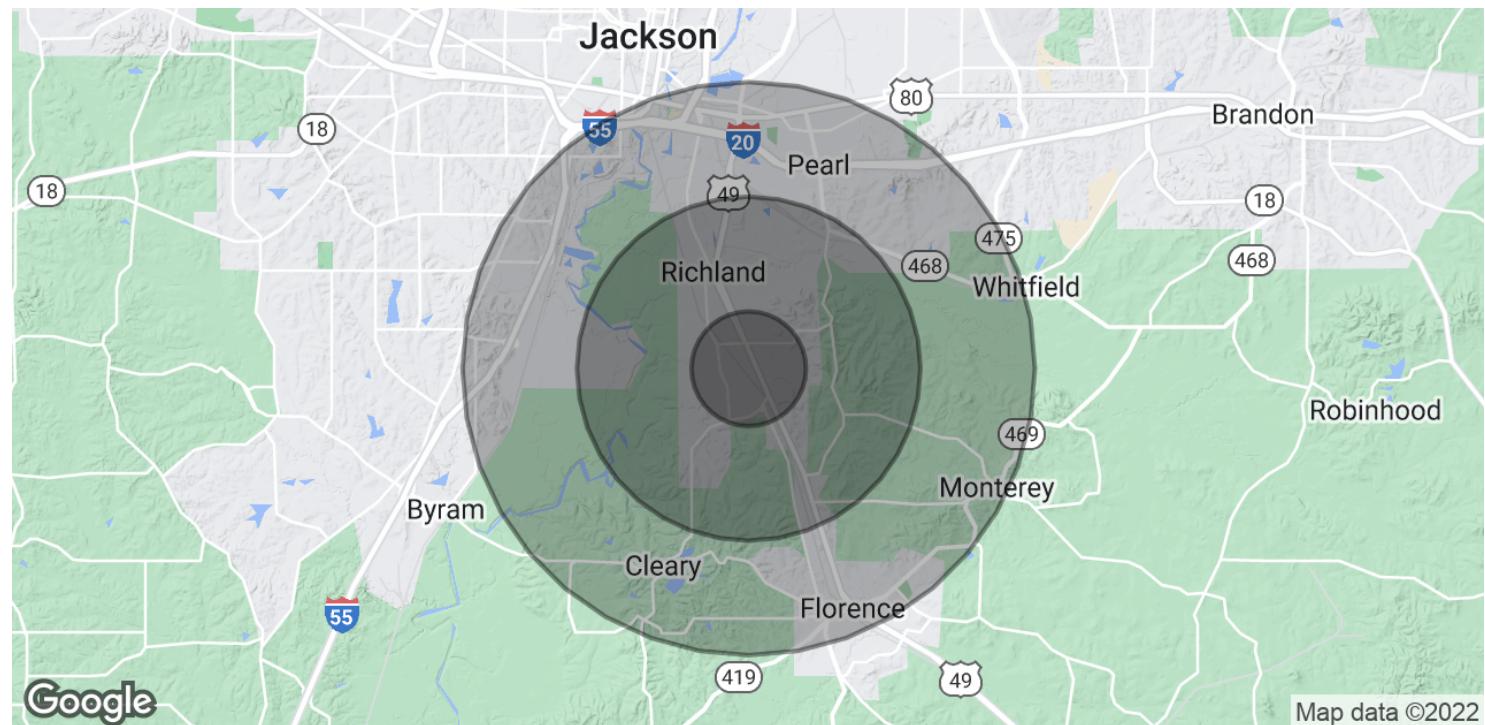
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,578	10,407	36,296
Average Age	35.1	38.5	37.3
Average Age (Male)	34.0	38.7	35.7
Average Age (Female)	36.2	39.8	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,015	4,479	15,021
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$56,237	\$54,402	\$53,649
Average House Value	\$72,275	\$103,829	\$105,152

\* Demographic data derived from 2020 ACS - US Census

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