

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net



Land For Sale

1805 South Adams Street, Fulton, MS 38843

PRIME COMMERCIAL RETAIL LAND



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



1805 South Adams Street, Fulton, MS 38843

PRIME COMMERCIAL RETAIL LAND



OFFERING SUMMARY

Sale Price: \$513,790 - \$1,463,616

Lot Size: 18.42 Acres

Zoning: C-2 Highway Commercial

PROPERTY OVERVIEW

This Retail property at 1805 South Adams Street (State HWY 25) in Fulton, offers several lot options in the primary retail area of Itawamba County.

Situated at the entrance of the Walmart shopping center, this property offers high visibility and accessibility, presenting an excellent opportunity for high quality retail development. With its strategic location just off of Interstate 22 this property is positioned to attract significant traffic.

Utilities available via Tombigbee Power Association and water is available via Fulton City Water.

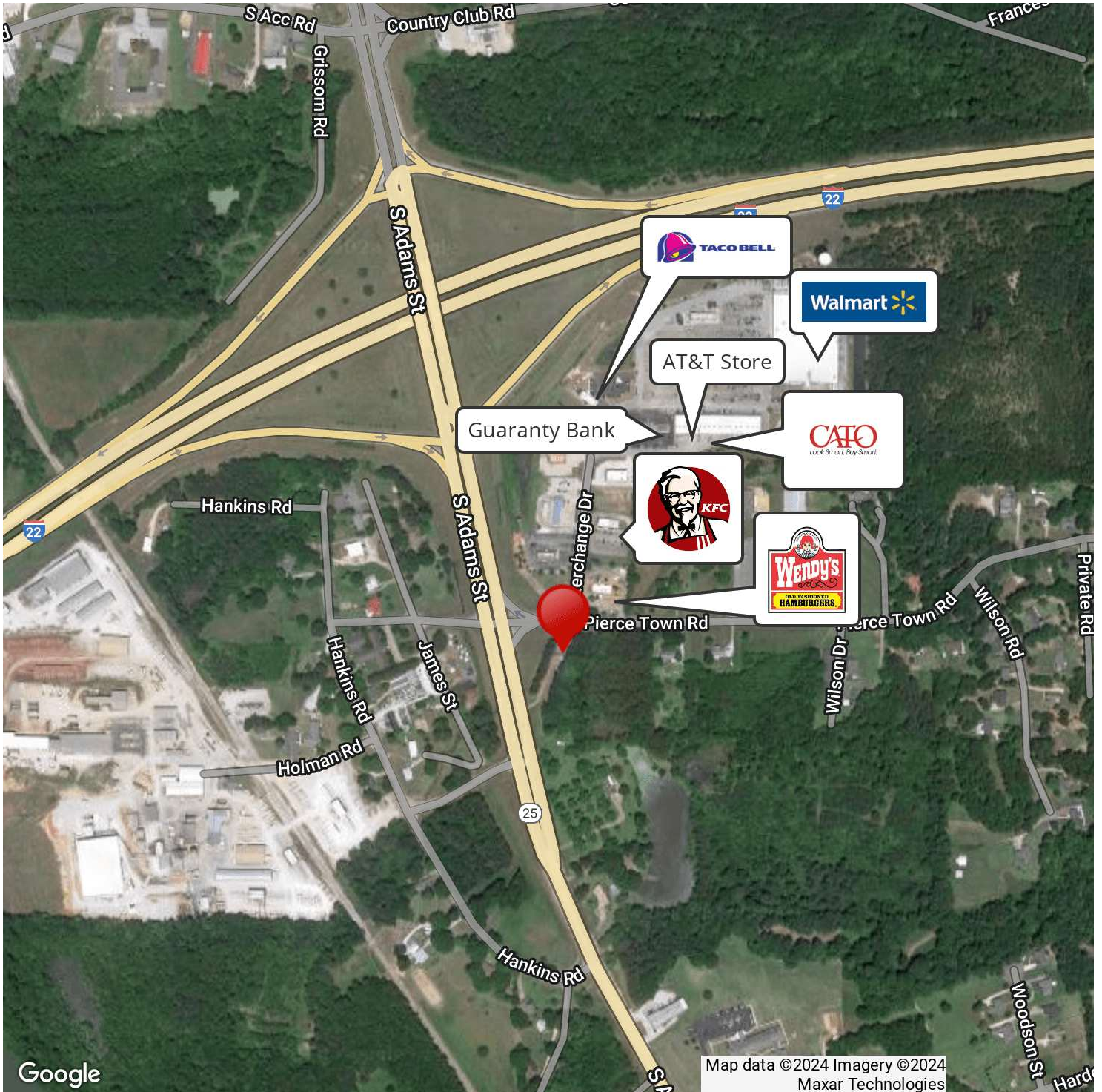
LOCATION OVERVIEW

Located on State Hwy 25 or Adams Street the primary commercial corridor in Fulton Mississippi at the intersection of Interstate 22 and State HWY 25. Property is adjacent to the primary shopping area including Walmart, Wendy's, KFC, Taco Bell and retail shadow center.

For More Information:

CLAY SHORT
662.842.8283
cshort@trirealestate.net

WALMART AND SHADOW CENTER



For More Information:

CLAY SHORT

662.842.8283

cshort@trirealestate.net



1805 South Adams Street, Fulton, MS 38843

PRIME COMMERCIAL RETAIL LAND



STATUS	LOT #	APN	SIZE	PRICE
Available	Lot 1	143-1506-010.00	4.2 Acres	\$1,463,616
Available	Lot 2	143-1506-006.00	10.85 Acres	\$1,324,224
Available	Lot 3	143-1506-006.00	3.37 Acres	\$513,790

For More Information:

CLAY SHORT

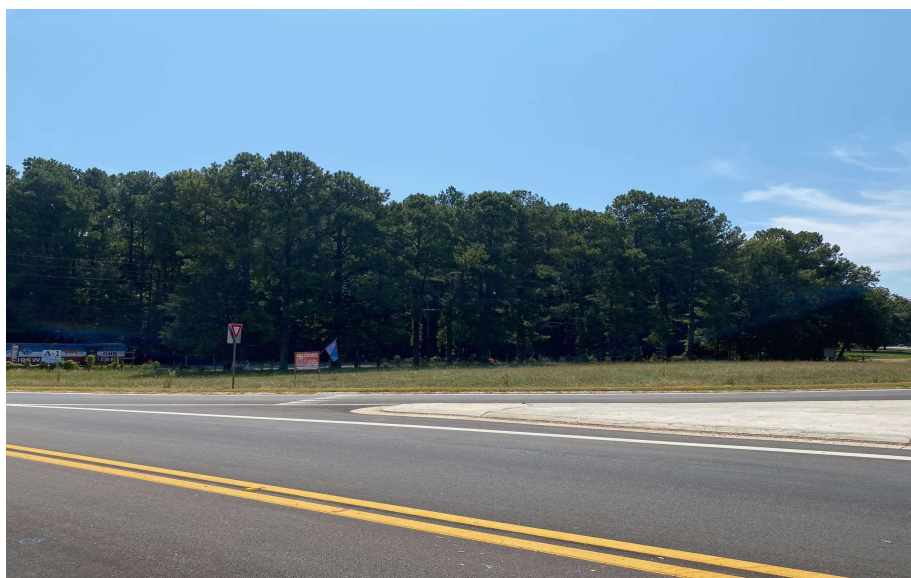
662.842.8283

cshort@trirealestate.net



1805 South Adams Street, Fulton, MS 38843

PRIME COMMERCIAL LOT-1



For More Information:

CLAY SHORT

662.842.8283

cshort@trirealestate.net



1805 South Adams Street, Fulton, MS 38843

PRIME COMMERCIAL LOT-2



For More Information:

CLAY SHORT

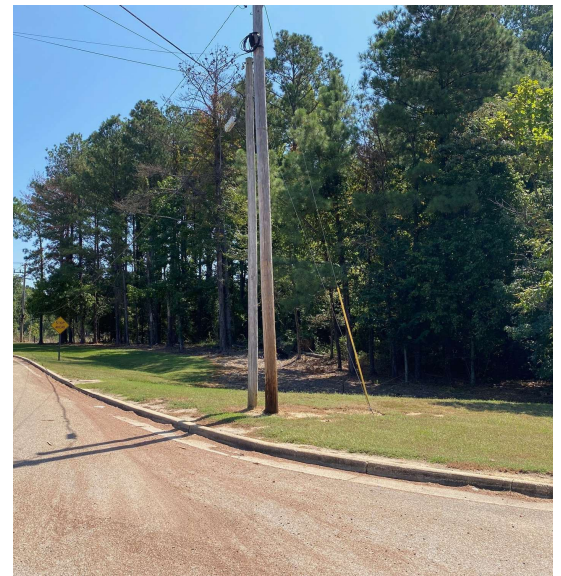
662.842.8283

cshort@trirealestate.net



1805 South Adams Street, Fulton, MS 38843

PRIME COMMERCIAL RETAIL LAND



For More Information:

CLAY SHORT

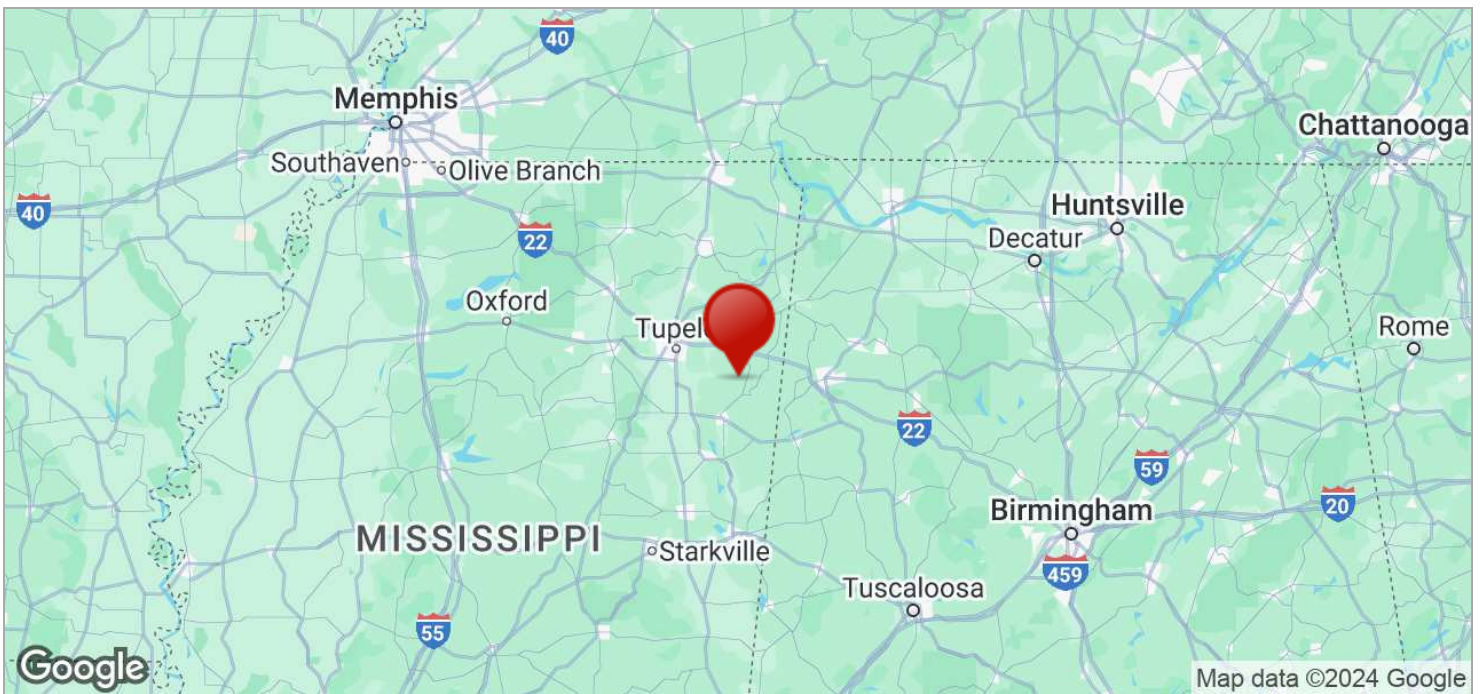
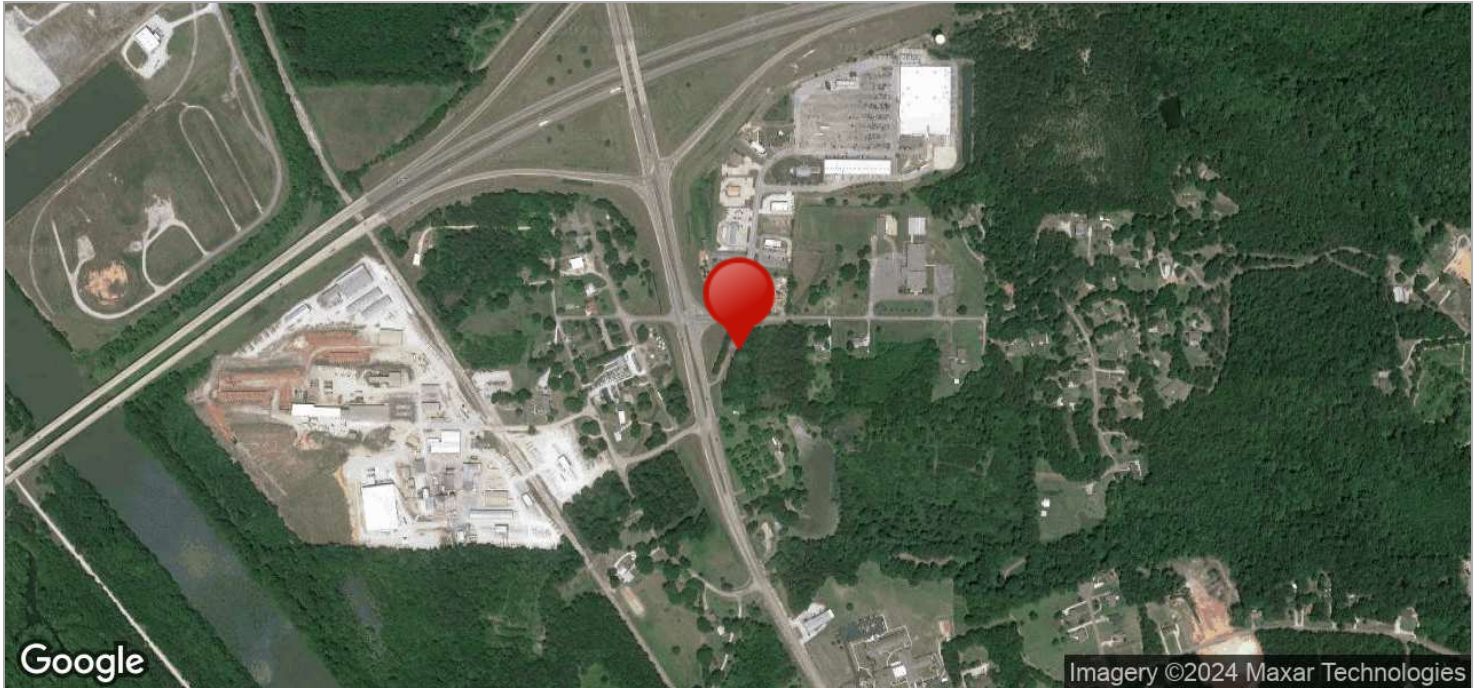
662.842.8283

cshort@trirealestate.net



1805 South Adams Street, Fulton, MS 38843

PRIME COMMERCIAL RETAIL LAND



For More Information:

CLAY SHORT

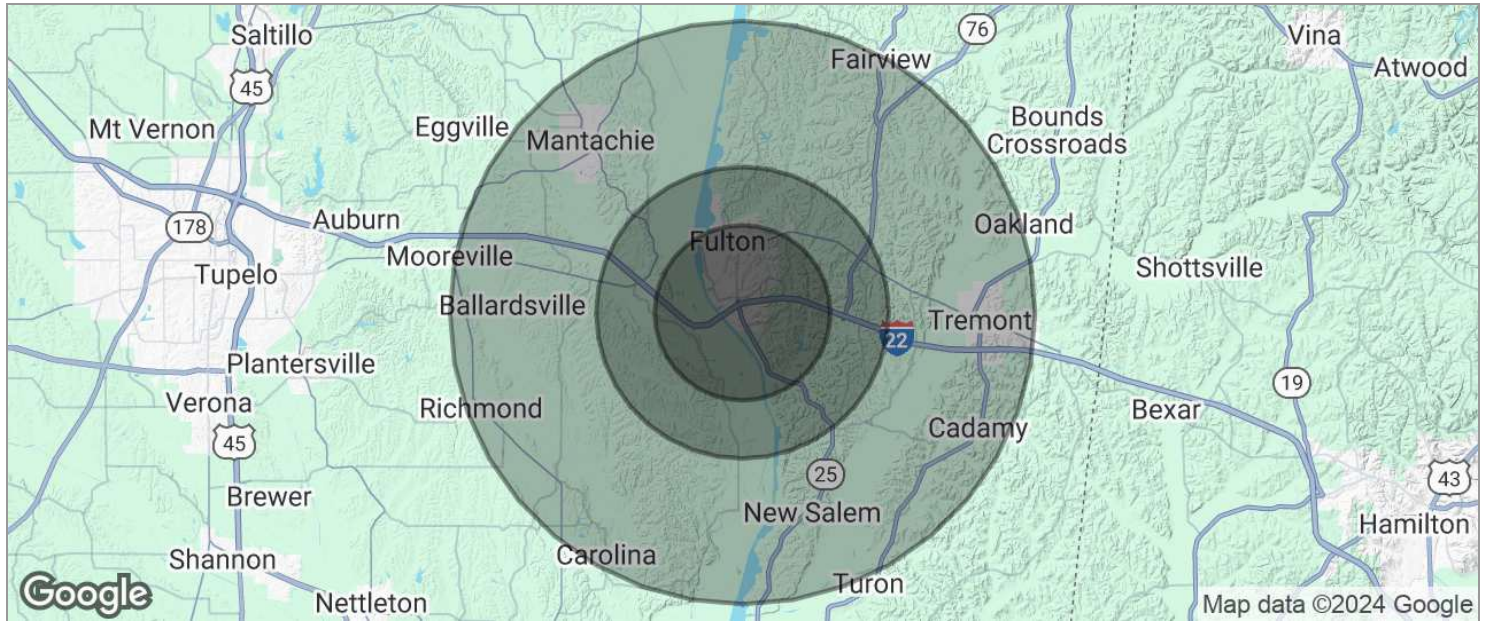
662.842.8283

cshort@trirealestate.net



1805 South Adams Street, Fulton, MS 38843

PRIME COMMERCIAL RETAIL LAND



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	4,901	7,836	17,579
MEDIAN AGE	38	39	41
MEDIAN AGE (MALE)	37	38	39
MEDIAN AGE (FEMALE)	40	40	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,604	2,703	6,587
# OF PERSONS PER HH	3.1	2.9	2.7
AVERAGE HH INCOME	\$78,929	\$82,271	\$81,295
AVERAGE HOUSE VALUE	\$227,655	\$230,511	\$210,705

* Demographic data derived from 2020 ACS - US Census

For More Information:

CLAY SHORT

662.842.8283

cshort@trirealestate.net