



FOR SALE

0.66 ACRE +/- COMMERCIAL LOT

N. FLOWOOD DRIVE, FLOWOOD, MS 39232

SALE PRICE: \$186,875.00

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



For More Information:

Paul Gonwa, ALC 601.214.7985 paul@paulgonwaland.com

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This lot is in the heart of the Flowood Medical District minutes from many professional offices and hospitals. Nice level open lot with a corner on N. Flowood Drive and the road to Brentwood. Priced at \$6.50 per square foot.

LOCATION DESCRIPTION

Located just south of Lakeland Drive on N. Flowood Drive. From Lakeland, go south and the property will be on the left just past Dental Masters. Frontage on two roads.

C-2 ZONING

- Any use permitted in the C-1 Neighborhood Commercial District is also allowed.
- Allows for a wide range of commercial activities including retail and service establishments.
- Professional office space including medical or dental offices.
- Drug stores, hardware stores, antique shops, self-service laundries, barber & beauty shops and many other establishments as provided in the zoning ordinance.
- Churches and child-care facilities.
- Business, institutional & governmental headquarters.

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AERIAL PHOTOGRAPH



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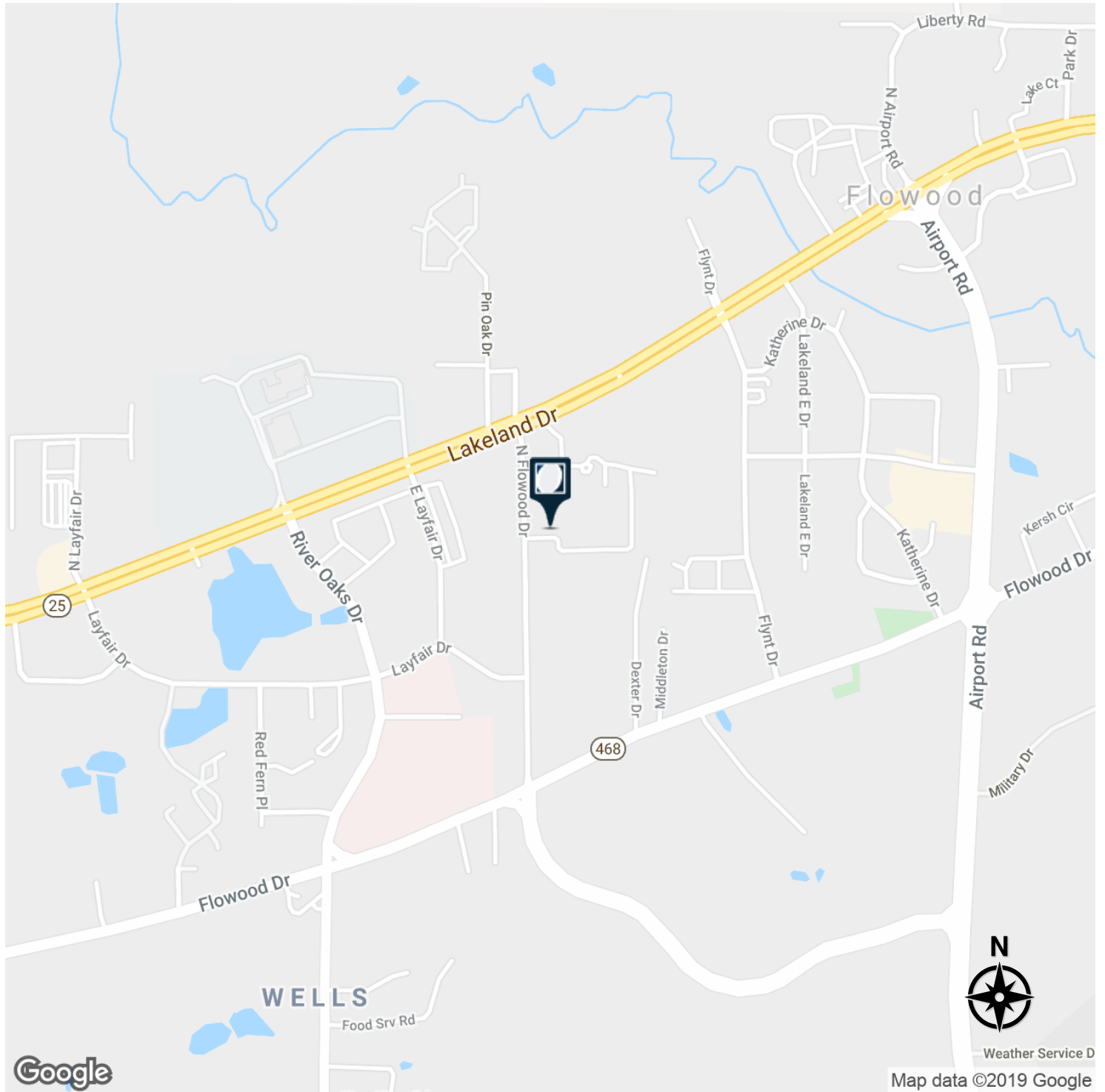
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LOCATION MAP



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0.66 ACRES +/- COMMERCIAL LOT IN FLOWOOD

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SELECT BUSINESS LOCATIONS



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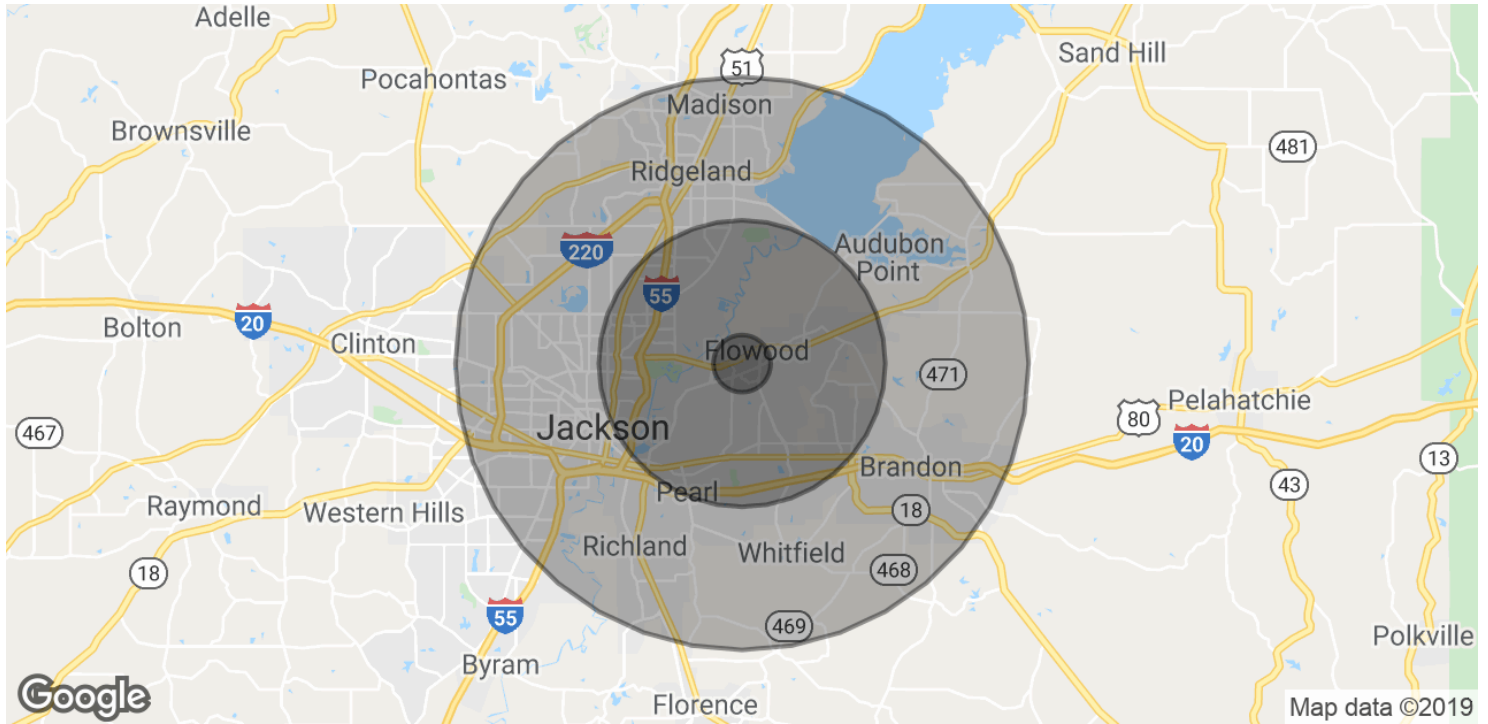
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,020	77,967	291,330
Median age	30.2	34.5	34.4
Median age (Male)	30.0	33.6	33.3
Median age (Female)	30.6	35.3	35.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	482	32,263	110,950
# of persons per HH	2.1	2.4	2.6
Average HH income	\$58,973	\$74,214	\$64,212
Average house value	\$141,298	\$199,395	\$177,380

* Demographic data derived from 2010 US Census

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