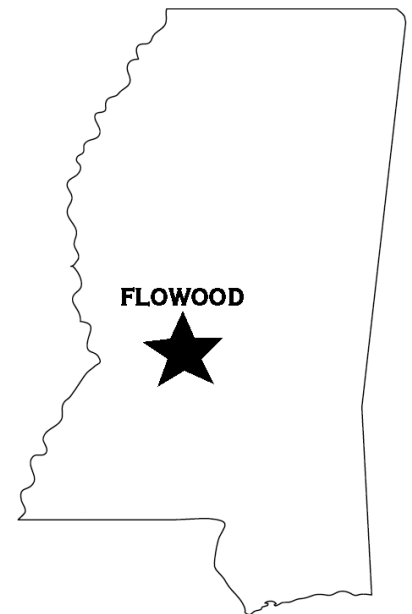


# FLOWOOD, MISSISSIPPI

## DEVELOPMENT OPPORTUNITY (JACKSON MSA)

### PROPERTY HIGHLIGHTS

- OFFERING 12.14 ACRES AND 5.85 ACRES AT THE INTERSECTION OF OLD FANNIN ROAD AND FREEDOM BEND IN FLOWOOD, MS.
- THE PROPERTY CAN BE COMBINED OR DIVIDED.
- LOCATED NEXT TO ONE OF MISSISSIPPI'S PREMIER SHOPPING DESTINATIONS, "DOGWOOD," AND SURROUNDED BY OVER 2 MILLION SQUARE FEET OF RETAIL SPACE.
- NEIGHBORING RETAILERS INCLUDE ACADEMY SPORTS, LOWE'S, JC PENNY, KROGER, DICKS SPORTING GOODS, TARGET, BELK, HOBBY LOBBY AND MANY MORE LEADING RETAIL AND RESTAURANT NAMES.
- SIGNALIZED INTERSECTION AT OLD FANNIN ROAD AND FLOWOOD DRIVE.
- TRAFFIC COUNTS OF 26,000 VEHICLES PER DAY ON OLD FANNIN.
- EXTREMELY TIGHT TRADE AREA WITH A VERY LIMITED SUPPLY OF RETAIL SPACE WITHIN CLOSE PROXIMITY. CURRENT OCCUPANCY IS 96%.
- FAST GROWING MARKET: FLOWOOD EXPERIENCED A 34% INCREASE IN POPULATION SINCE 2000 AND CONTINUES TO GROW.



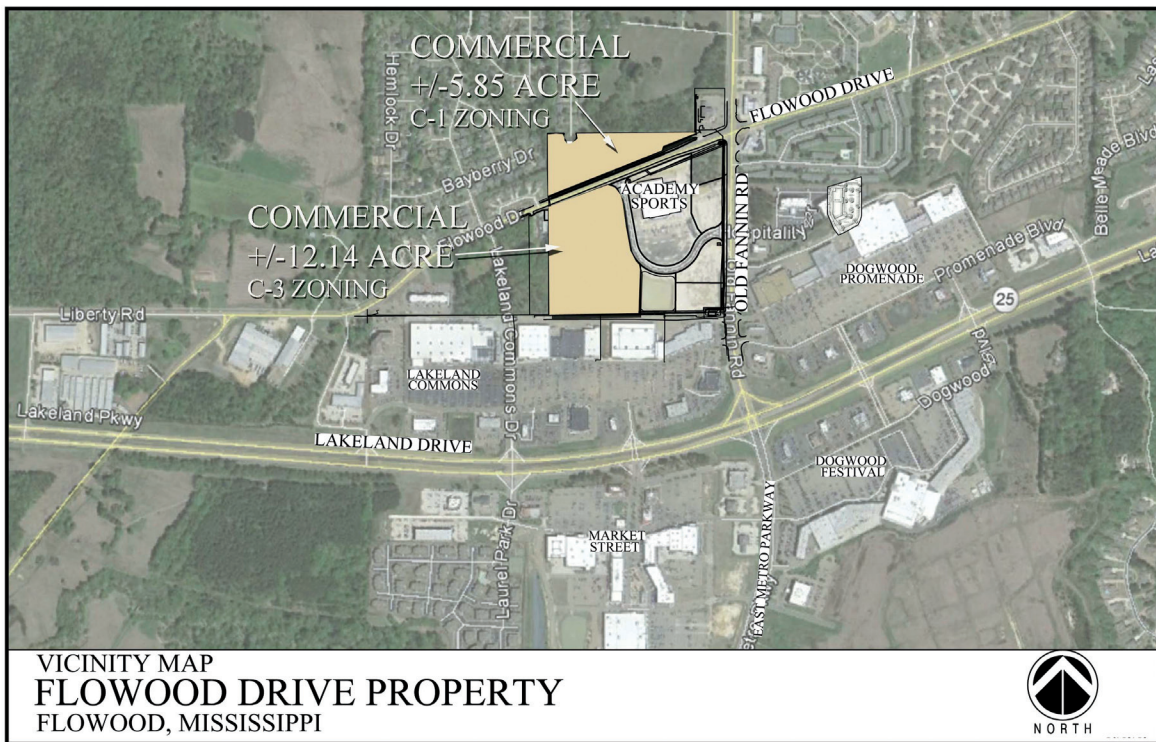
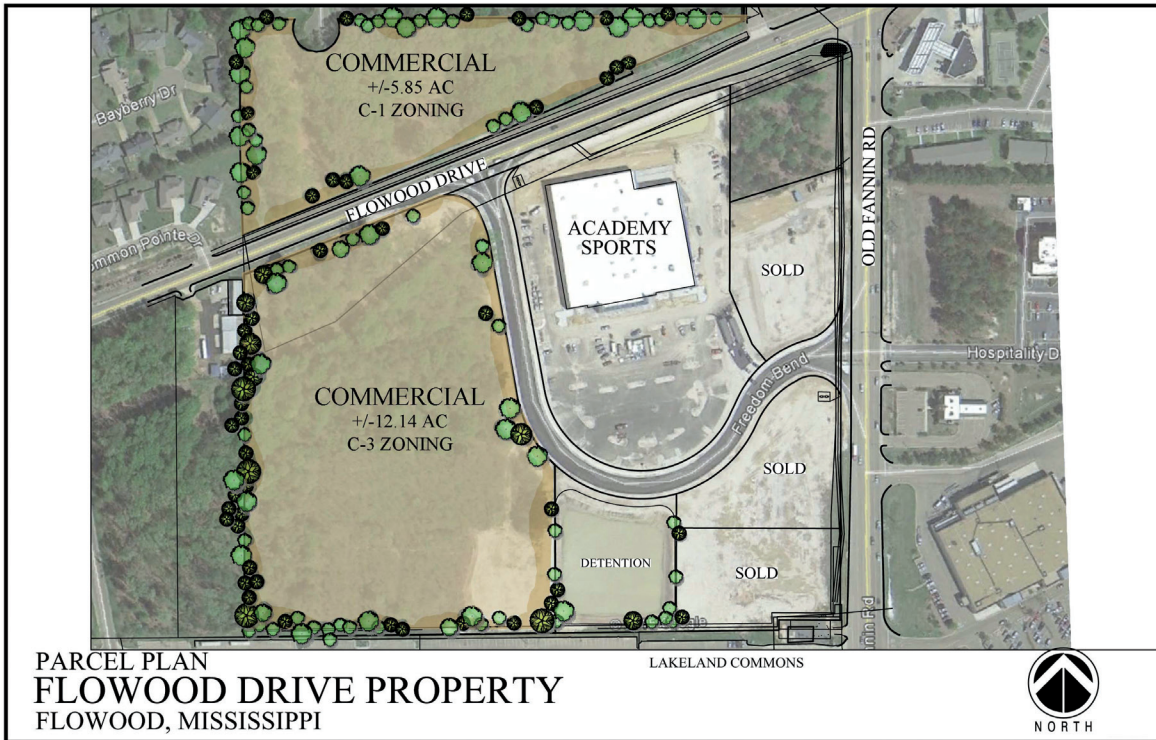
### 2015 DEMOGRAPHICS - ESRI

	1 MILE	3 MILE	5 MILE
POPULATION	2,799	16,603	73,991
AVG. HOUSEHOLD INCOME	\$82,143	\$78,331	\$81,633



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**DUCKWORTH REALTY**  
LEASING ♦ MANAGEMENT ♦ REAL ESTATE INVESTMENTS

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