



# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with ParaSell, Inc. |  
A Licensed Mississippi Broker #23372



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5124 NORTH STATE STREET, JACKSON, MS 39206

# VACANT LAND

**FOR SALE** \$850,000 |

LEGACYCREA.COM





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## TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
ADDITIONAL PHOTOS	4
ADDITIONAL PHOTOS	5
ADDITIONAL PHOTOS	6
REGIONAL MAP	7
RETAILER MAP	8
AERIAL MAP	9
DEMOGRAPHICS MAP & REPORT	10
BACK PAGE	11

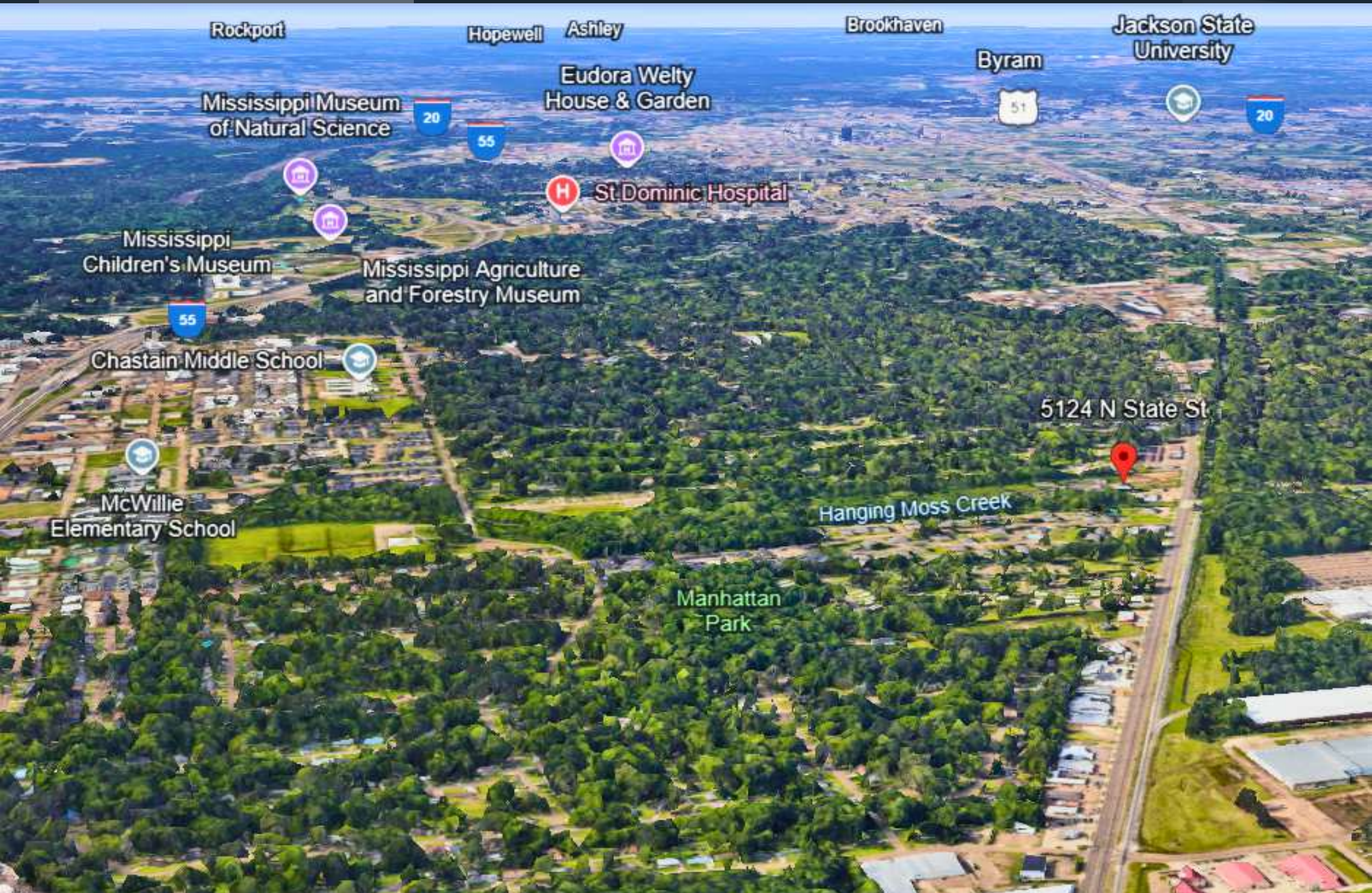
## JACKSON, MS

- 20.28 Acre Vacant Land Located in Jackson, MS - Zoned C-3
- 8,600+ People Reside within 1 Mile Radius of Site - 49,100+ People Reside within 3 Mile Radius of Site
- 61,100+ Daytime Employees within 3 Mile Radius of Site
- 21 Minute Drive to Jackson-Medgar Wiley Evers International Airport (12.1 Mile Distance)
- In Close Proximity To Triangle Plaza Shopping Center
- Located in a Dense Retail Corridor Surrounded by Several National Tenants Including Walmart, Target, McDonald's, Starbucks, and Many More

### PROPERTY DETAILS

Land Area:	20.28 Acres
Price:	\$850,000
Price (PSF):	\$0.96





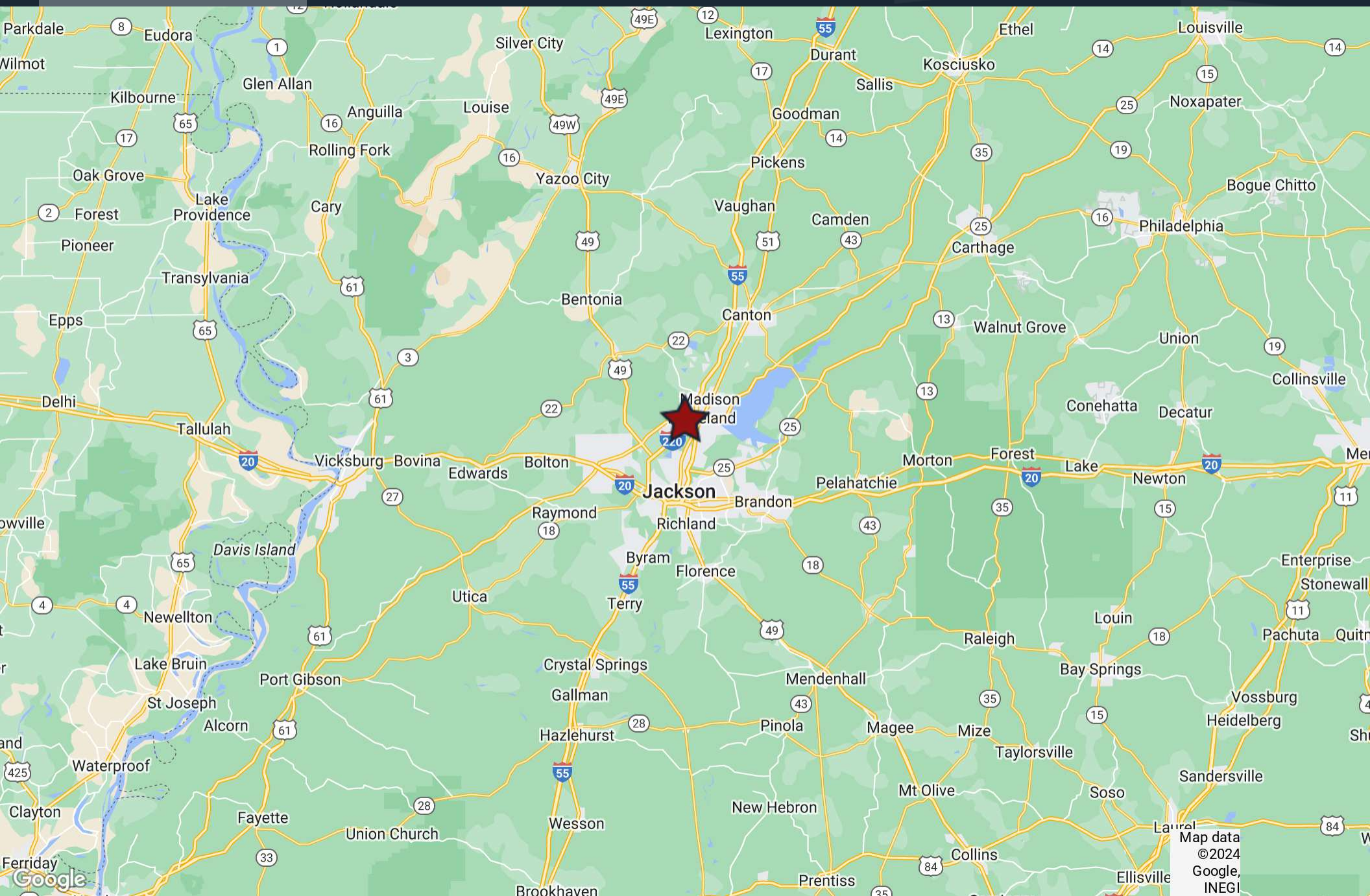












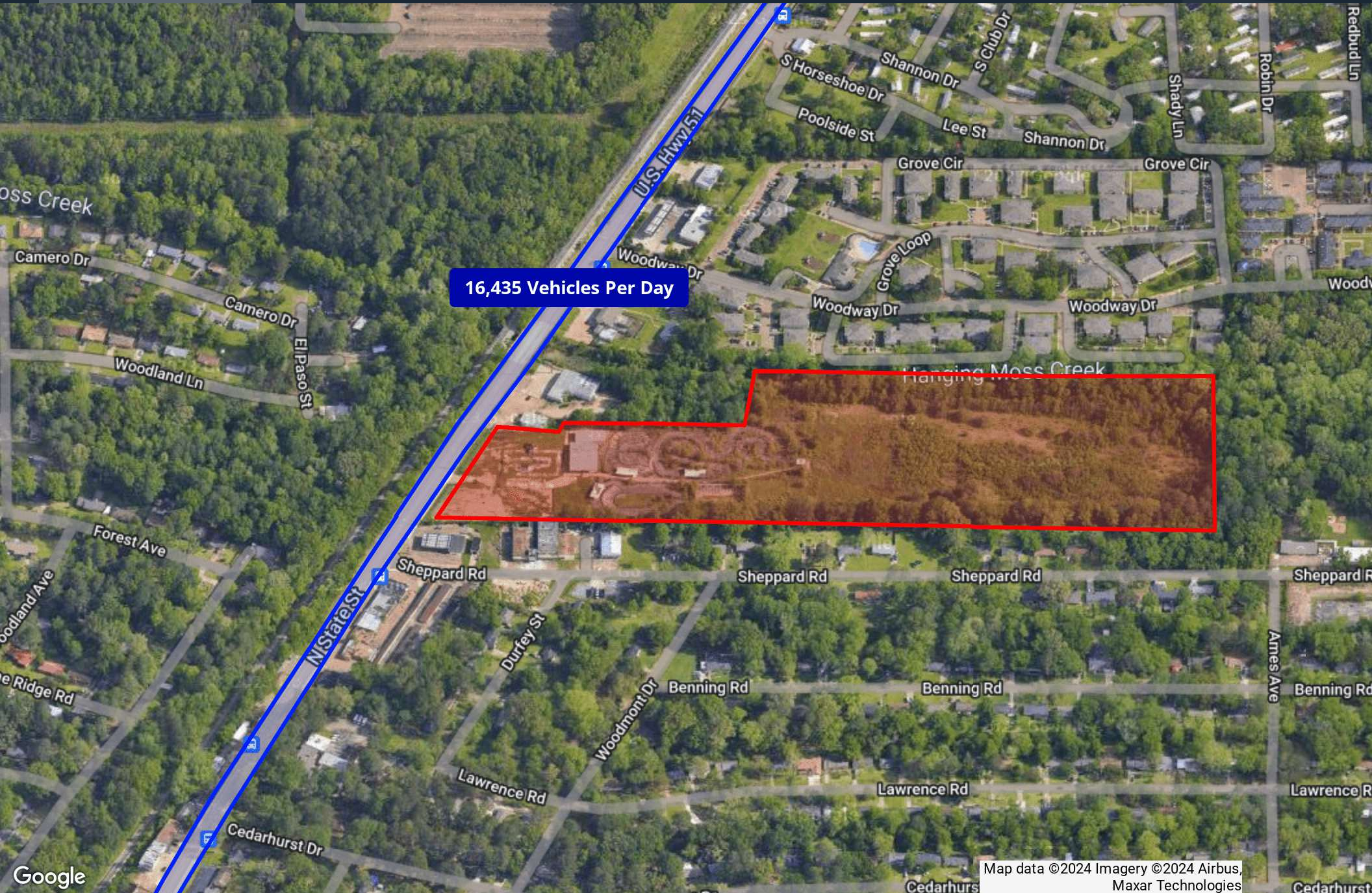




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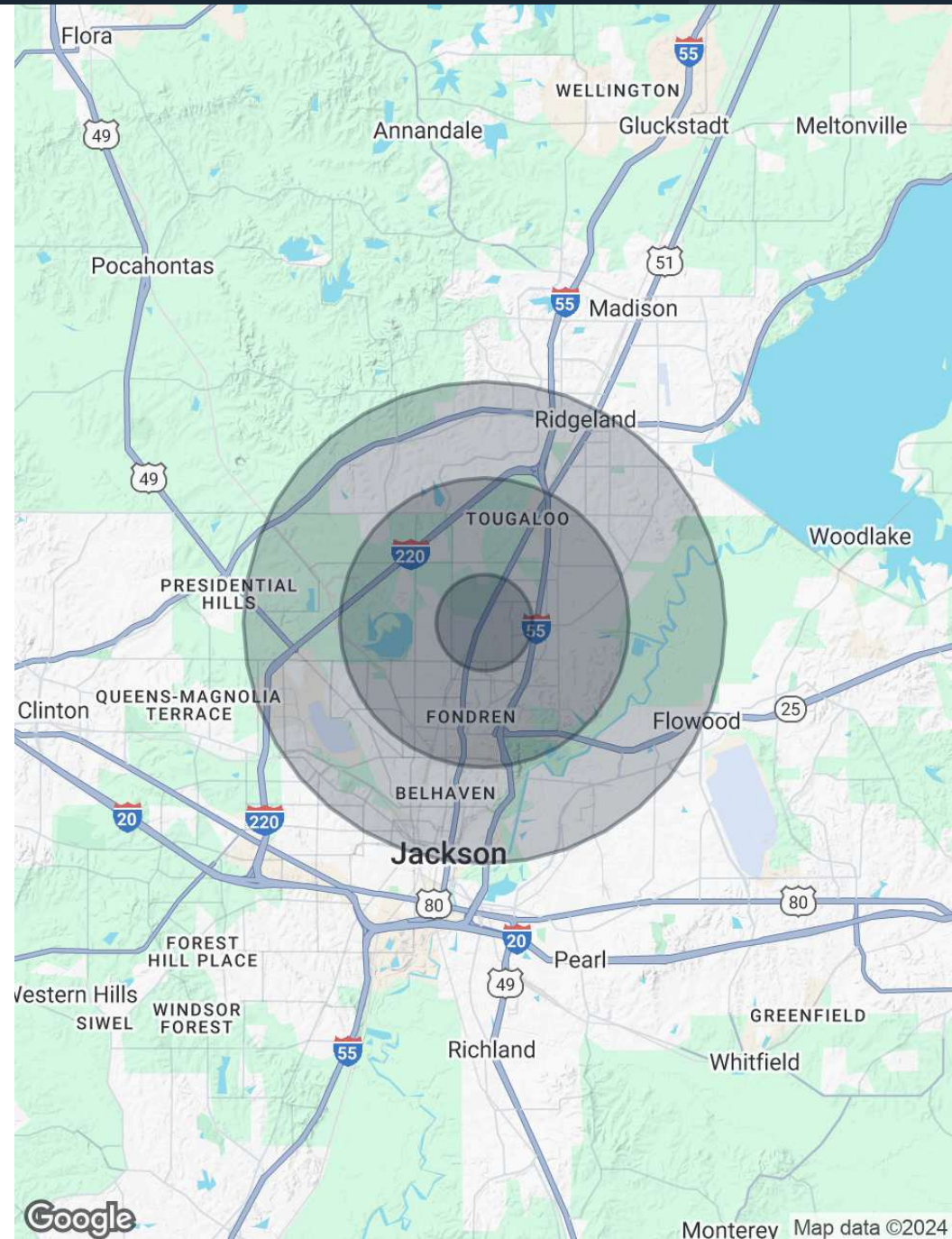
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,679	49,184	103,023
Average Age	37	40	40
Average Age (Male)	36	38	39
Average Age (Female)	38	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,692	21,349	45,271
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$49,192	\$65,739	\$62,300
Average House Value	\$132,422	\$218,683	\$219,941

Demographics data derived from AlphaMap







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