

# LOT FOR SALE



READY FOR DEVELOPMENT

WESTBERRY 3 - 4578 GOODMAN ROAD W • HORN LAKE, MS 38637

Lot Size: 2.9 +/- Acres

Price: \$636,000 / \$5 per SF

Cross Streets: Hwy 302 and Horn Lake Rd

Type: Commercial

Zoning: C-4

APN: 108929000 0000109



## RHODES THOMPSON

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## Property Description

Our expert commercial real estate team is excited to introduce the Westberry Development! At this location, you will find a great opportunity that certainly will entertain numerous ways for development. This 2.9 +/- acre lot flanks an existing popular skating rink and Walmart Supercenter. This lot provides a prime location for retail development with approximately 235 feet of road frontage facing highly traveled Goodman Road.

## Location Overview

This lot is located just three miles from Highway 51, next to Skate Odyssey and in close proximity to a Walmart Supercenter in Horn Lake, Mississippi!

## Highlights

- Prime commercial location
- Endless development potential
- Approximately 20,000 CPD







Westberry 3 - 4578 Goodman Rd W



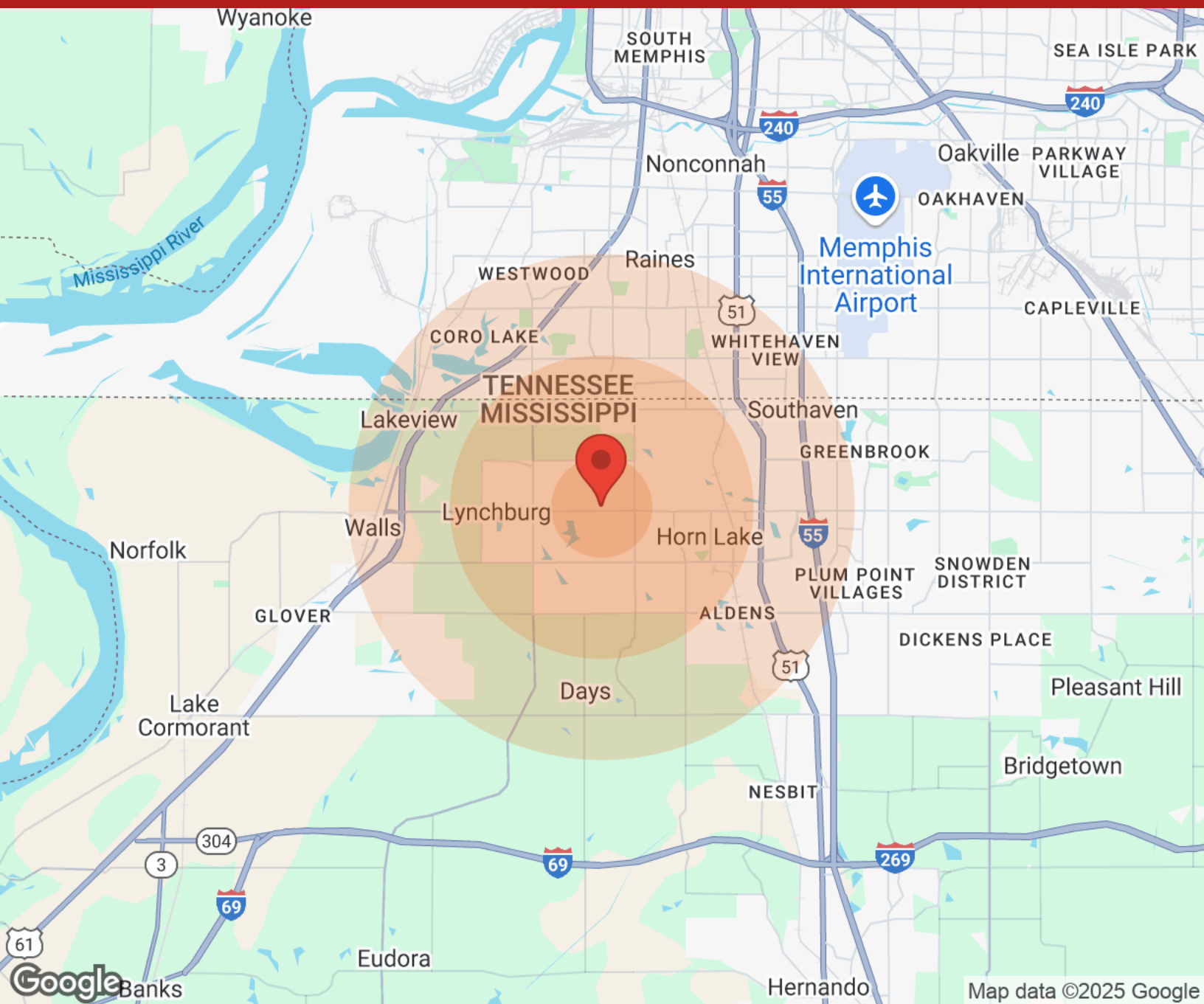
## Property Overview

Great commercial location!

Endless development potential!

Approximately 235 feet of frontage on Goodman Road!

# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,867	18,135	49,457
Female	4,091	18,876	54,018
Total Population	7,958	37,011	103,475

Income	1 Mile	3 Miles	5 Miles
Median	\$49,442	\$49,078	\$45,166
< \$15,000	270	1,448	4,866
\$15,000-\$24,999	316	1,251	4,833
\$25,000-\$34,999	227	1,411	4,778
\$35,000-\$49,999	336	2,373	6,388
\$50,000-\$74,999	959	2,935	8,231
\$75,000-\$99,999	411	1,884	4,443
\$100,000-\$149,999	286	1,132	3,207
\$150,000-\$199,999	43	187	604
> \$200,000	N/A	49	136

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,749	13,056	39,645
Occupied	2,555	12,144	36,881
Owner Occupied	1,929	8,876	24,431
Renter Occupied	626	3,268	12,450
Vacant	194	912	2,764

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





Skate Odyssey  
in Lake & After...

Walmart

Kroger

SKATE  
Odyssey

Captain D's

W

Pizza Hut  
Waffle House

DG  
CAREERS

302

Goodman Rd

Horn Lake Rd

ALDI

Regions

TomThumb

Horn Lake  
Intermediate School

Shadow Oaks  
Elementary School

Planet Fitness