

BASS PRO DRIVE

PEARL, MS



0.93 Acre Land Site
Available For Sale

BASS PRO DRIVE

AMENITIES & DEMOGRAPHICS

Amenities:

- Asking Price: \$17.50/SF
- Area Anchored by Bass Pro, Trustmark Park, Sam's Club and The Outlets of MS
- Bass Pro encompasses 612,000 visits per year with an average dwell time of 41 minutes per visit.
- The adjacent Huey Magoo's is the most frequented Huey Magoo's statewide
- High visibility with close proximity to HWY 49, HWY 80, I-55
- Major Area Retailers include: Nike, Cole Haan, Ann Taylor, American Eagle, Ralph Lauren, and Coach
- Pad ready site; utilities immediately available

Traffic Counts:

- I-20 – 43,533 VPD
- HWY 80 – 14,252 VPD
- Bass Pro Drive – 7,036 VPD

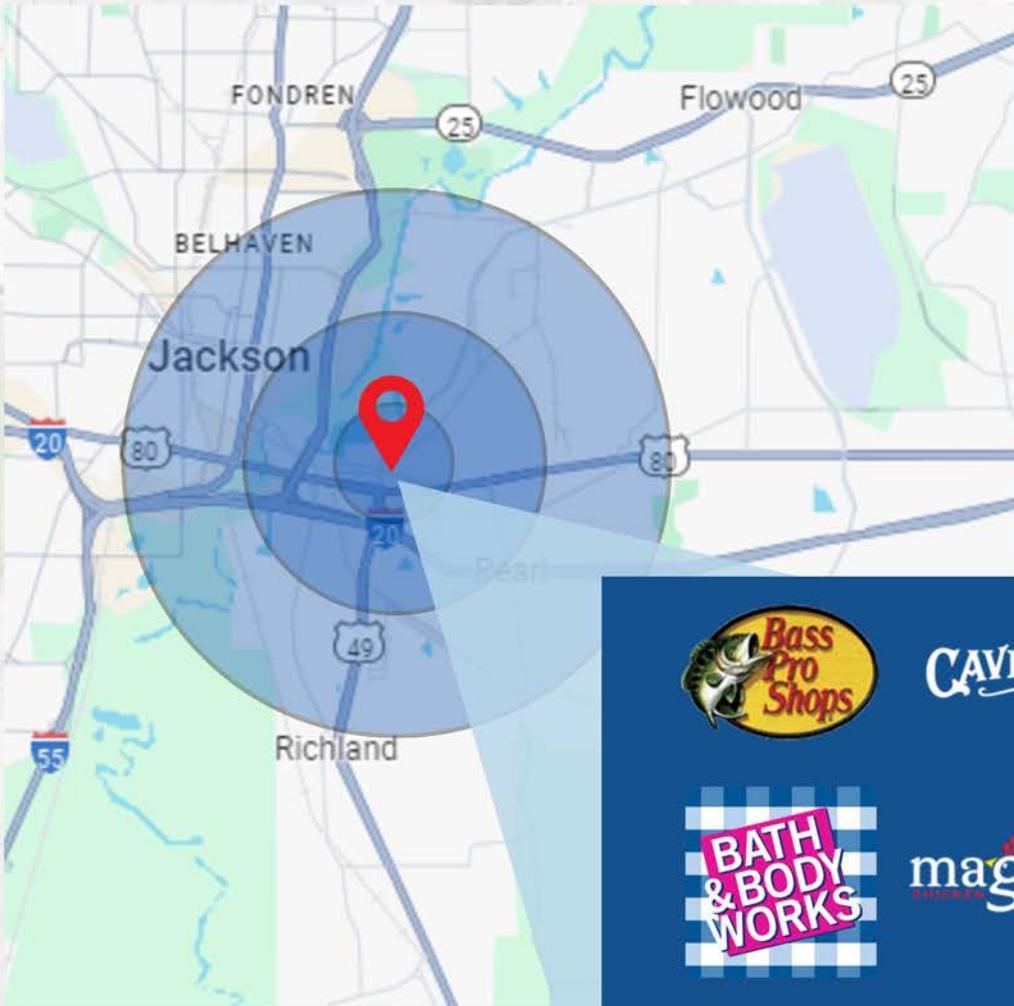


Demographics:

Distance	Population	Households	Labor Force
1 mile	1,032	382	98.6%
3 miles	22,274	8,897	94.5%
5 miles	70,141	29,256	91.5%

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AMENITIES MAP



This pad-ready site includes utilities that are available for immediate use. Also, the site's curb cut has already been pre-approved by the city.

Known as the "Jewel of the Crossroads," Pearl, Mississippi, is the most populated city in Rankin County and the 12th most populated city in the state, offering immediate access to Jackson International Airport.



CAVENDER'S



huey magoos
CHILDREN'S FASHION



H Holiday Inn



Marshalls

COACH

BASS PRO DRIVE

CONTACT INFORMATION



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