



McMillon Road Madison, MS

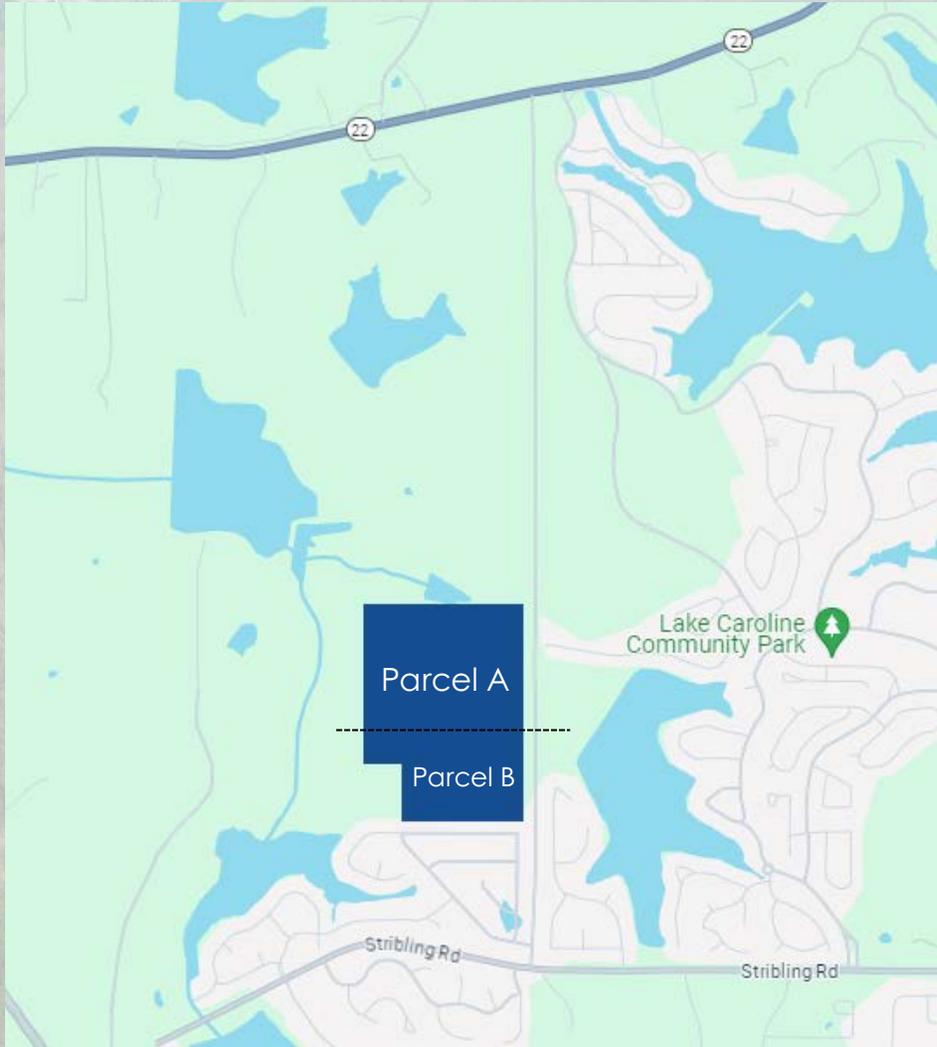
200 Acre Residential Land Site
Available For Sale

McMillon Road

Aerial Photograph



McMillon Road



Parcel A ID: 081B-10-002/00.00

Lot size: 146 acres

Price Per Acre: \$20,000

Total Price: \$2,920,000

Parcel B ID: 081E-15-003/02.00

Lot size: 54 acres

Price Per Acre: \$25,000

Total Price: \$1,350,000

Traffic Counts:

Gluckstadt Road: approx. 4,800 VPD

MS-463: approx. 10,000 VPD

Catlett Road: approx. 12,000 VPD

McMillon Road

Demographics:

Distance	Population	Average Household Income
1 mile	11,362	\$134,236
3 miles	42,887	\$145,192
5 miles	59,870	\$139,465

Amenities and Benefits:

- 5 miles from the "Town of Livingston" development
- Adjacent proximity to "Lake Caroline", a residential community encompassing an 835 acre lake, where residents enjoy boating, fishing and other water sports
- The Lake Caroline development spreads across approximately 3,000 acres and includes: Mermaid Café Restaurant, an 11 acre park , a championship golf course, pools, playgrounds, tennis courts and more
- Currently zoned "Residential Estate"
- Approximately 22,059 households within a 7 mile radius

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Contact Information



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About Kerioth:

Kerioth Corporation, headquartered in Ridgeland, MS, is a diversified investment and services company with multiple business lines including commercial real estate, development, brokerage, property management, construction management, hospitality, medical, and fitness.

