

8.72 AC GOODMAN ROAD RETAIL LAND

Goodman Road, Olive Branch, MS 38654



PROPERTY DESCRIPTION

Great 8.72 +/- AC lot at the corner of Goodman Road and Malone Road that has the potential to be either a residential development or a highly visible retail lot. This lot does have a ditch running through it. The portion of Goodman Road that is home to this lot spans 570 feet and sees 34,000 cars per day. Utilities: 3" water main on Faye Drive and Sewer on Property with manhole on Faye Drive

PROPERTY HIGHLIGHTS

- 400 foot frontage on Goodman Rd
- Zoned C-4 on the front
- Zoned A/R on back with access to Faye Drive
- Over 45,000 cars per day on Goodman
- Just minutes from I-22, I-269 and I-55

LOCATION DESCRIPTION

400 ft frontage on Goodman Rd

OFFERING SUMMARY

Sale Price:	\$3.00 / SF
Lot Size:	8.72 Acres
Zoning:	C-4

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	922	18,276	153,374
Total Population	2,584	50,566	415,412
Average HH Income	\$79,756	\$73,329	\$56,236

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.

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LAND FOR SALE

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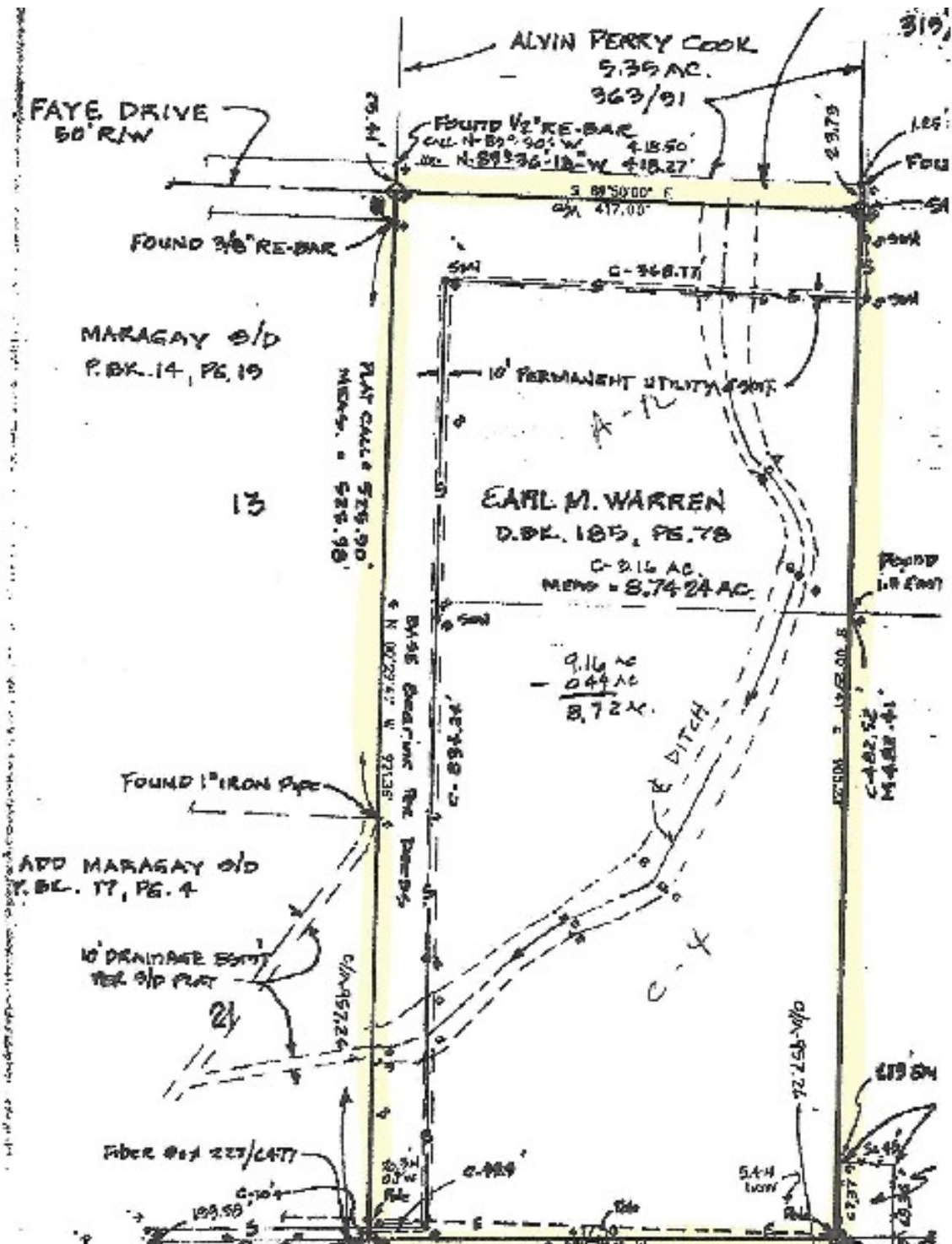
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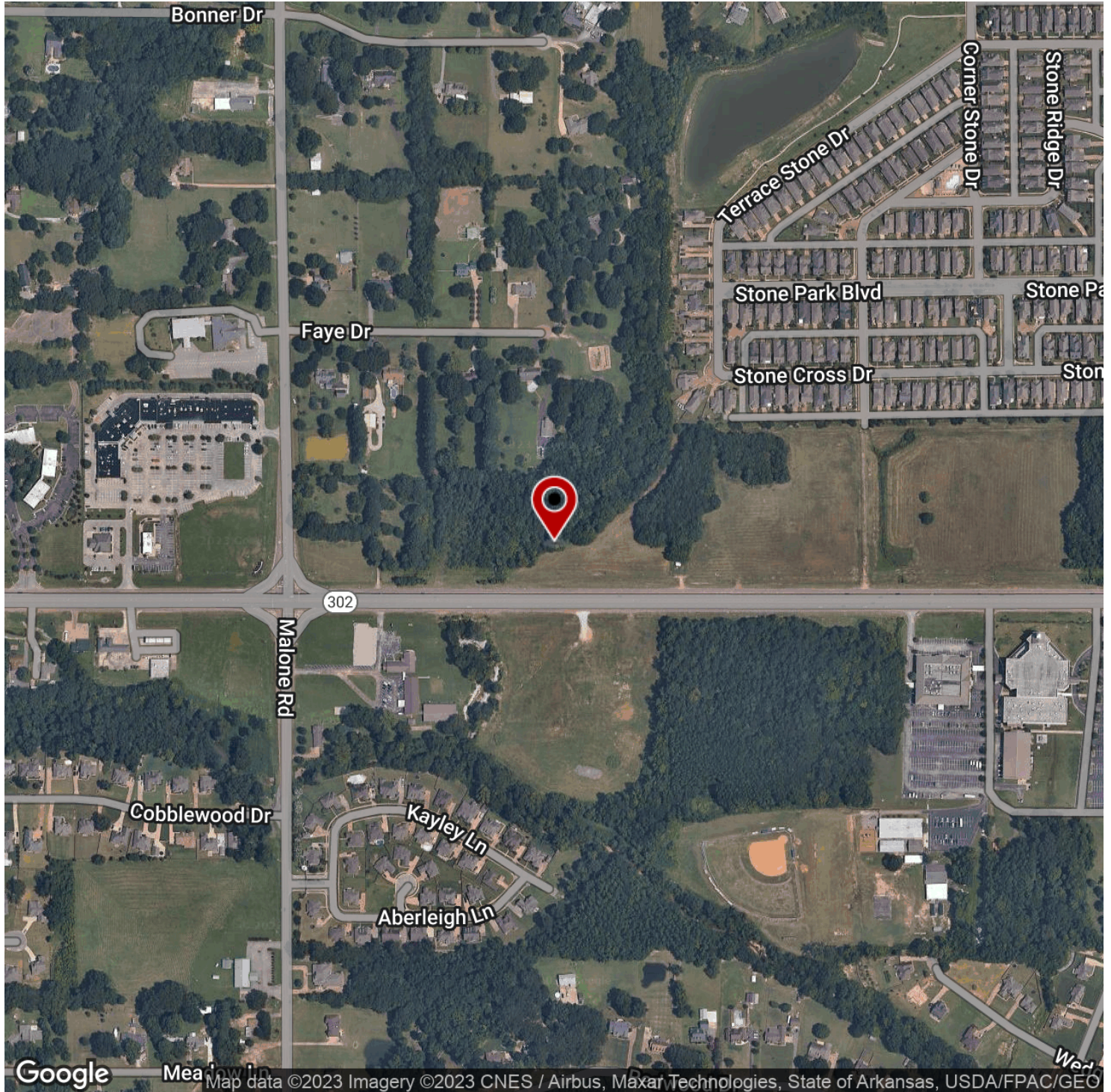
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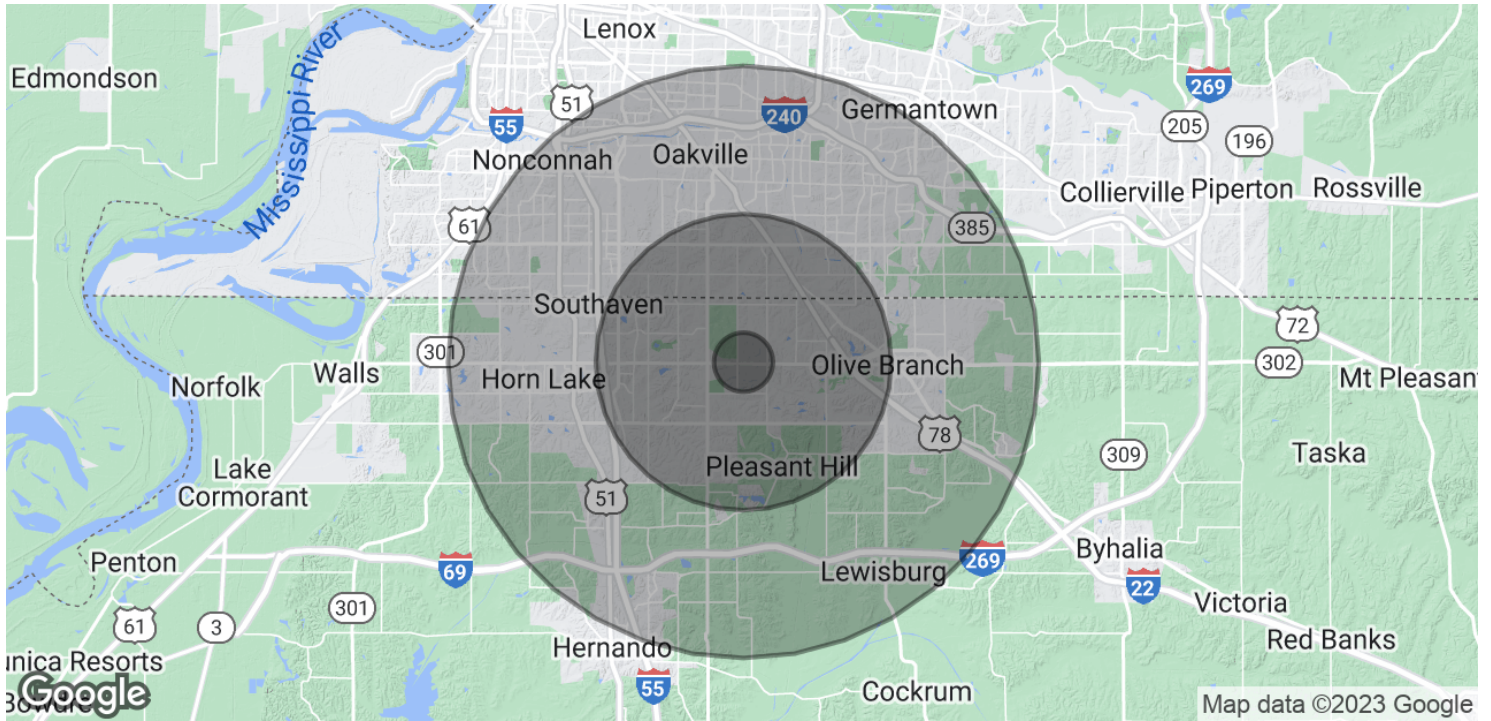
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,584	50,566	415,412
Average Age	36.5	36.6	33.2
Average Age (Male)	34.0	34.2	31.0
Average Age (Female)	37.9	38.0	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	922	18,276	153,374
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$79,756	\$73,329	\$56,236
Average House Value	\$188,372	\$179,955	\$137,765

* Demographic data derived from 2020 ACS - US Census

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