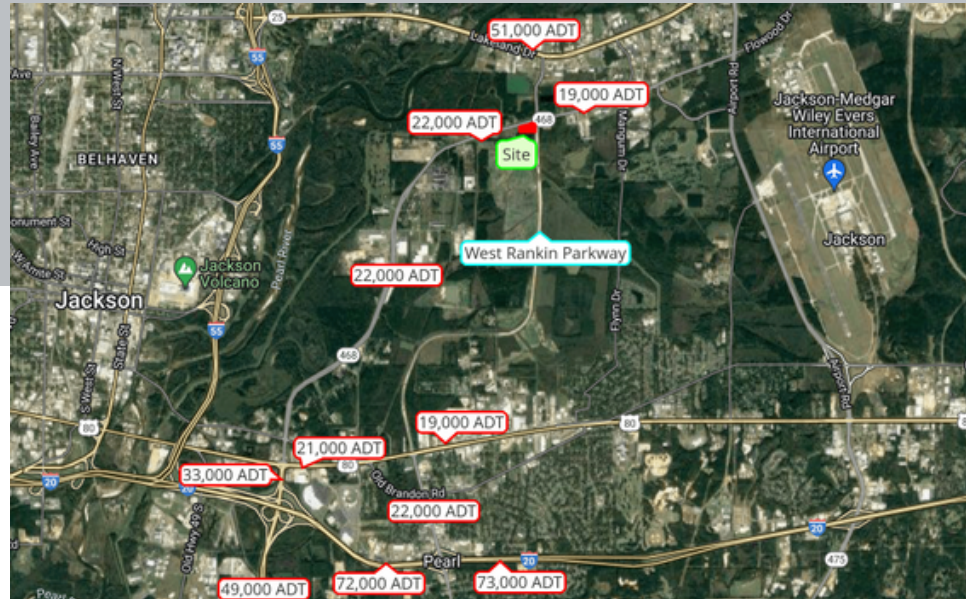


LAND FOR SALE



# FLOWOOD DRIVE & TREETOPS BOULEVARD

Flowood, MS 39232

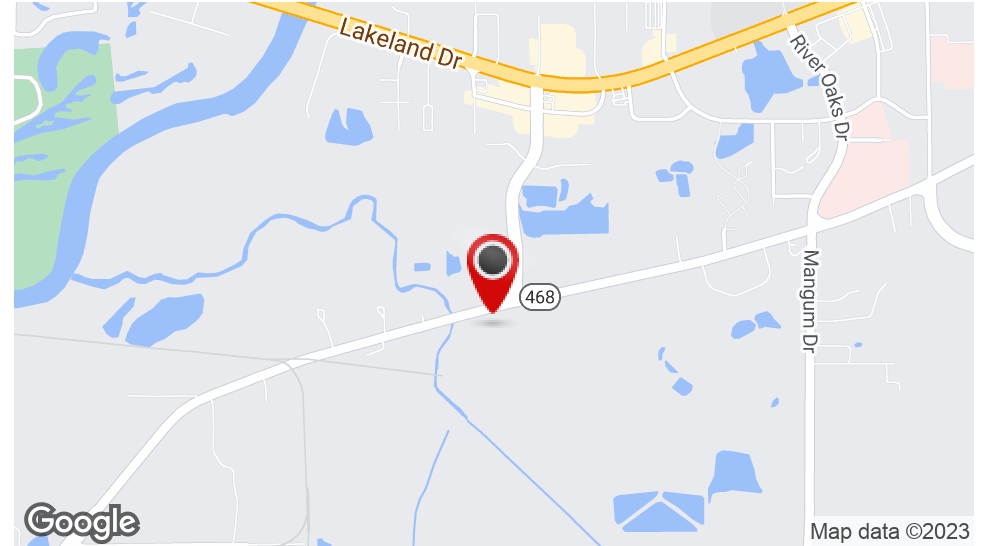
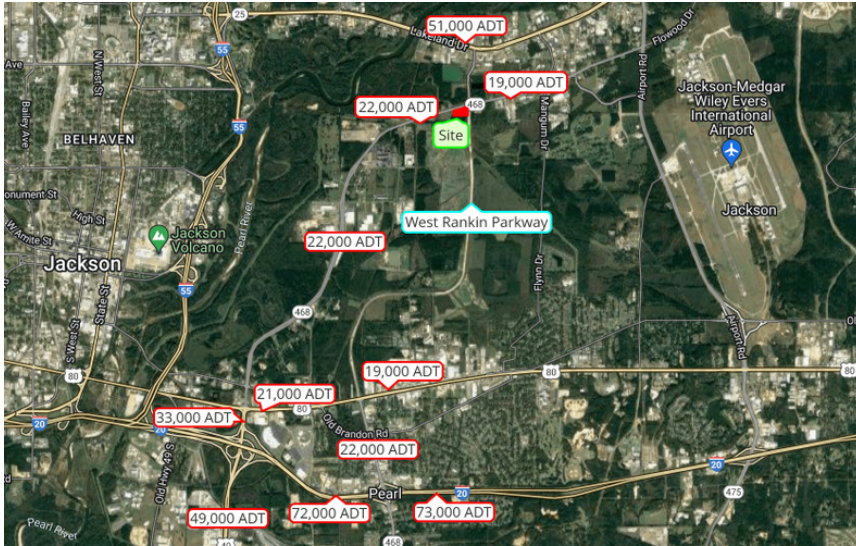
**JOHN MICHAEL HOLTMANN**

Principal  
601.914.0800  
johnmichael@duckworthrealty.com

**DUCKWORTH**  
REALTY

# FLOWOOD DRIVE & TREETOPS BOULEVARD

Flowood, MS 39232



## OFFERING SUMMARY

Sale Price:	Inquire for Pricing
Lot Size:	12.47 Acres
Zoning:	C-3

## PROPERTY OVERVIEW

The property sits on the hard corner of Flowood Drive and the still being built West Rankin Parkway. The Property already experiences high traffic counts of 22,000 vehicles daily, which will only increase once the \$17 million project is complete. The local market surrounding the Property is well diversified; industrial developments dot the landscape to the West, Retail, Lodging, and Office spaces are focused just North, and sprawling medical complexes and two hospitals are just East of the Property. Once complete, the West Rankin Parkway will connect Lakeland Drive (51,000 ADT) to US 80 (19,000 ADT) and N Pearson Rd. (22,000 ADT), and subsequently I-20 (73,000 ADT), further tying the cities of Flowood, Pearl, and Downtown Jackson into one another. The property would be great for any number of uses; Gas Station, QSR, Retail, Hospitality, and many more. Don't let this exceptional opportunity pass you by, Give us a Call Today!

## PROPERTY HIGHLIGHTS:

- SIGNALIZED INTERSECTION
- HARD CORNER
- NEW TRAFFIC PATTERNS

## JOHN MICHAEL HOLTMANN

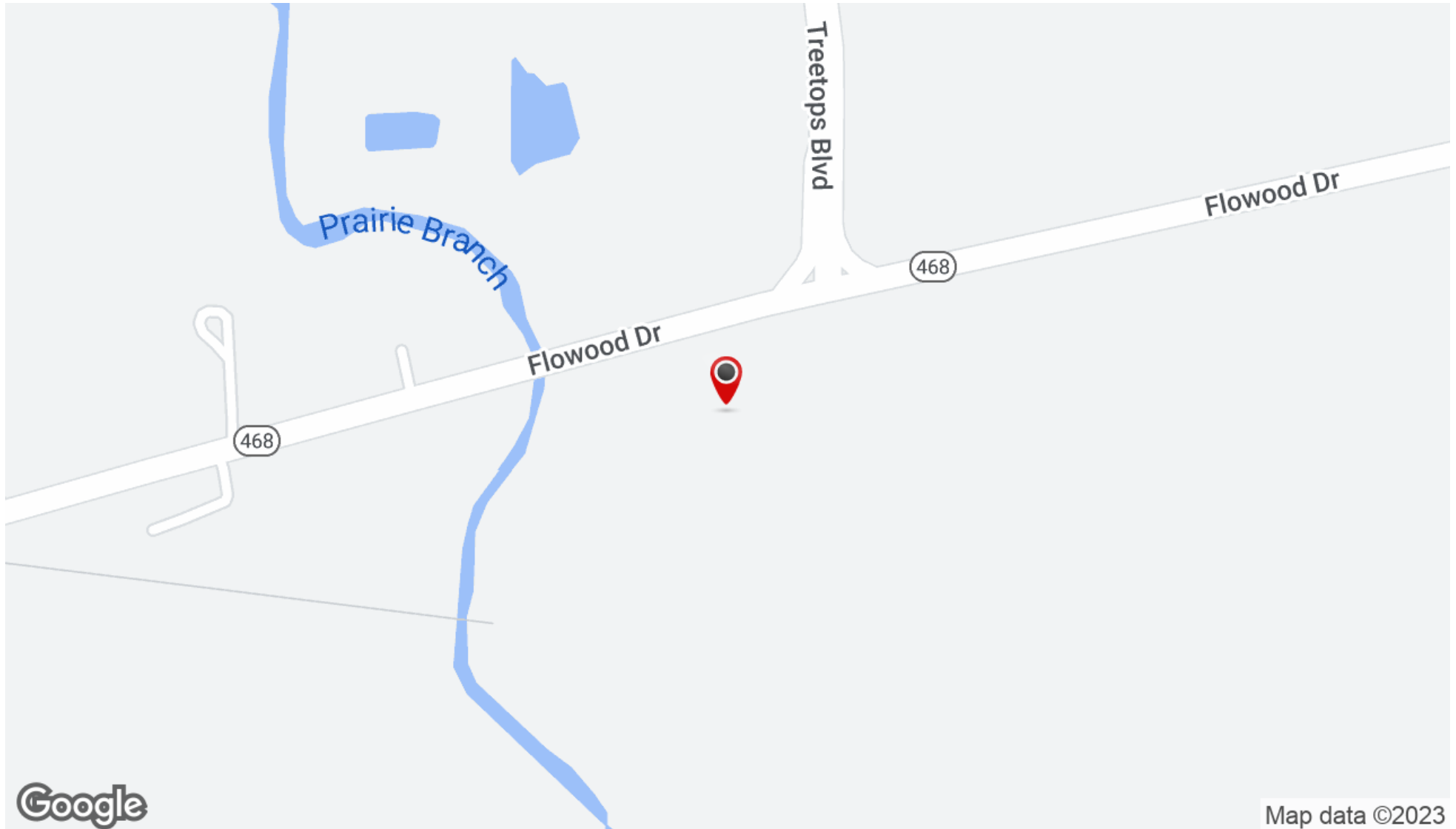
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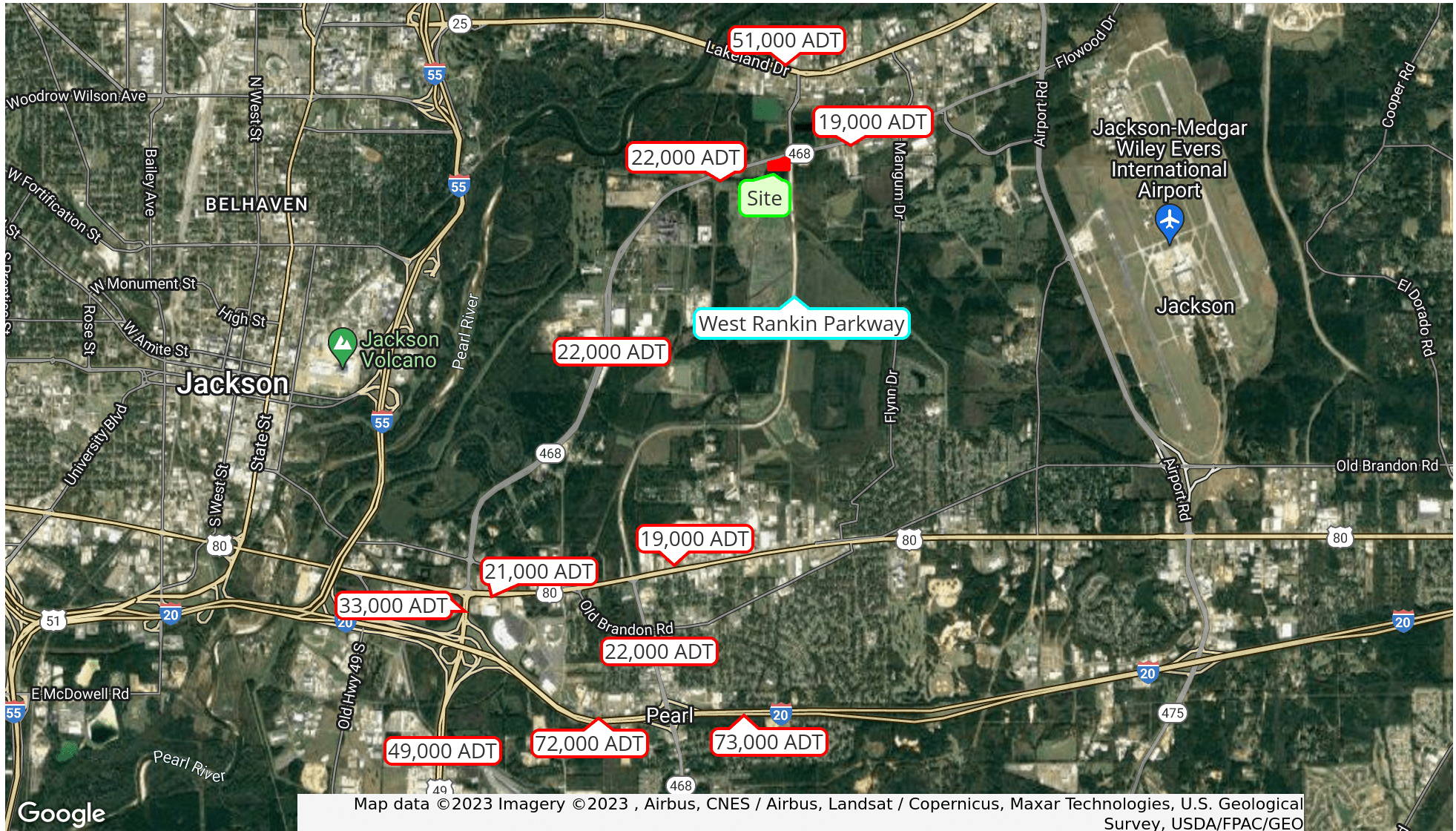
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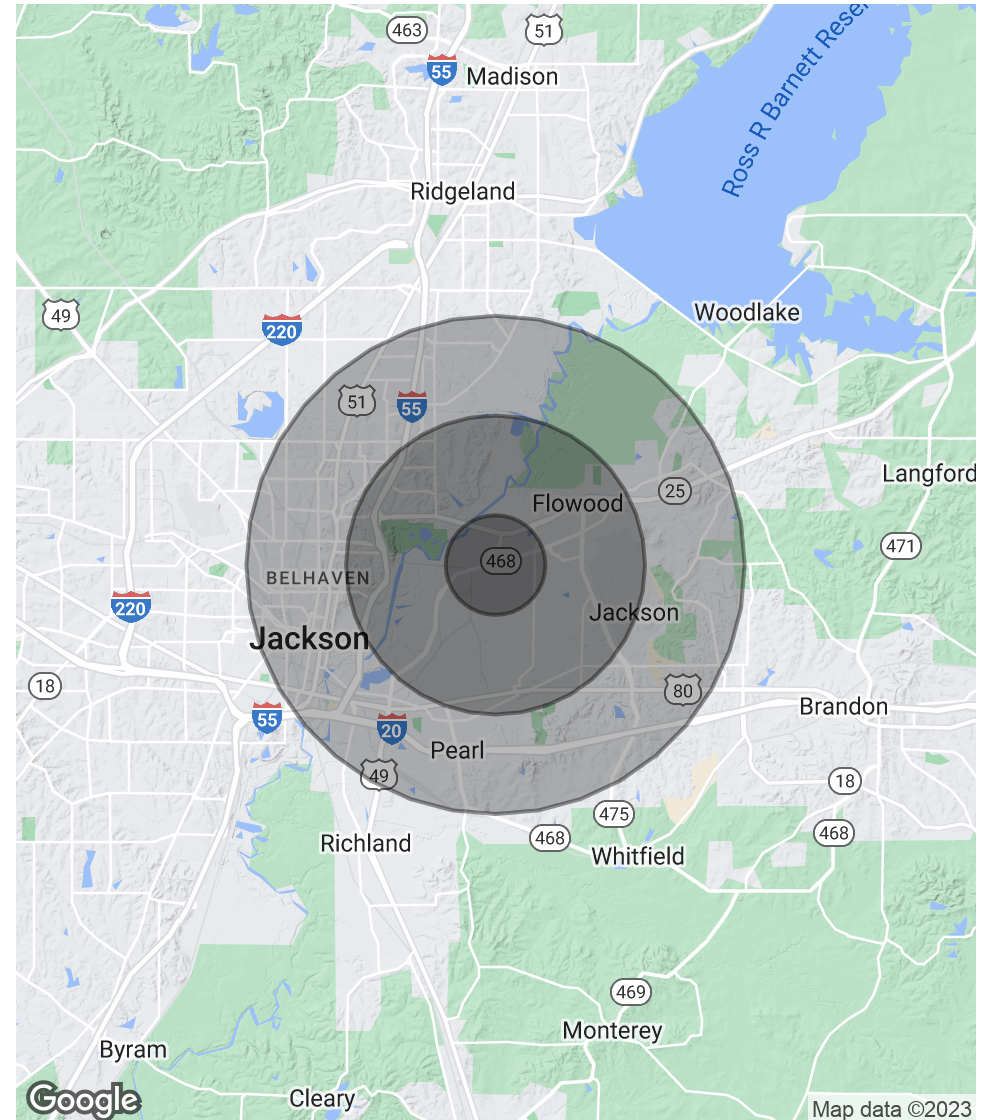
Flowood, MS 39232

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	712	17,381	90,082
Average Age	33.6	38.2	37.1
Average Age (Male)	33.8	37.2	37.1
Average Age (Female)	32.8	39.9	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	330	7,903	42,462
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$57,951	\$89,386	\$61,148
Average House Value	\$62,065	\$200,112	\$140,957

*\* Demographic data derived from 2020 ACS - US Census*



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