

For Sale

Hwy 35 & I-20 Land - Forest, MS



PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present a premier commercial development site positioned at the high-visibility corner of Interstate 20 and Highway 35 in Forest, Mississippi. This ± 6.57 -acre parcel offers unmatched development potential with direct ingress/egress from Hwy 35 and extensive frontage along both Hwy 35 and I-20. With an impressive 21,000 vehicles per day (VPD) along I-20, the property's strategic location ensures exceptional visibility, accessibility, and exposure to steady traffic—making it a rare opportunity for a wide range of commercial uses.

With its corner positioning along a major transportation corridor, the site is ideally suited for:

Retail Centers or QSR Pad Sites

Large Truck Stops or Travel Centers

Flagged or Independent Hotel Development

To meet the needs of future users, a Build-to-Suit option is available, offering flexibility for tenants or owner-users seeking customized solutions. Surrounded by regional traffic and centrally located in Scott County, this parcel is well-positioned to capture both local demand and interstate travelers.

This property represents a unique chance to secure a prime commercial site at one of the most traveled intersections in Forest and Scott County. Whether you're an investor, developer, or owner-user, this site delivers the flexibility and long-term positioning

PROPERTY HIGHLIGHTS

- Size: ± 6.57 acres
- Frontage: Extensive visibility along I-20 & Hwy 35
- Traffic: $\pm 21,000$ VPD on I-20
- Access: Direct ingress/egress from Hwy 35
- Location: High-traffic corner parcel with regional exposure
- Zoning C-3

OFFERING SUMMARY

Sale Price:

Negotiable

Lot Size:

6.57 Acres

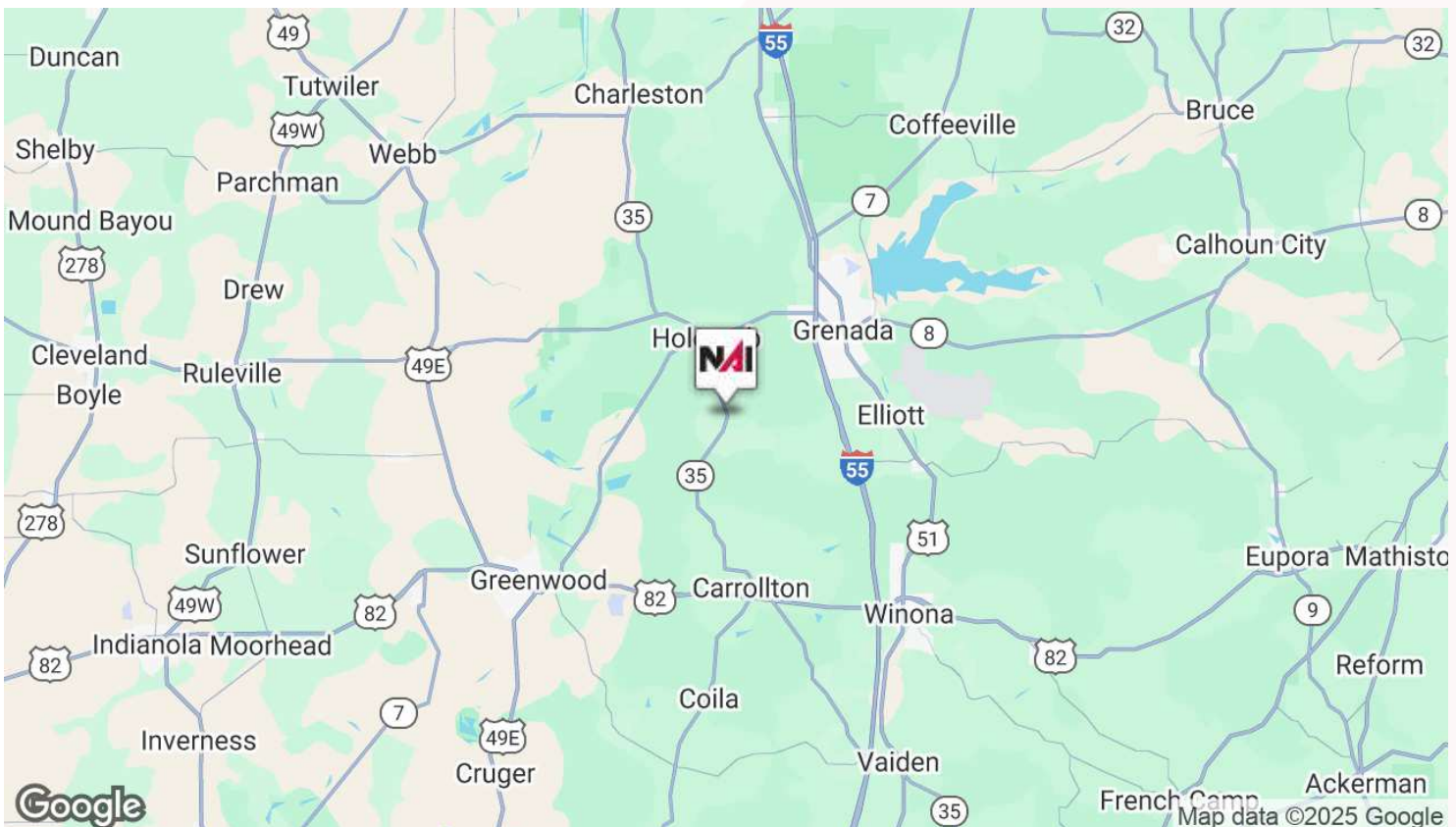
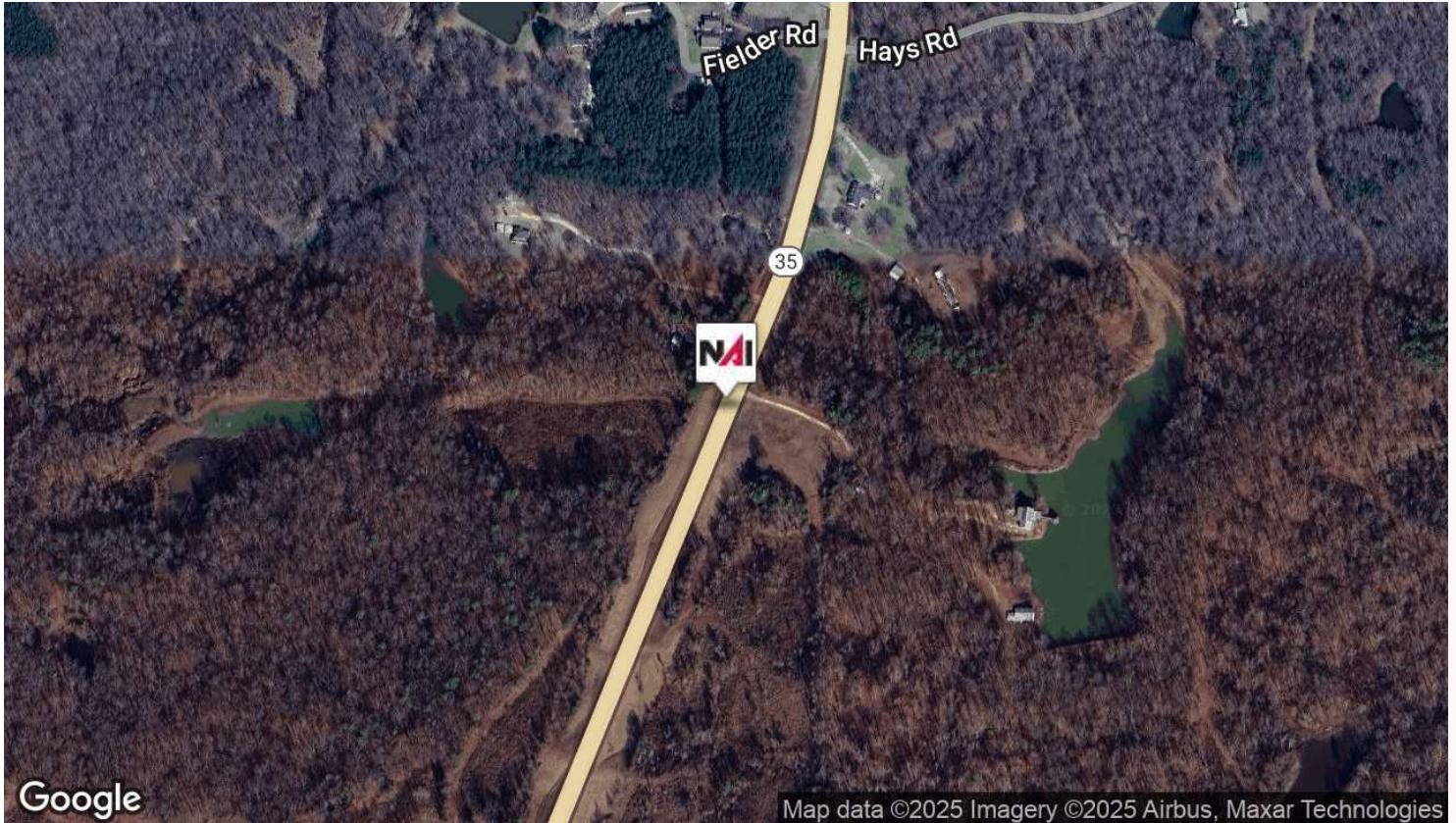
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Additional Photos



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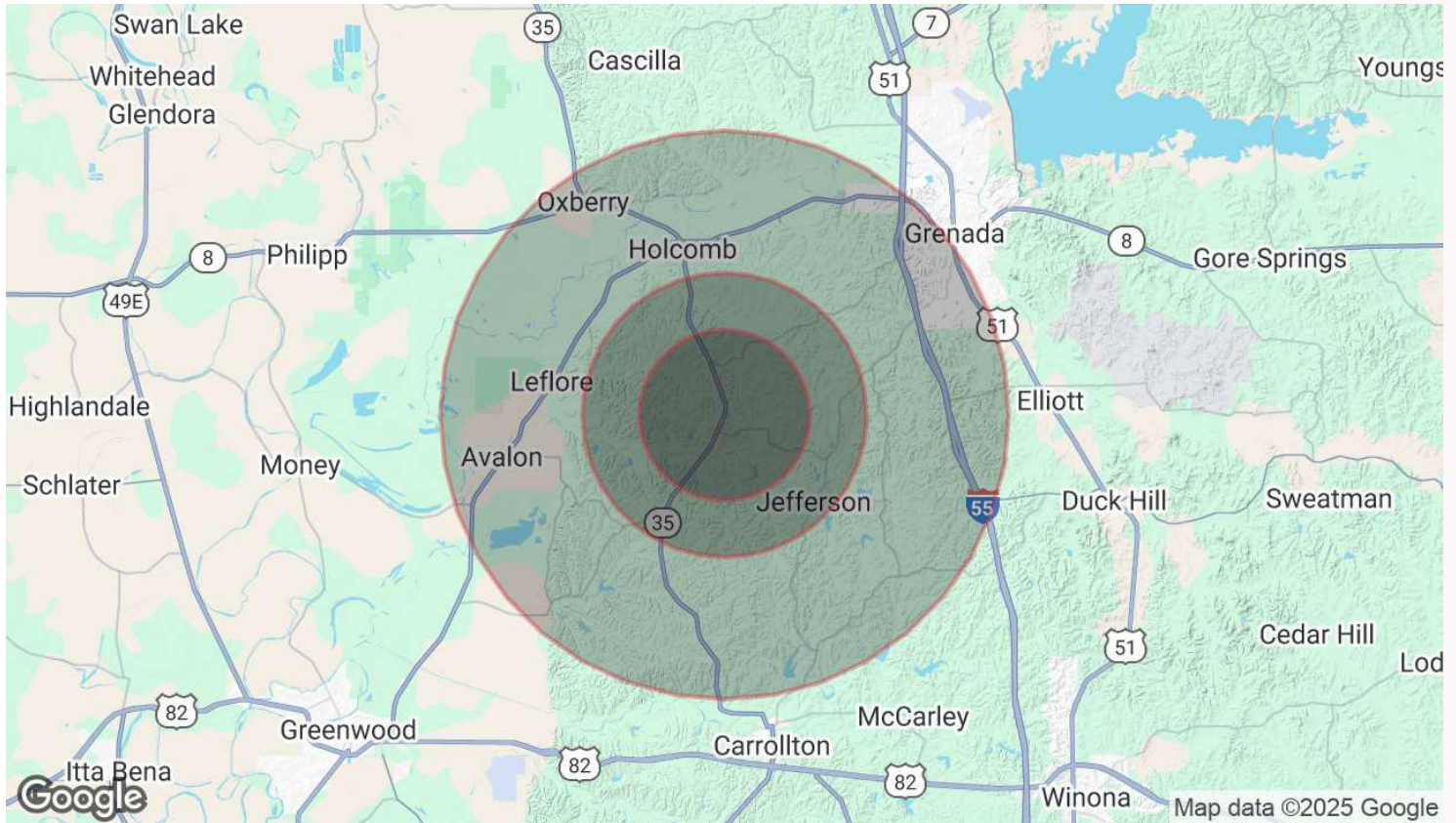
Location Maps



Retailer Map



Demographics



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	5,122	6,393	17,640
Average Age	35	36	37
Average Age (Male)	34	34	36
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	1,727	2,208	6,287
# of Persons per HH	3	2.9	2.8
Average HH Income	\$63,397	\$65,020	\$67,321
Average House Value	\$130,094	\$133,368	\$133,401

Demographics data derived from AlphaMap