

# FOR SALE



2 LOTS AVAILABLE

3030 GOODMAN ROAD W • HORN LAKE, MS 38637

## PROPERTY INFORMATION

Lot Sizes: Lot 3 - .42 +/- AC  
Lot 4 - .42 +/- AC

Price: \$395,000.00

Zoning: C-4

Traffic Count: 28,000 CPD



**RHODES THOMPSON**  
Commercial Agent  
(662) 892-4000  
rhodesthompson@outlook.com  
Mississippi

(901) 286-6200 - Main Office  
(901) 833-8000 - Cell

## Property Description

Excellent opportunity to purchase two side-by-side commercial lots on Goodman Road in Horn Lake, MS. Located minutes from I-55 and I-69, this site offers prime visibility and access within the dynamic North Mississippi market. With approximately 28,000 vehicles passing daily, this location is ideal for retail, service, or investment use.

## Location Overview

These C-4 zoned lots offer high-visibility frontage on Goodman Road, one of Horn Lake's most active commercial corridors. The area supports strong retail potential and long-term growth.

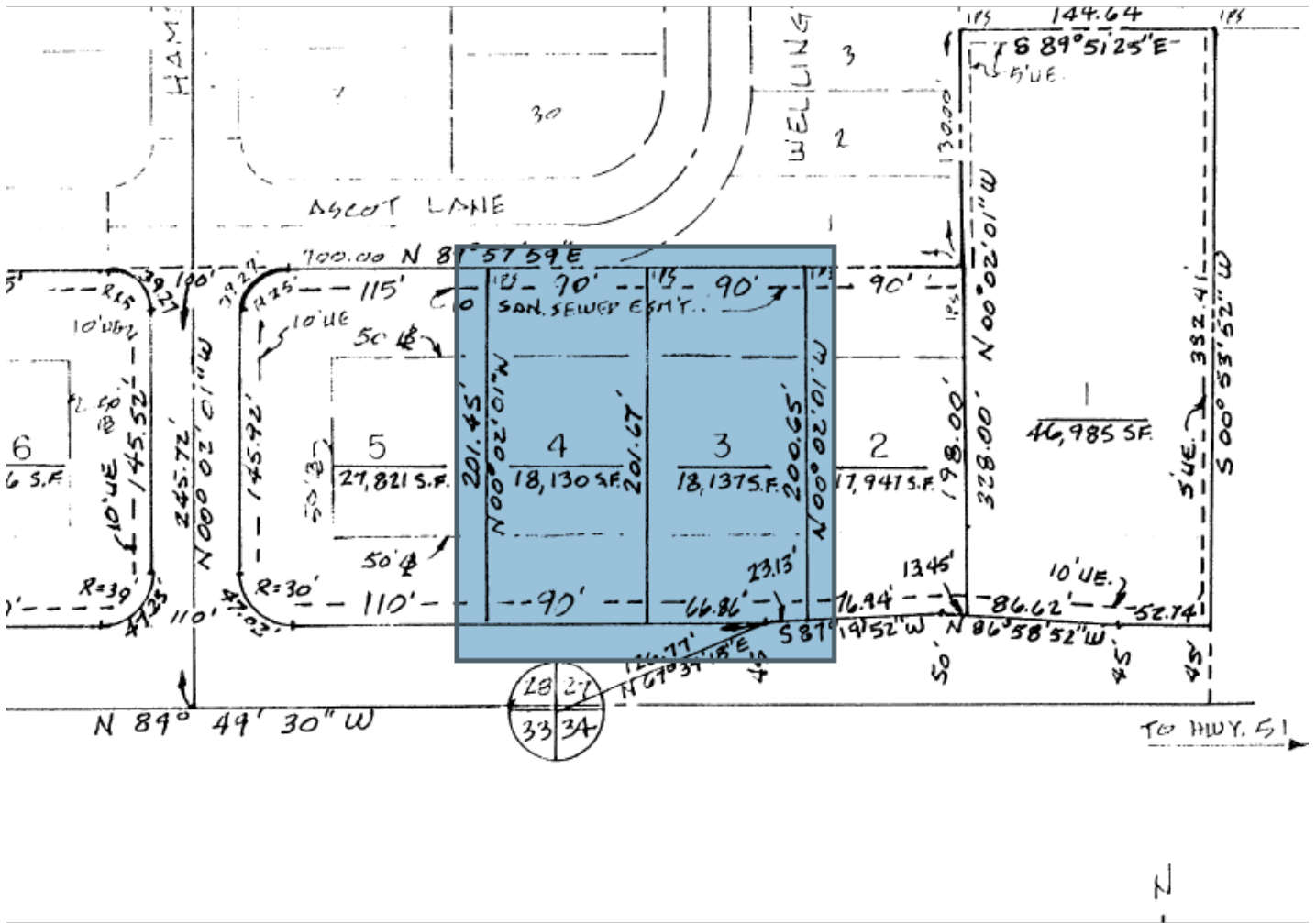
## Highlights

- 2 lots totaling .84 +/- AC
- Potential to subdivide
- Strategic investment opportunity
- High visibility and accessibility

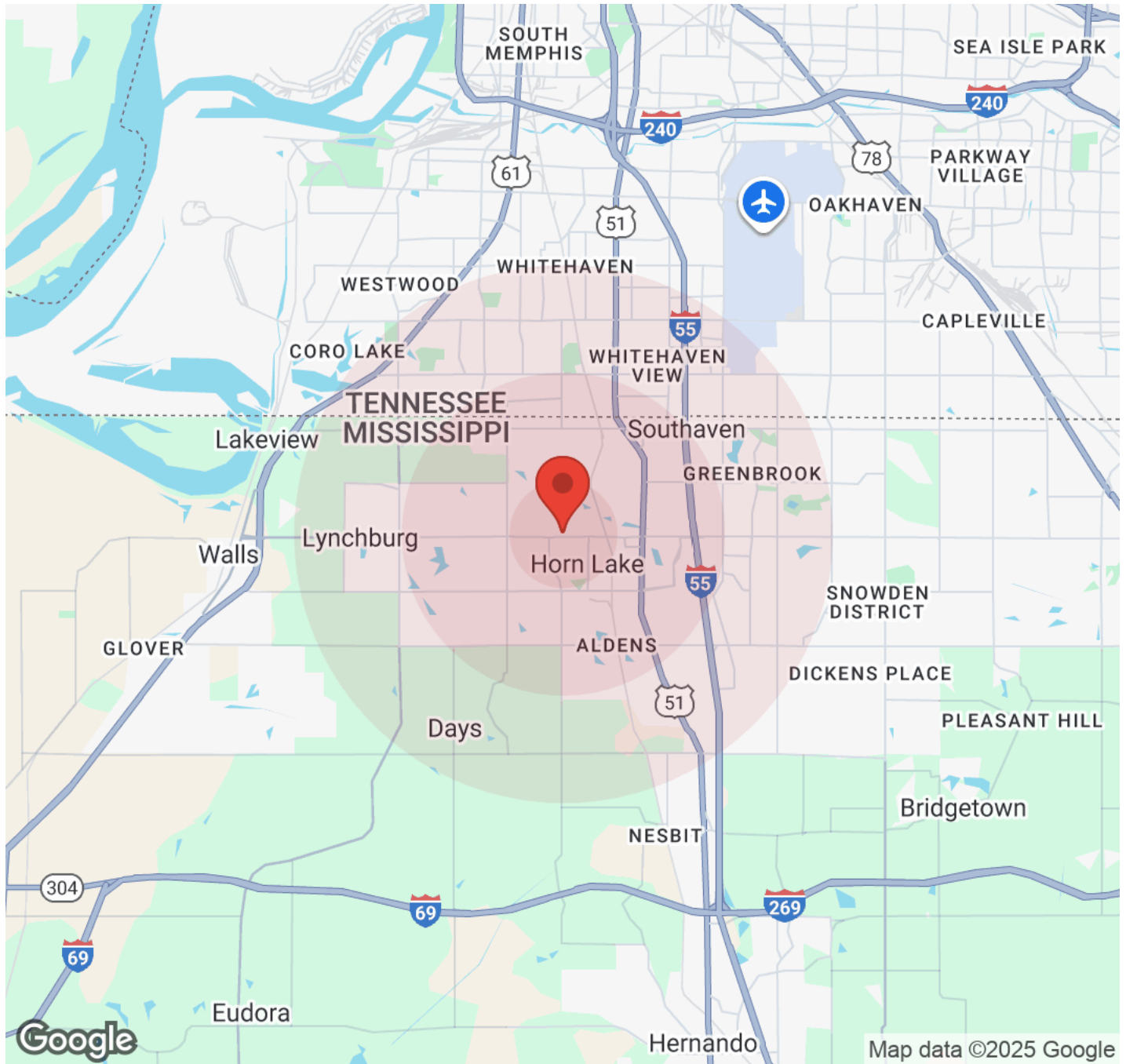


# PLAT OUTLINE

LOTS 3 & 4 - GOODMAN ROAD W, HORN LAKE, MS 38637



## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	5,305	22,108	48,397
Female	5,891	24,684	55,194
Total Population	11,196	46,792	103,591

Income	1 Mile	3 Miles	5 Miles
Median	\$49,466	\$59,148	\$58,934
< \$15,000	486	1,644	4,222
\$15,000-\$24,999	373	1,689	3,781
\$25,000-\$34,999	372	1,589	3,793
\$35,000-\$49,999	835	2,402	4,902
\$50,000-\$74,999	713	3,727	7,420
\$75,000-\$99,999	406	2,636	5,344
\$100,000-\$149,999	483	2,556	6,126
\$150,000-\$199,999	237	1,138	2,463
> \$200,000	164	741	2,062

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,410	19,786	44,292
Occupied	4,067	18,123	40,112
Owner Occupied	1,946	9,246	22,761
Renter Occupied	2,121	8,877	17,351
Vacant	343	1,664	4,179



## RETAIL MAP

GOODMAN ROAD W, HORN LAKE, MS 38637

