

# Executive Summary

For Sale

9.29 Acre Site, Located On U.S. Highway 80 In Pearl, MS



## Property Summary

Sale Price: \$800,000

Lot Size: 9.29 Acres

APN #: F08P 5 10

Zoning: Limited Commercial,  
C-1

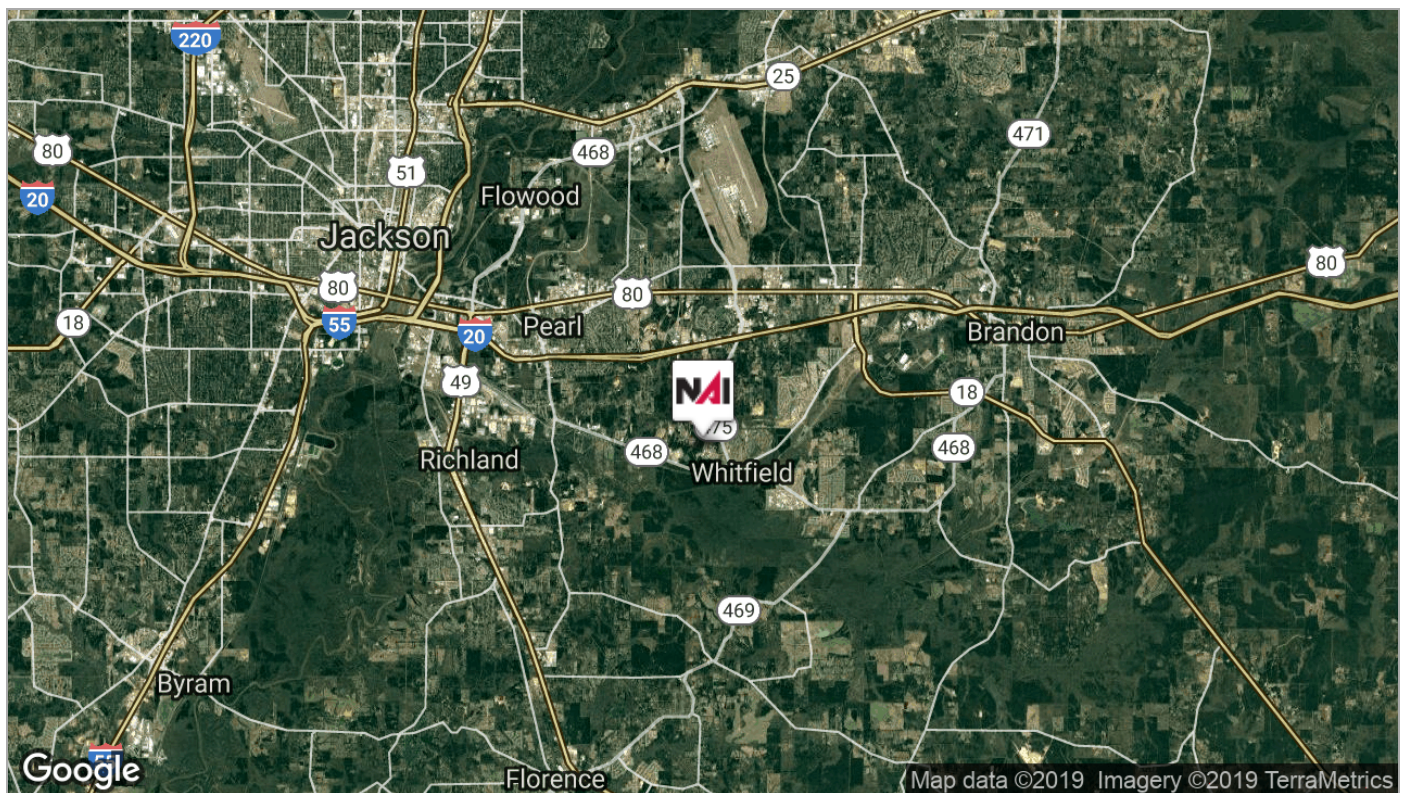
## Property Overview

9.29 acres for sale in Pearl, MS. This property fronts Highway 80, and backs up to Country Place neighborhood. 20,000 cars pass it each day. Just down the road from the airport and conveniently located in the heart of Pearl.

## Location Overview

9.29 acre site, located on U.S. Highway 80 in Pearl, Rankin County, Mississippi.







# Additional Photos

For Sale

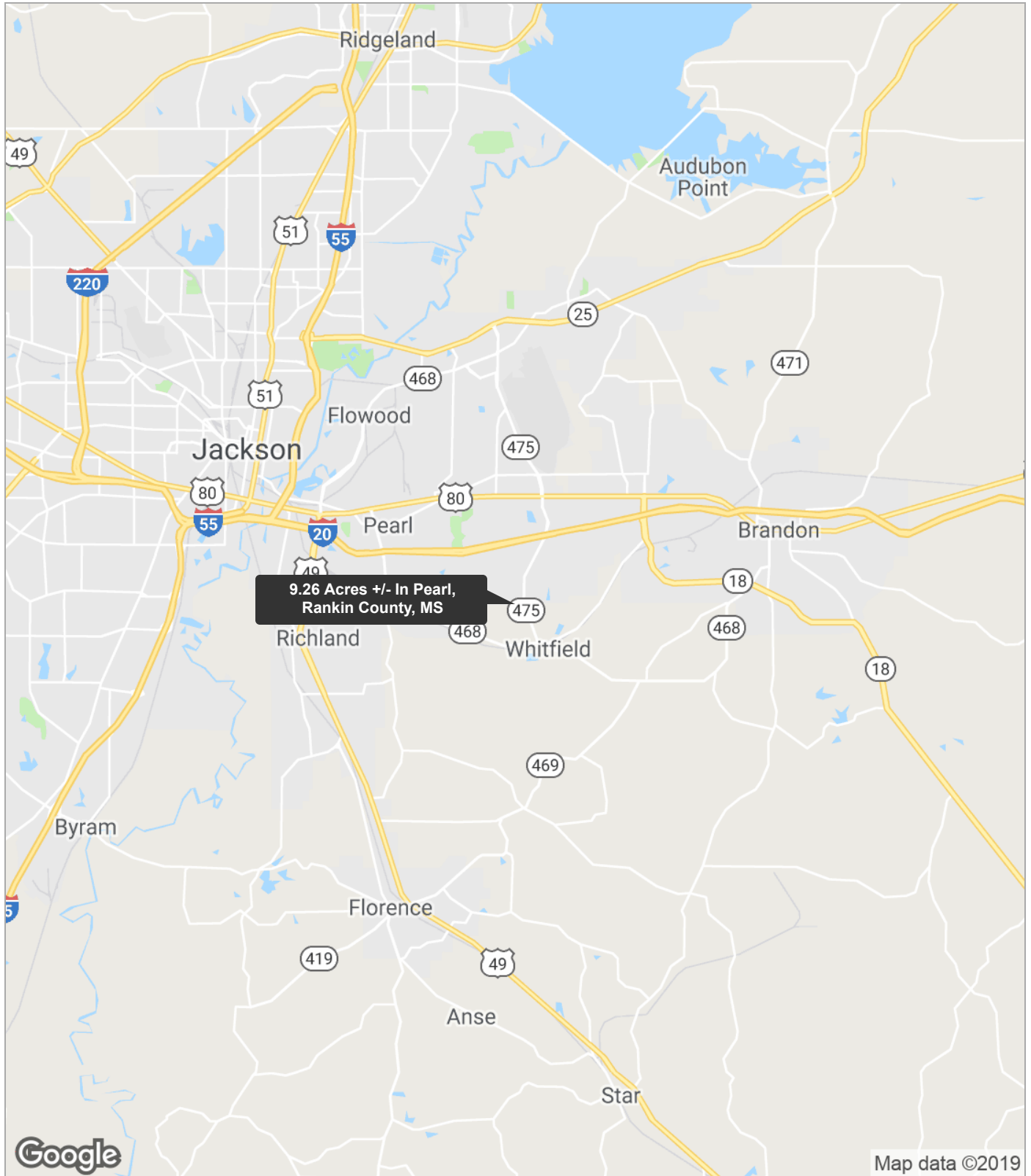
9.29 Acre Site, Located On U.S. Highway 80 In Pearl, MS



# Regional Map

For Sale

9.29 Acre Site, Located On U.S. Highway 80 In Pearl, MS





# Aerial Map

For Sale

9.29 Acre Site, Located On U.S. Highway 80 In Pearl, MS



Google

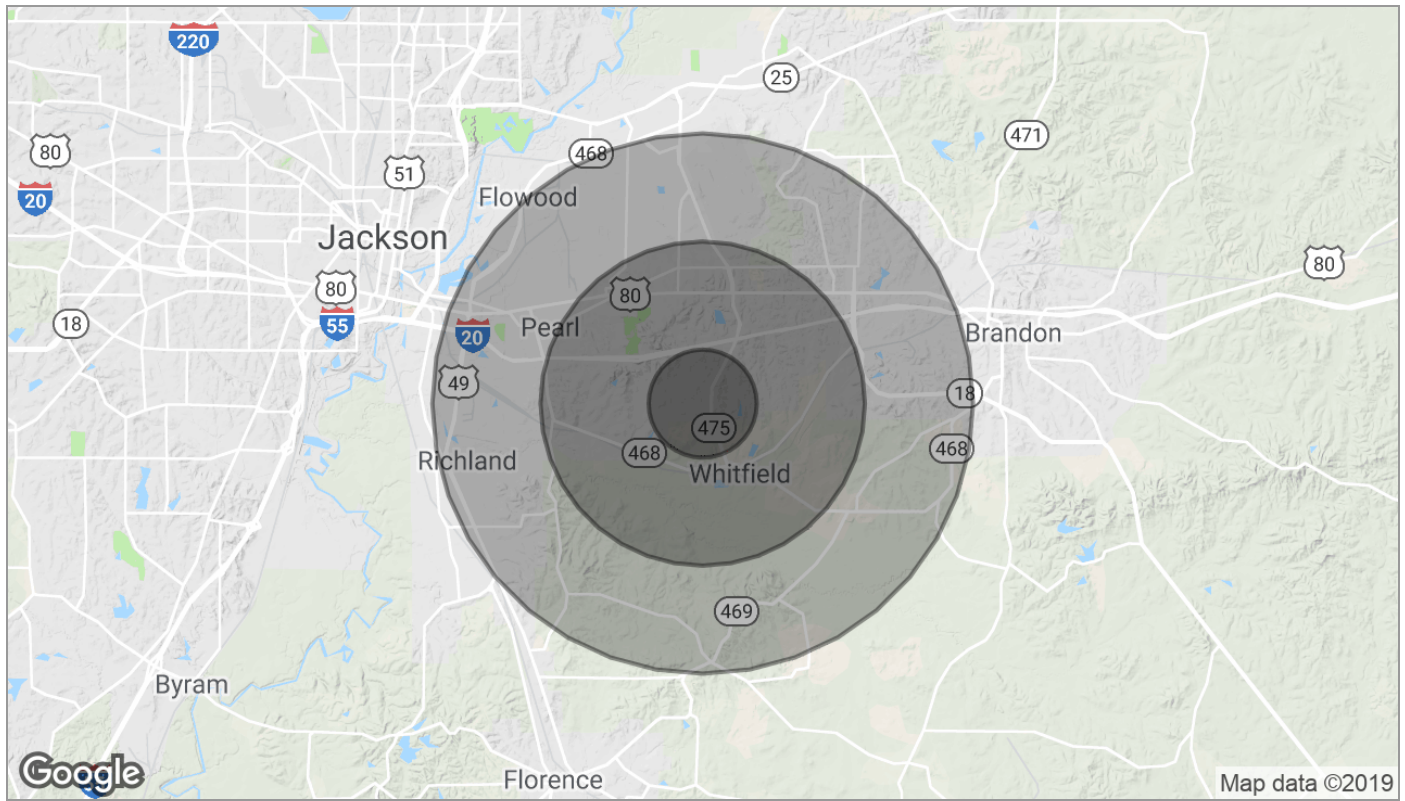
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# Demographics Map

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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,674	22,105	55,665
MEDIAN AGE	33.8	33.9	34.1
MEDIAN AGE (MALE)	34.6	33.4	33.2
MEDIAN AGE (FEMALE)	34.1	34.8	35.0
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,463	8,781	21,440
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$48,448	\$50,733	\$60,506
AVERAGE HOUSE VALUE	\$104,991	\$116,461	\$161,154
Race	1 Mile	3 Miles	5 Miles
% WHITE	76.4%	76.0%	65.6%
% BLACK	19.6%	20.0%	30.7%
% ASIAN	0.3%	0.7%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.2%	0.5%	0.3%
% OTHER	1.4%	1.4%	1.2%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	3.7%	4.2%	3.4%

\* Demographic data derived from 2010 US Census