

# LAND

## FOR SALE

±107.64  
Acres

\$3,250,000

Liberty Road

Flowood Drive

Old Fannin Road

FLOWOOD, MS

EXCELLENT MIXED-USE DEVELOPMENT OPPORTUNITY

CBRE



# LAND

## FOR SALE

±107.64  
Acres

\$3,250,000

Flowood  
Liberty Park



Liberty Road

Lakeland Drive

50,000 VPD

Flowood Drive

Flowood Drive

Old Fannin Road  
16,000 VPD

41,000 VPD

DOGWOOD PROMENADE



LAKELAND COMMONS



Lakeland Drive



BankPlus

Regions



DOGWOOD FESTIVAL



MARKETSTREET AT FLOWOOD



# Mississippi Market



Jackson Growth Corridor

The property is located at the epicenter of upscale residential and income growth in the Jackson MSA. The property is proximate to several large residential and apartment communities and the surrounding area boasts one of the largest average household incomes in the market. This combination of dynamic residential growth and substantial disposable incomes drives sales and rents and make this an excellent mixed-use development opportunity.



Transportation

Transportation

Jackson has both a local and national transportation advantage. By road, rail, air and water, the area offers a variety of economical and expeditious ways for quick and easy access to major cities throughout the world. This ability to access both foreign and domestic markets is attractive for both residential living and business development. Jackson-Medgar Wiley Evers International Airport includes twelve non-stop to/from options to major U.S. cities and is served by five scheduled carriers.



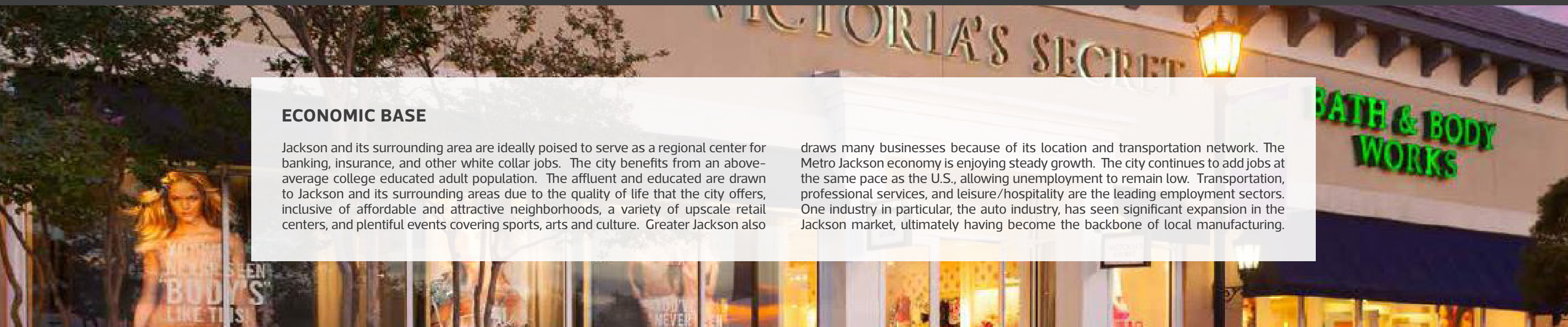
Flowood Retail Market

A short drive east of Jackson is the strategically positioned shopping hub of Flowood. At the intersection of Lakeland Drive/Mississippi Highway 25 and Old Fannin Road are four large retail developments known as Dogwood Festival, Dogwood Promenade, Marketstreet at Flowood, and Lakeland Commons. The national, regional and local retailers present at this one-stop shopping hub have formed a retail synergy that draws shoppers from in and outside of the Flowood market.

## ECONOMIC BASE

Jackson and its surrounding area are ideally poised to serve as a regional center for banking, insurance, and other white collar jobs. The city benefits from an above-average college educated adult population. The affluent and educated are drawn to Jackson and its surrounding areas due to the quality of life that the city offers, inclusive of affordable and attractive neighborhoods, a variety of upscale retail centers, and plentiful events covering sports, arts and culture. Greater Jackson also

draws many businesses because of its location and transportation network. The Metro Jackson economy is enjoying steady growth. The city continues to add jobs at the same pace as the U.S., allowing unemployment to remain low. Transportation, professional services, and leisure/hospitality are the leading employment sectors. One industry in particular, the auto industry, has seen significant expansion in the Jackson market, ultimately having become the backbone of local manufacturing.



# LAND

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### FOR ADDITIONAL INFORMATION

**Richard Ridgway**  
Senior Vice President  
T +1 601 420 8080  
C +1 601 573 9222  
[richard.ridgway@cbre.com](mailto:richard.ridgway@cbre.com)

**Grant Ridgway, SIOR**  
First Vice President  
T +1 601 936 7133  
C +1 601 899 2801  
[grant.ridgway@cbre.com](mailto:grant.ridgway@cbre.com)

