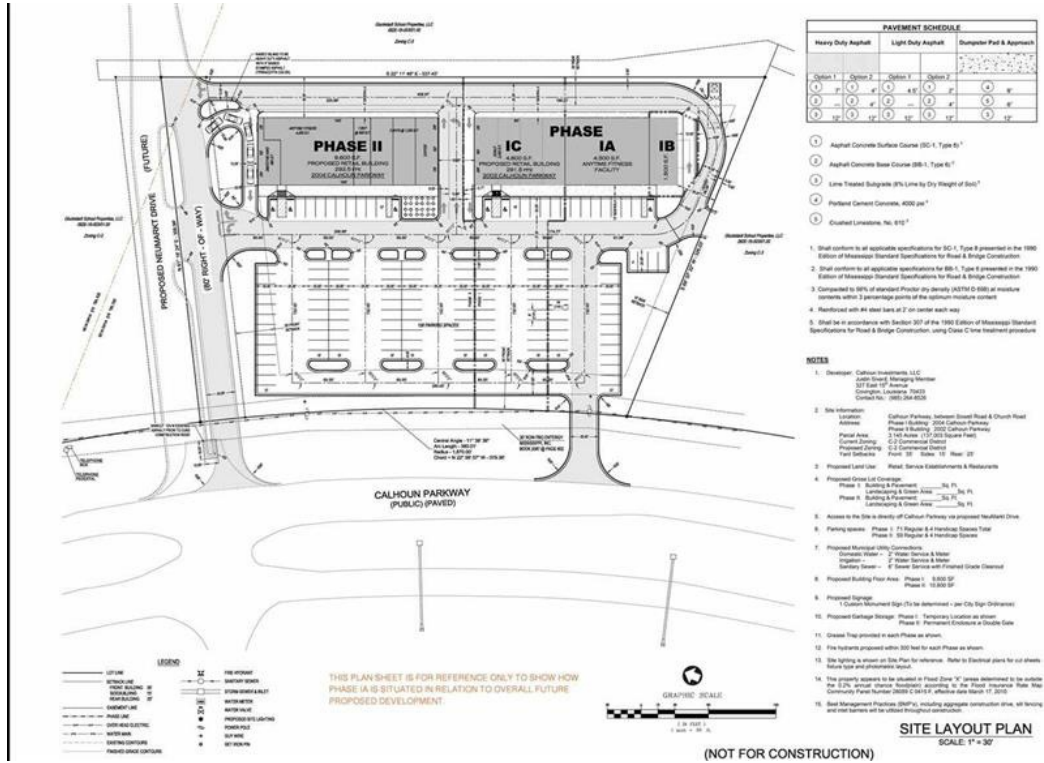


COMMERCIAL PROPERTY REPORT

# 2004 Calhoun Pkwy, Gluckstadt, MS 39110



Presented by  
**Austin Prowant | The Closer**  
 Mississippi Real Estate License: B22808



**SOUTHERN HOMES**  
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 601-GET-HOME

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**SOUTHERN HOMES REAL ESTATE**  
 Flowood, MS 39232

## 2004 Calhoun Pkwy, Gluckstadt, MS 39110

● Active

• New, Active: 9/9/2021

**List Price**  
**\$599,800**

Active Date: 9/9/2021  
Listing ID: 344072

### Property Facts

	Public Facts	Listing Facts
Property Type	–	Land
Property Subtype	–	Comm Land
Lot Size	–	3.14 acres
Cooling	–	None

### Extended Property Facts

#### Interior Features

Cooling	None
Special	Aerial Survey, Drawings, Legal Description

#### Exterior Features

General	None
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### Location Details

Directions to Property	Just past Germantown School on the left
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### Schools (based on location)

Elementary School	Mannsdale Elementary School
Middle School	Germantown Middle School
High School	Germantown High School
School District	Madison County School District

### Miscellaneous Details

Business Sub Category	General Business District, Restaurant
Retail Sub Category	Strip Center

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

# Listing Facts and Details

## Listing Details

**Listing ID:** 344072

**Current List Price:** \$599,800

**Listing Source:** Central Mississippi MLS, Inc.(MDPFD)

**Showing Instructions:** Call List Office

**Original List Date:** 9/9/2021

**Details:**

Absolutely Phenomenal Investment opportunity. 3.145 acres directly across from Germantown High School!!!! Already have plans drawn up for a three phase strip mall. This is very rare and priced to SELL!!!!

## Price Change History

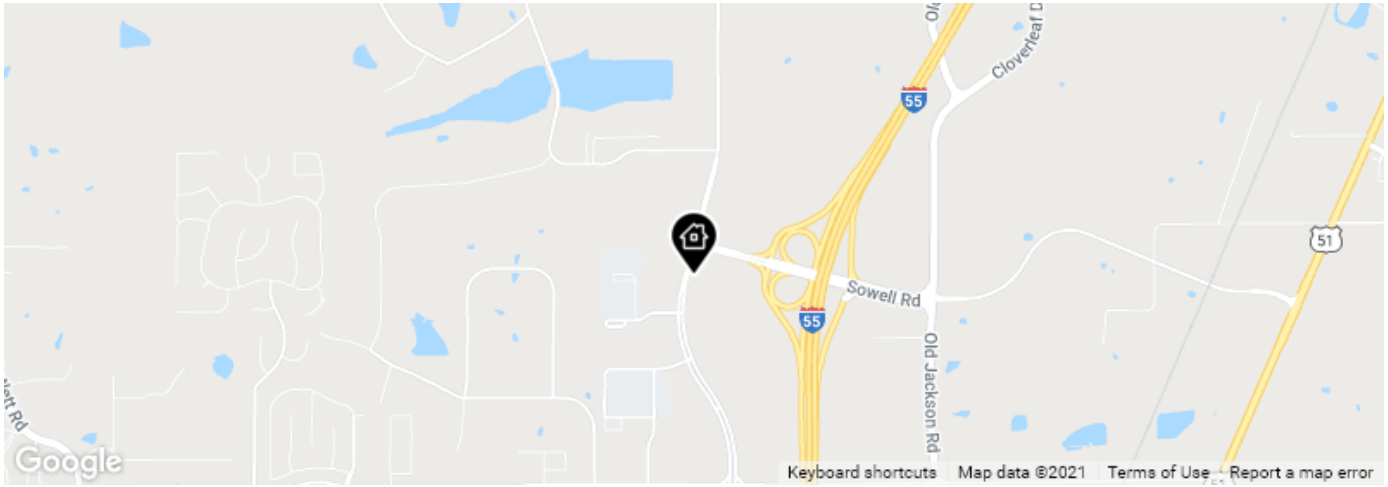
Change Date	Description	New List Price	% Change
9/9/2021	-	\$599,800	-

# Public Facts

## Legal Description

**APN:** - **Tax ID:** - **Zoning:** - **Census Tract:** - **Abbreviated Description:** - **City/Municipality/Township:** Gluckstadt, MS 39110

# Maps



Legend: Subject Property

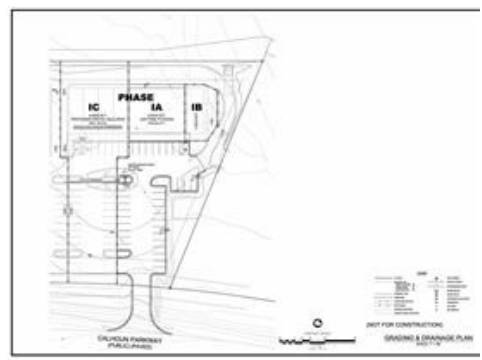
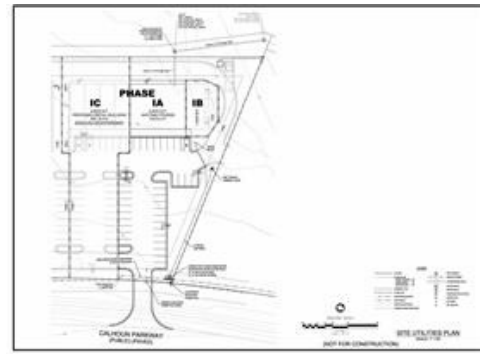
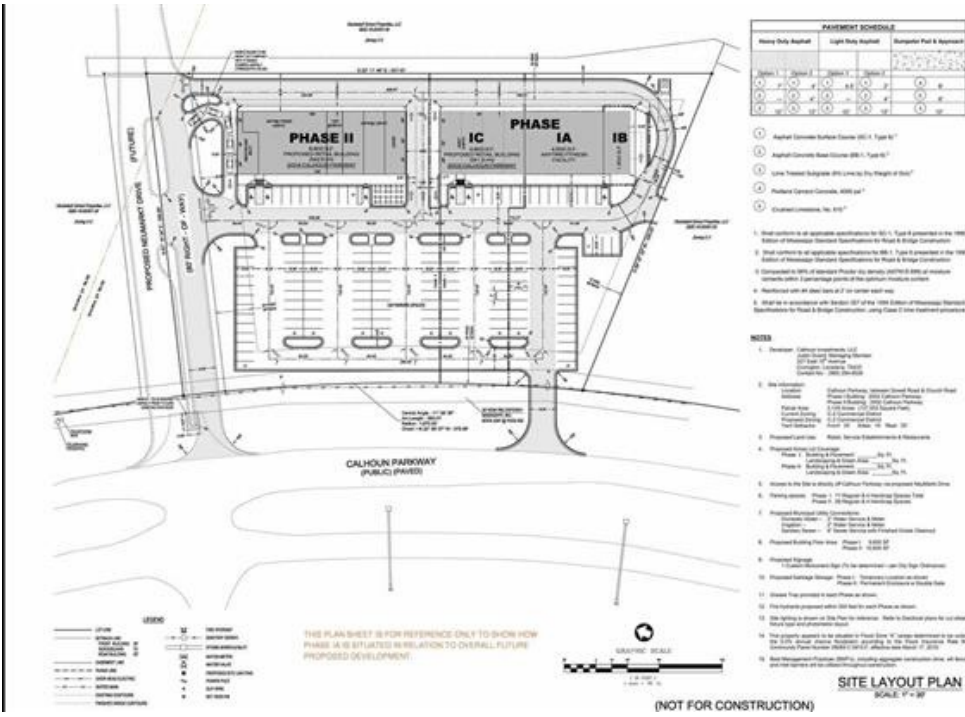


Legend: Subject Property

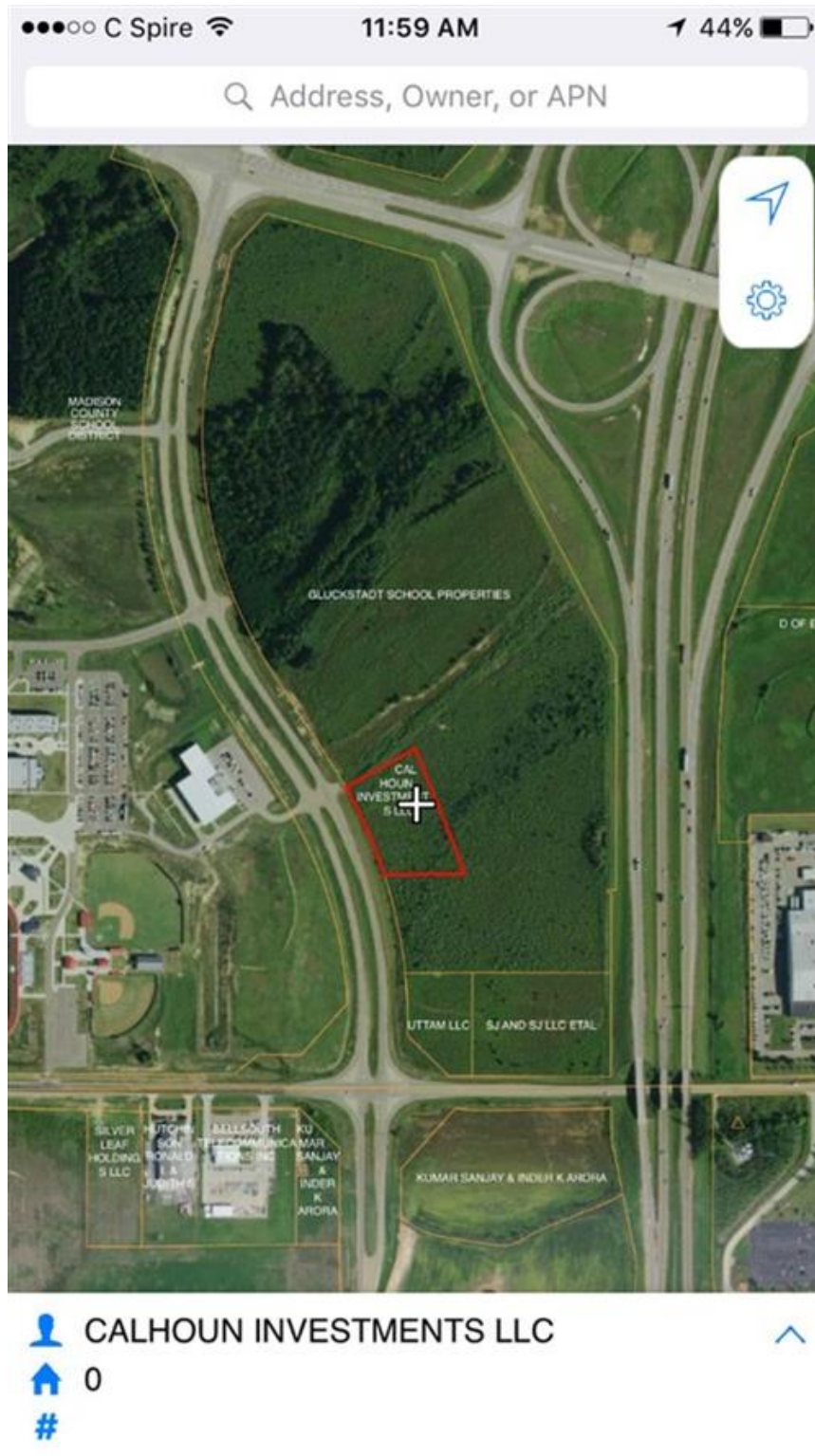


Legend: Subject Property

# Property Photos



# Historical Photos



## School: Mannsdale Elementary School

### School Details

**Name**  
Mannsdale Elementary School

**Level**  
Elementary

**Type**  
Public

**Grades Served**  
K-2

**School District**  
Madison County School District

**Address**  
443 Mannsdale Rd,  
Madison, MS 39110

**Phone**  
(601) 879-0309

### School Facts

#### Mannsdale Elementary School

#### Madison County School District

#### Overall Grade

**A**

**A**

Total Enrollment

649

13,310

Students per Teacher

21:1

14:1

Students in Free Lunch Program

10%

38%

#### Academic Grade

**A**

**A-**

Average GPA

–

3.47 (out of 2044 responses)

Math Proficiency

59%

61%

Reading Proficiency

73%

61%

Gifted Students

6%

–

AP Enrollments

–

–

Graduation Rate

–

91%

Average ACT Score

–

25 (out of 953 responses)

Average SAT Score

–

1,260 (out of 106 responses)

#### Teacher Grade

**A**

**A**

Average Teacher Salary

\$47,744

\$47,744

Teachers in 1st or 2nd Year

3%

12%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.*

*Source: Niche Update Frequency: Quarterly*

# School: Germantown Middle School

## School Details

**Name**  
Germantown Middle School

**Level**  
Middle

**Type**  
Public

**Grades Served**  
6-8

**School District**  
Madison County School District

**Address**  
439 Calhoun Station Pkwy,  
Madison, MS 39110

**Phone**  
(601) 859-0376

## School Facts

	Germantown Middle School	Madison County School District
<b>Overall Grade</b>	<b>A</b>	<b>A</b>
Total Enrollment	1,072	13,310
Students per Teacher	14:1	14:1
Students in Free Lunch Program	21%	38%
<b>Academic Grade</b>	<b>A</b>	<b>A-</b>
Average GPA	–	3.47 (out of 2044 responses)
Math Proficiency	64%	61%
Reading Proficiency	62%	61%
Gifted Students	16%	–
AP Enrollments	–	–
Graduation Rate	–	91%
Average ACT Score	–	25 (out of 953 responses)
Average SAT Score	–	1,260 (out of 106 responses)
<b>Teacher Grade</b>	<b>A+</b>	<b>A</b>
Average Teacher Salary	\$47,744	\$47,744
Teachers in 1st or 2nd Year	10%	12%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.  
Source: Niche Update Frequency: Quarterly*

## Community Reviews for this School

Posted: 10/11/2019 by Parent

This school is absolutely terrible, would not recommend to anyone in the area. My child got bullied and harassed.

Posted: 8/25/2019 by Parent

I love Germantown Middle School! Great environment with great people! Friendly teachers as well! Greatest school in Mississippi in my opinion!!

Posted: 5/14/2019 by Middle School Student

Their involvement, they have very good teachers from what I've seen as a student and most students here have the best grades to make their parents proud and to help them succeed in life. I would like to see nothing change, because the school is perfect the way it is, but we're always striving to do better!



Posted: 5/14/2019 by Middle School Student

It's amazing. I have loved my time at Gemantown Middle School. Teachers and Students are amazing. Students are very bright

# School: Germantown High School

## School Details

**Name**  
Germantown High School

**Level**  
High

**Type**  
Public

**Grades Served**  
9-12

**School District**  
Madison County School District

**Address**  
409 Calhoun Station Pkwy,  
Madison, MS 39110

**Phone**  
(601) 859-6150

## School Facts

	Germantown High School	Madison County School District
<b>Overall Grade</b>	<b>A</b>	<b>A</b>
Total Enrollment	1,265	13,310
Students per Teacher	19:1	14:1
Students in Free Lunch Program	20%	38%
<b>Academic Grade</b>	<b>B+</b>	<b>A-</b>
Average GPA	3.54 (out of 468 responses)	3.47 (out of 2044 responses)
Math Proficiency	29%	61%
Reading Proficiency	56%	61%
Gifted Students	-	-
AP Enrollments	145	-
Graduation Rate	96%	91%
Average ACT Score	24 (out of 233 responses)	25 (out of 953 responses)
Average SAT Score	1,190 (out of 14 responses)	1,260 (out of 106 responses)
<b>Teacher Grade</b>	<b>A-</b>	<b>A</b>
Average Teacher Salary	\$47,744	\$47,744
Teachers in 1st or 2nd Year	6%	12%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.  
Source: Niche Update Frequency: Quarterly*

## Community Reviews for this School

Posted: 6/1/2021 by Alum

Overall, I enjoyed my time at Germantown high school very much. There are some truly incredible teachers at this school, and there are plenty of clubs to take part in. There still needs to be improvement in college preparation, especially those who wish to go out of state, though.

Posted: 4/27/2021 by Senior

My experience at Germantown was challenging. I had to attend school virtually due to a pandemic. I was only able to communicate with my classmates online or through social media. It was a plus for me because I started middle school with some of them and went to high school somewhere else but my home flooded which caused us to move back into the district. So the high school class my during my 9th grade to 11th grade changed. I learned a lot going back into Germantown that education is important and even though changes happen you have to make the best of it and accomplish your goals. I wouldn't change anything when it comes to the school itself because the school got me through the pandemic,

Posted: 3/2/2021 by Alum

The school was good, teachers were okay, but administration wasn't the best. The administration was severely tight on every little thing, aroused issues without need, and started more drama than the students.

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Posted: 2/21/2020 by Parent

Our family has been active in our school since its opening in August 2011. Administrators and faculty are top-notch. PTO is one of the most active and creative in our state. Athletics, Bands, Choirs, Arts, and Academics have placed in top categories of competition since the beginning. We are proud to be Mavericks!

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Posted: 4/25/2019 by Senior

I love coming to this school! It is a safe environment with passionate teachers, and its administration is very friendly. One thing that makes this school stand out from all the rest is how it prepares its students using different techniques. They have a range of classes, technology devices, and teachers that are available to the student's request. It is a very clean and well-kept building that cares deeply about the environment that it creates for everyone. It is obvious to the outsider that Germantown high school is eager to work with their students and the education they are teaching.

# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day



## 774

2018 Est. daily traffic counts

Street: Church Rd  
 Cross: I- 55  
 Cross Dir: E  
 Dist: 0.16 miles

### Historical counts

Year	Count	Type
2009	▲ 576	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

