

# LAND FOR SALE

## WESTBERRY 3 - LOT READY FOR DEVELOPMENT

4578 Goodman Road W, Horn Lake, MS 38637



### PROPERTY DESCRIPTION

Our expert commercial real estate team is excited to introduce the Westberry Development! With this location, you will find three great opportunities that have numerous ways to be purchased and developed. We've dubbed this particular lot Westberry 3. This lot flanks an existing popular skating rink being 2.9 +/- acres. This lot provides a prime location for retail development with both lots having nearly 300 feet of road frontage on the bustling Goodman Road.

### PROPERTY HIGHLIGHTS

- Great Commercial Location
- Two Lots with Numerous Potential
- Enough Space for Strip Center with Common Parking
- Nearly 300 feet of road frontage on both lots!

### OFFERING SUMMARY

Sale Price:	\$5.00 / SF
Lot Size:	2.92 Acres
Zoning:	C-4

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,057	33,746	89,278
Total Population	5,830	95,331	250,605
Average HH Income	\$54,260	\$51,373	\$49,637

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RHODES THOMPSON**  
Commercial Agent  
O: 901.286.6200  
C: 901.833.8000  
rhodes@partners-one.com

**KW COMMERCIAL**  
662.892.4000  
5847 Getwell Road  
Suite B1  
Southaven, MS 38672

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## LAND FOR SALE

### WESTBERRY 3 - LOT READY FOR DEVELOPMENT

4578 Goodman Road W, Horn Lake, MS 38637



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RHODES THOMPSON**  
Commercial Agent  
O: 901.286.6200  
C: 901.833.8000  
rhodes@partners-one.com

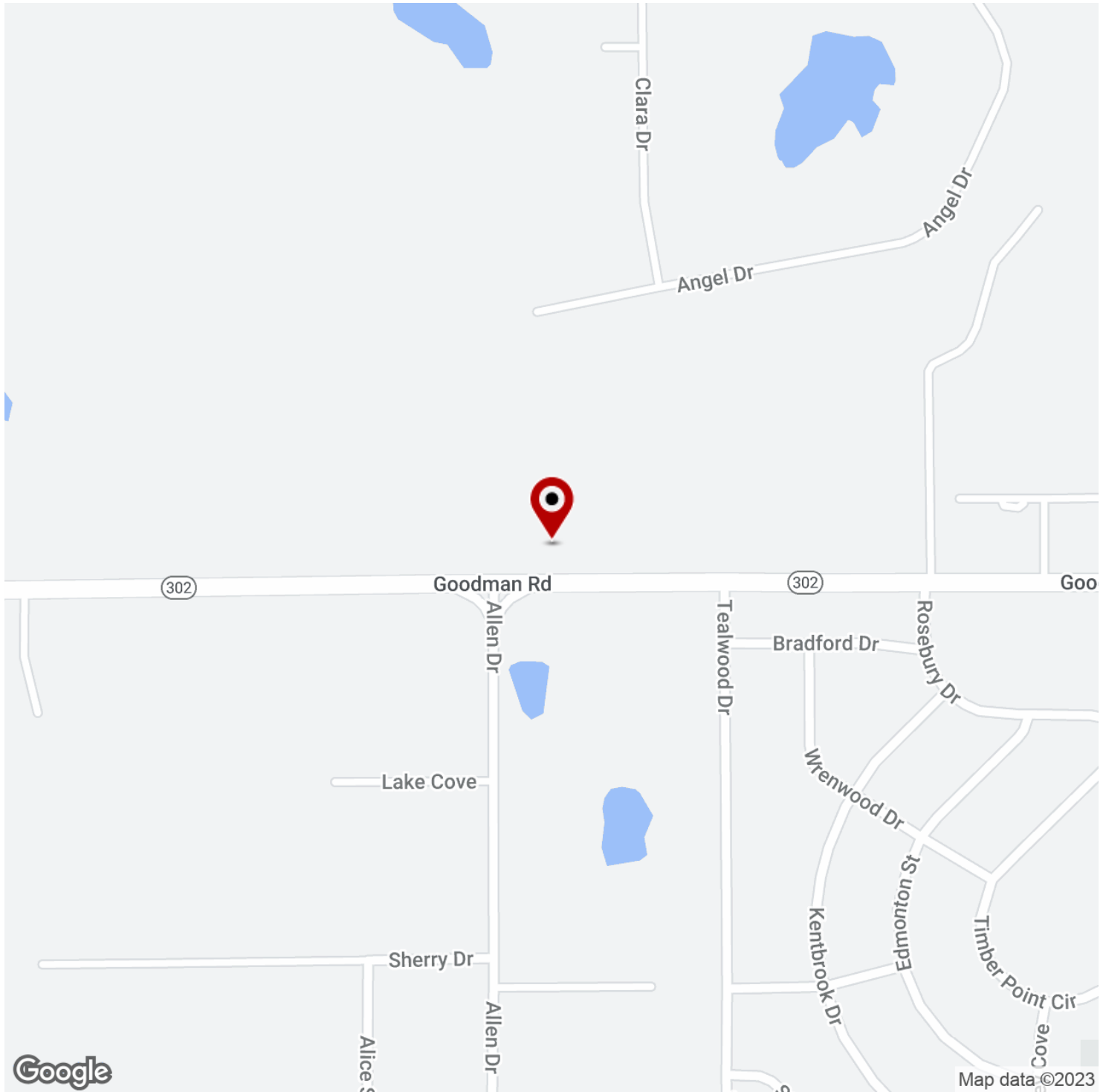
**KW COMMERCIAL**  
662.892.4000  
5847 Getwell Road  
Suite B1  
Southaven, MS 38672

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# LAND FOR SALE

## WESTBERRY 3 - LOT READY FOR DEVELOPMENT

4578 Goodman Road W, Horn Lake, MS 38637



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RHODES THOMPSON**  
Commercial Agent  
O: 901.286.6200  
C: 901.833.8000  
rhodes@partners-one.com

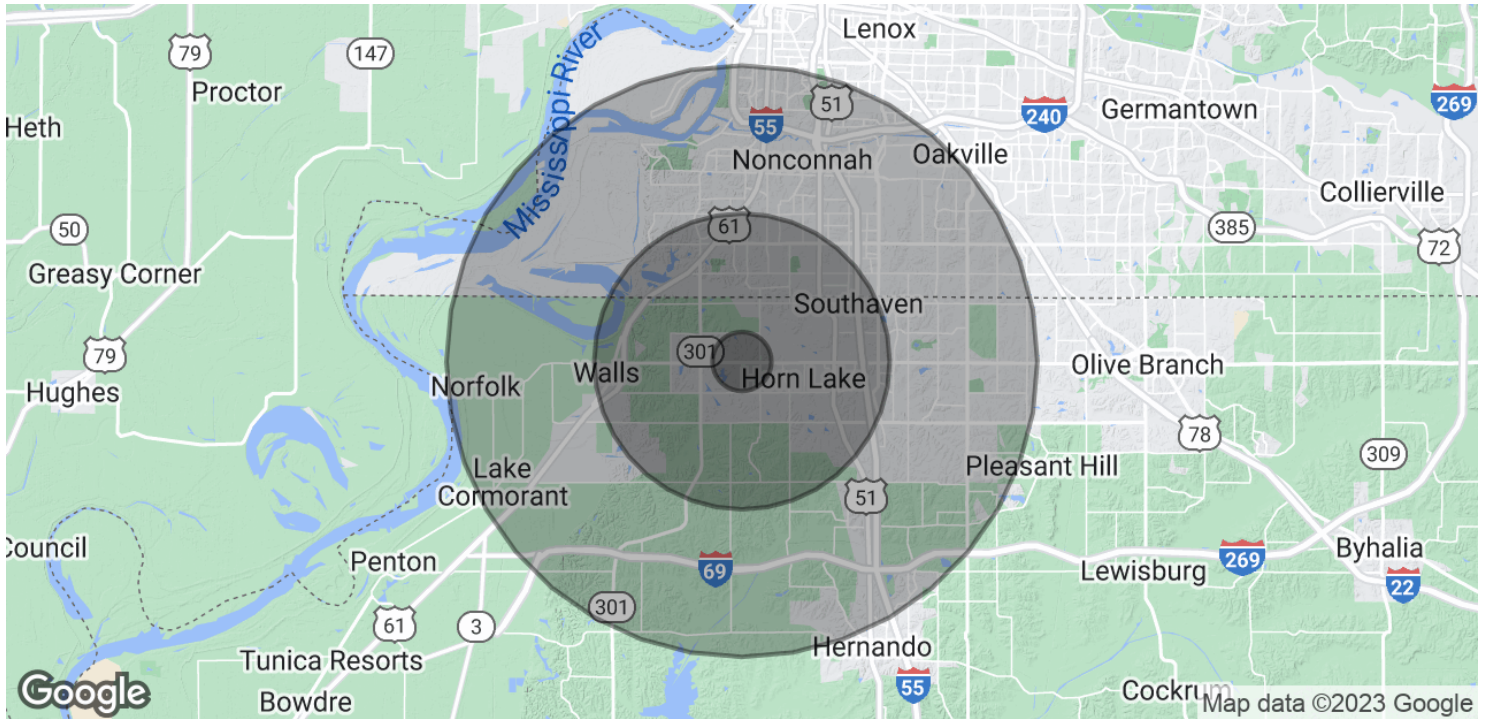
**KW COMMERCIAL**  
662.892.4000  
5847 Getwell Road  
Suite B1  
Southaven, MS 38672

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# LAND FOR SALE

## WESTBERRY 3 - LOT READY FOR DEVELOPMENT

4578 Goodman Road W, Horn Lake, MS 38637



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,830	95,331	250,605
Average Age	30.8	33.2	34.0
Average Age (Male)	29.0	30.3	31.5
Average Age (Female)	32.2	35.0	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,057	33,746	89,278
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$54,260	\$51,373	\$49,637
Average House Value	\$113,668	\$120,667	\$124,774

\* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RHODES THOMPSON**  
 Commercial Agent  
 O: 901.286.6200  
 C: 901.833.8000  
 rhodes@partners-one.com

**KW COMMERCIAL**  
 662.892.4000  
 5847 Getwell Road  
 Suite B1  
 Southaven, MS 38672

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)