



NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed

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## 4.08 Acres - 2105 Hwy 49

2105 U.S. 49

Florence, Mississippi 39073

### Property Overview

NAI UCR Properties is pleased to present a highly visible commercial land opportunity on Highway 49 in Florence, MS. This C-3 zoned property offers a total of  $\pm 6.2$  acres, with approximately  $\pm 4.08$  usable acres fronting one of the region's busiest corridors, boasting traffic counts of over 35,000 vehicles per day. With excellent exposure and accessibility, this site is ideal for retail, office, medical, or mixed-use development.

The  $\pm 4.08$  acres are available for purchase at \$575,000 as a whole, or the seller will consider subdividing into two  $\pm 2$ -acre parcels, each offered at \$330,000 per parcel—creating a flexible opportunity for users or investors looking to customize to their specific development needs.

Located across from Blossman Gas and Partridge Propane, in a highly desirable stretch off Highway 49 roughly 2 miles from the Richland/Florence line.

### Property Highlights

- 4.08 Usable Acres
- Divisible into 2 +/- Acre Parcels
- Zoned C-3 for versatile commercial development
- Prime location on U.S. 49 for high visibility

### For More Information

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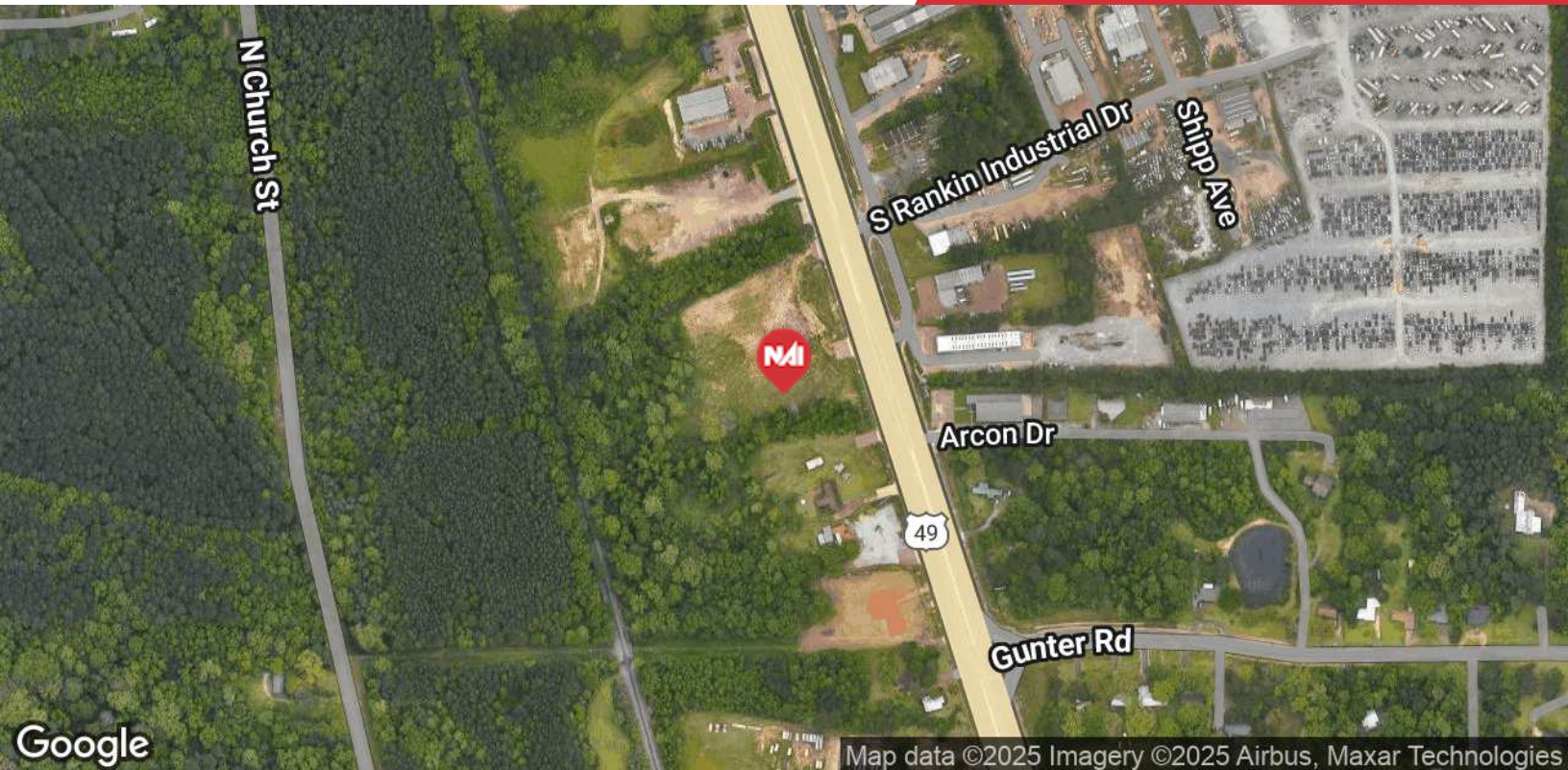
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