

LAND FOR SALE



208 HARDY ROAD

BRECK HINES

Principal 601.914.0800
breck@concordcompanies.co

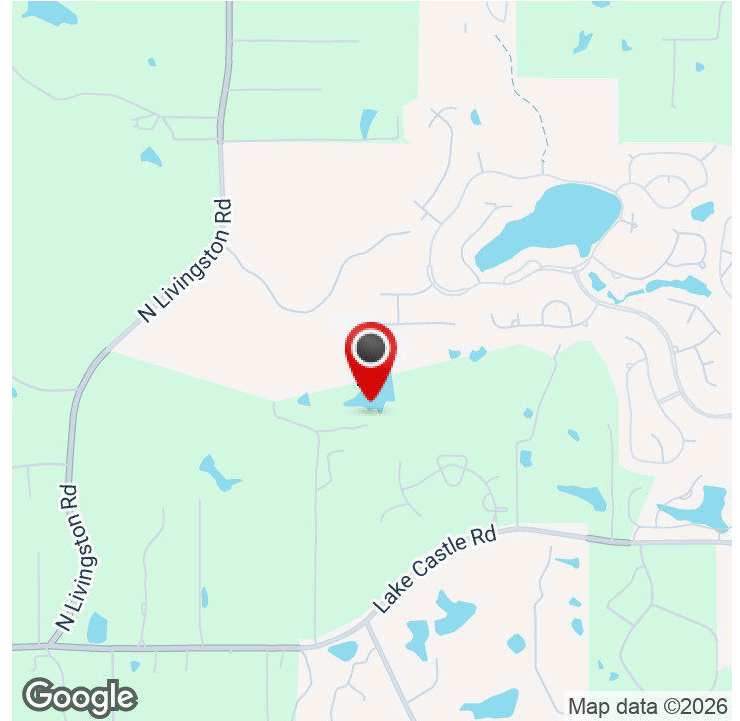
DAVID GOWDEY

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CONCORD
COMPANIES

208 HARDY ROAD

Madison, MS 39110



OFFERING SUMMARY

Sale Price:	\$2,400,000
Zoning:	R-2
Lot Size:	40 Acres
Price / Acre:	\$60,000

PROPERTY OVERVIEW

Concord Companies is pleased to offer for sale 208 Hardy Road, a 40-acre property in the highly desirable Madison area offering a rare blend of privacy and convenience. The property features gently rolling land and a scenic, private, lake, ideal for a private estate, family compound, or future development.

Located just minutes from top-rated schools in the Madison County School District, established office parks, and major retail destinations such as The Renaissance and The Township at Colony Park, the site combines a peaceful setting with exceptional accessibility.

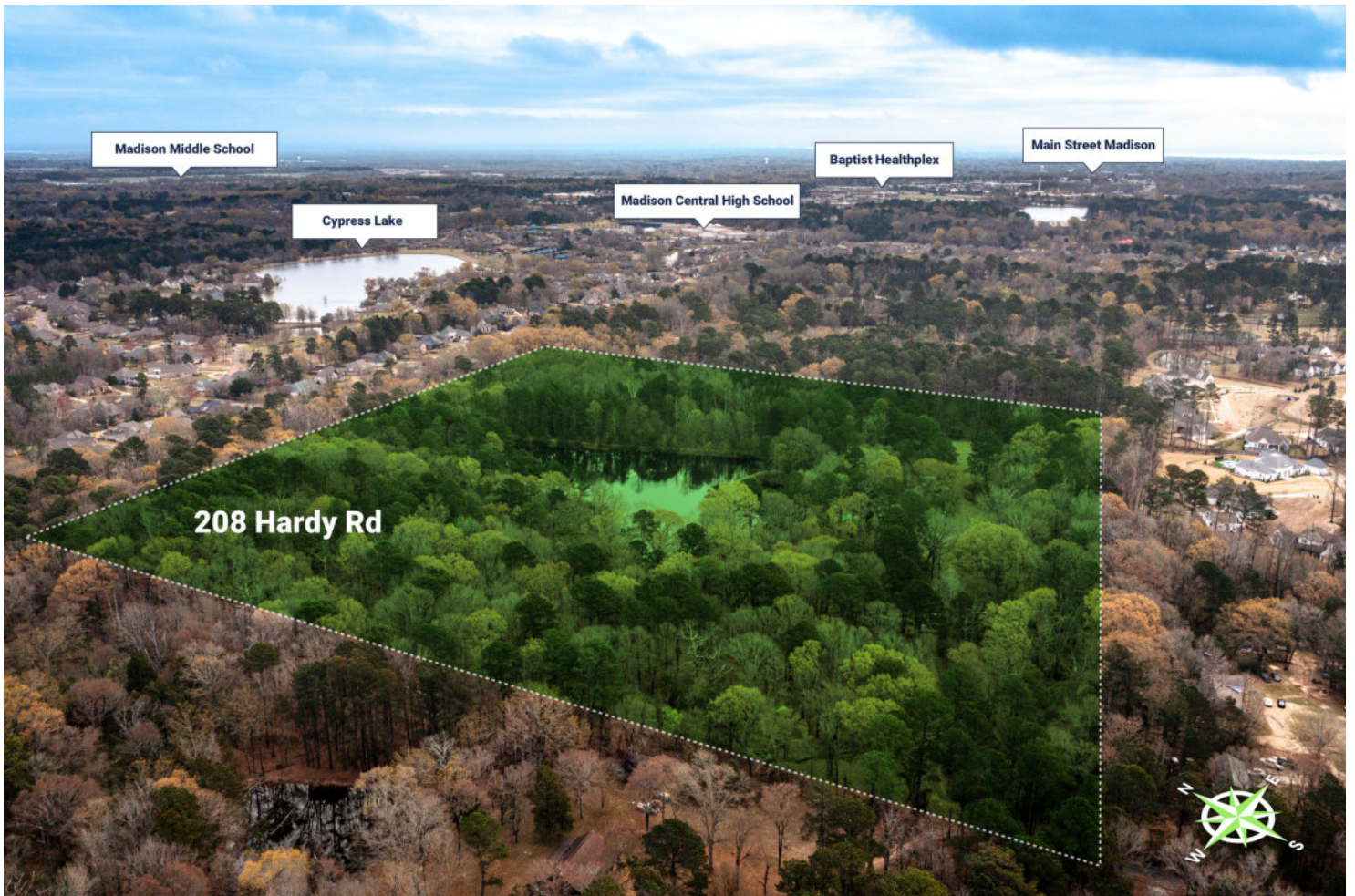
Large land tracts of this size and location are increasingly rare. Please call for more information or to schedule a tour.

PROPERTY HIGHLIGHTS

- Located near ongoing residential and commercial growth.
- Zoned R2. Residential development opportunity right outside the city limits of Madison, MS.
- Nearby residential neighborhoods include Lingleaf, Cypress Lake, Stone Lake, and Arlington.

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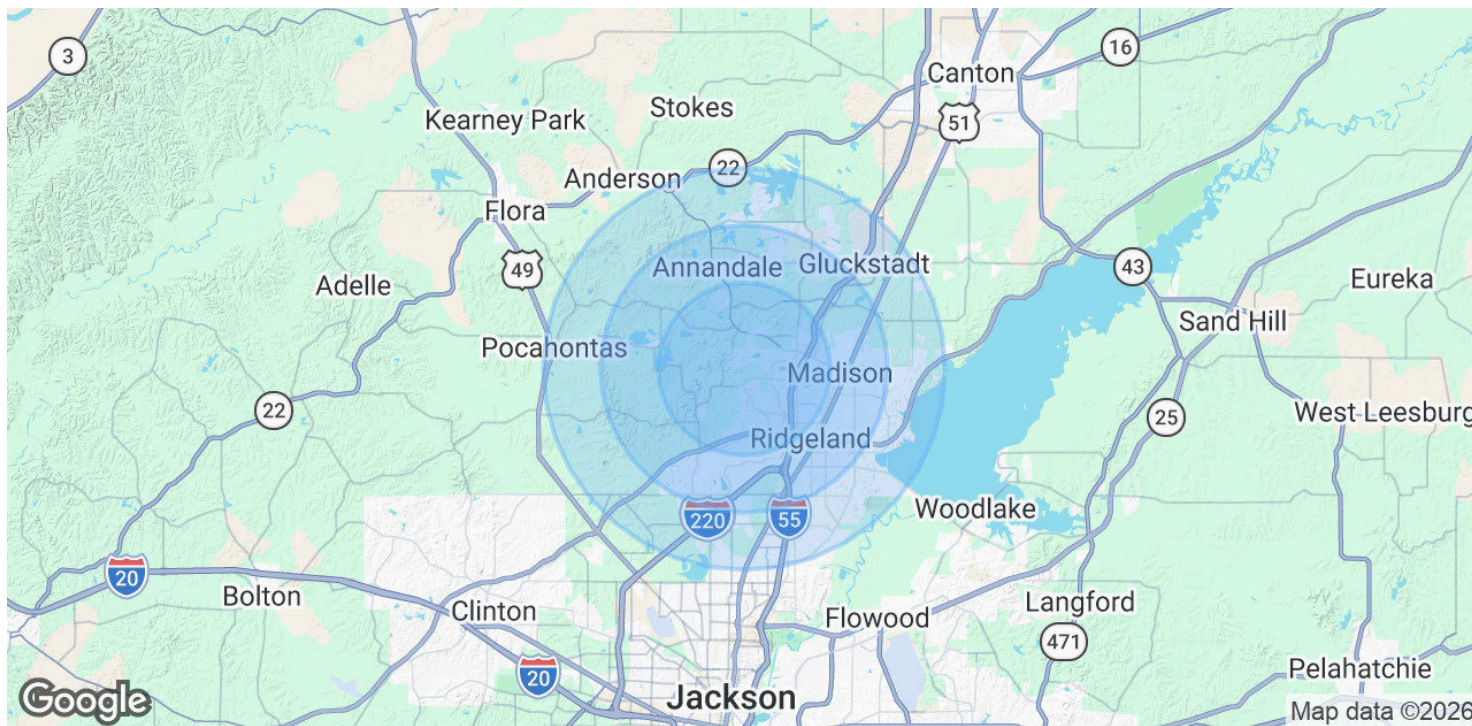
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	11,669	47,020	102,107
Average Age	48.4	41.1	39.2
Average Age (Male)	46.0	39.8	37.5
Average Age (Female)	47.2	41.7	40.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	4,015	17,300	40,989
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$214,807	\$149,294	\$115,372
Average House Value	\$539,142	\$381,454	\$319,462

2023 American Community Survey (ACS)