

## INDUSTRIAL PROPERTY FOR SALE



# FLOWOOD INDUSTRIAL LAND

1649 Flowood Dr, Flowood , MS 39232

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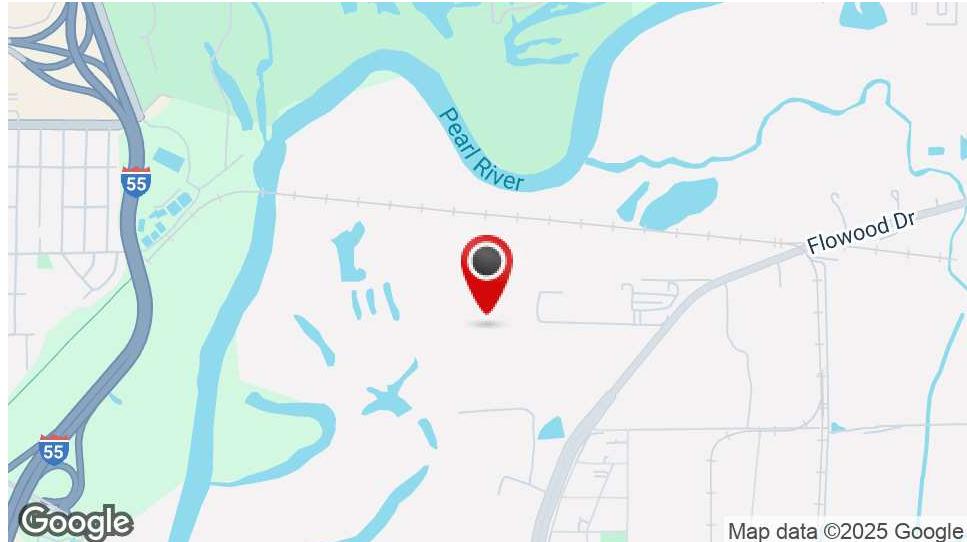
JOHN MICHAEL HOLTmann

Principal  
601.914.0800  
johnmichael@concordcompanies.co

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COMPANIES

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## OFFERING SUMMARY

Sale Price:	Inquire for Pricing
Zoning:	I-2
Min. Divisible:	+/- .75 Acres
Max. Contiguous:	+/- 100 Acres
Utilities:	Water, Electric, Sewer

## PROPERTY OVERVIEW

This excellent Industrial opportunity is situated in the manufacturing and distribution hub of Flowood, MS. The property provides ease of access to two major interstate systems, I-55 and I-20 tying the site into major cities such as Memphis, St. Louis, Chicago, Dallas, New Orleans, Atlanta, and Charlotte. The available acreage lies to the north of ISO Service for a total of just over 100 acres. The entire property lies outside of the floodplain and is protected by a levee running the length of the property on the western and northern ends. The entire tract can be purchased or parceled off into individual lots.

## PROPERTY HIGHLIGHTS:

- EASY ACCESS TO I-55 & I-20
- CONVENIENT LOCATION NEAR JACKSON'S INTERNATIONAL AIRPORT
- FLEXIBLE PARCEL SIZES

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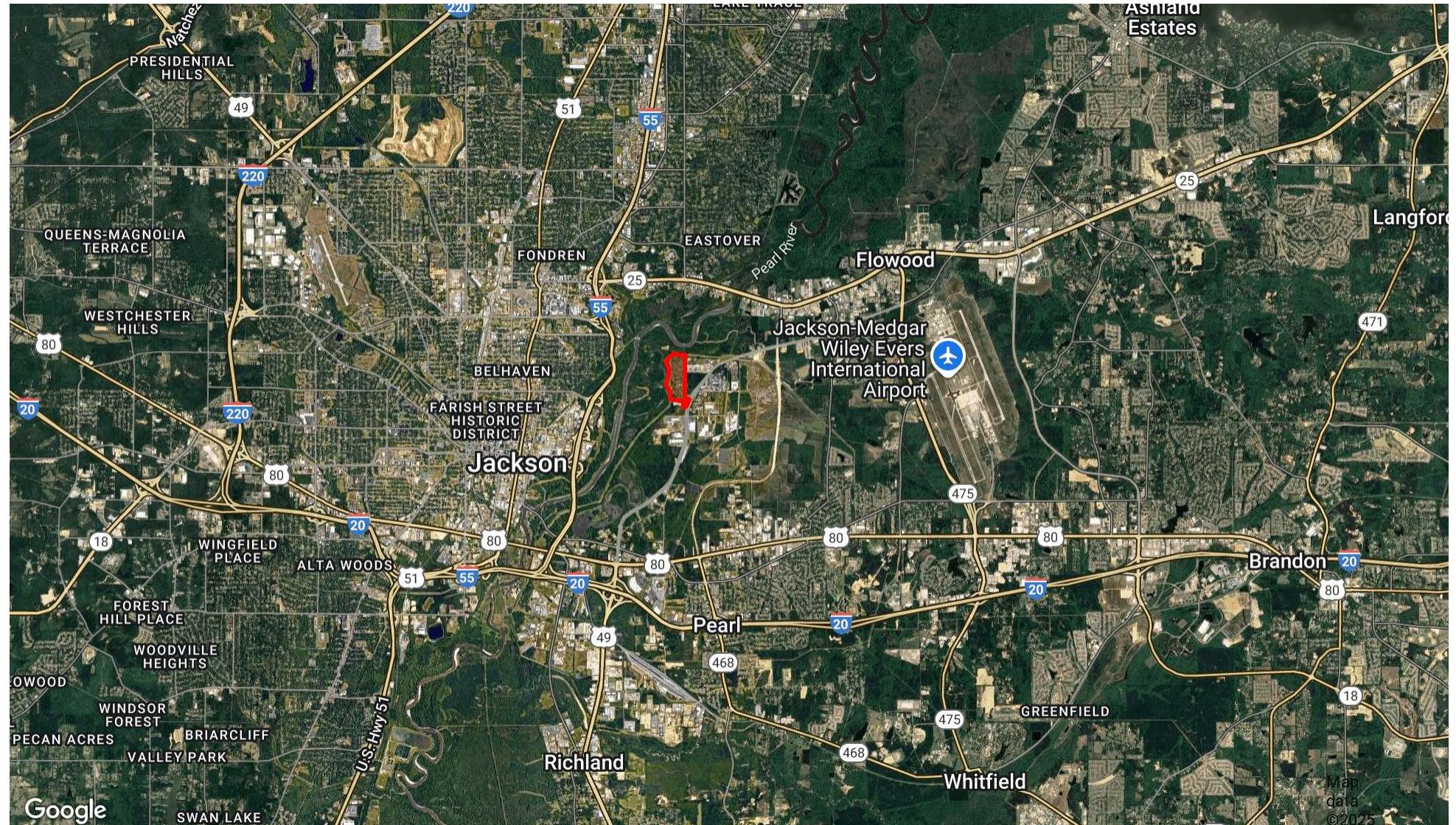
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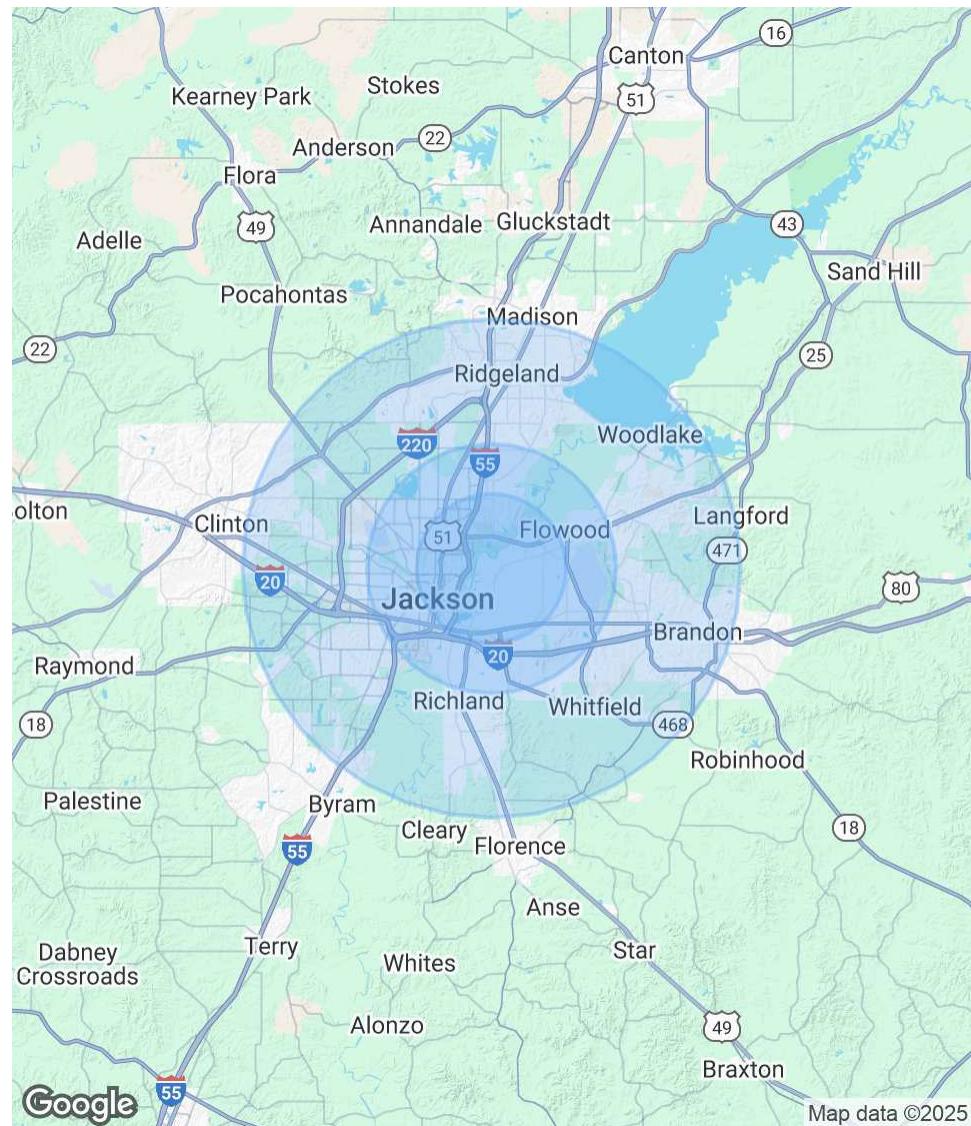
# FLOWOOD INDUSTRIAL LAND

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	26,365	89,153	256,670
Average Age	39	40	40
Average Age (Male)	38	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	12,208	38,698	106,358
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$77,870	\$61,879	\$73,935
Average House Value	\$289,213	\$190,826	\$210,545

\* Demographic data derived from 2020 ACS - US Census



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