

INDUSTRIAL PROPERTY FOR SALE

# 241 JAMIE WHITTEN BLVD

241 Jamie Whitten Blvd, Slatillo, MS 38866

**SCOTT FARMER**

Broker/Owner  
C. 662.341.5205  
scott@farmercommercialproperties.com



Subject Property

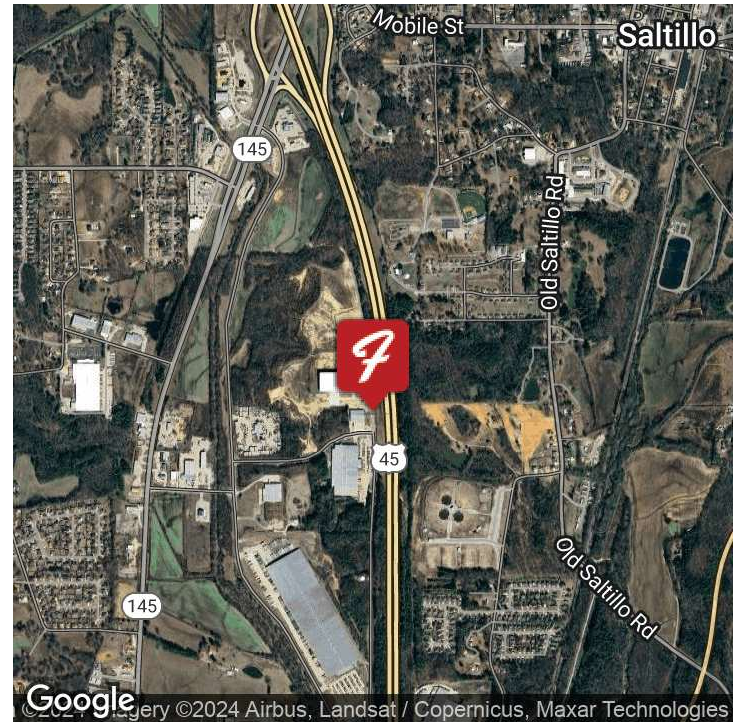
Jamie Whitten Blvd



**FARMER COMMERCIAL PROPERTIES**  
O. 662.268.8025  
101 S Lafayette Street  
Starkville, MS 39759  
farmercommercialproperties.com



# 241 JAMIE WHITTEN BLVD, SALTILLO, MS 38866



## OFFERING SUMMARY

<b>Sale Price:</b>	\$4,900,000
<b>Building Size:</b>	197,000 SF
<b>Available SF:</b>	197,000 SF
<b>Lot Size:</b>	21.3 +/- acres
<b>Price / SF:</b>	\$24.87
<b>Year Built:</b>	1997
<b>Zoning:</b>	none

## PROPERTY OVERVIEW

Salttillo, MS. 241 Jamie Whitton Boulevard. High visibility with Hwy 45 South frontage facing Manufacturing facility featuring just under 197,000 SF. This property is 100 percent sprinkled and features 15 dock level doors, 8 ground level doors, 26-27.5 ridge ceiling height, 14 offices, multiple bathrooms, plus so much more. This property is situated on 21.3 +/- acres with an abundance of parking, along with tremendous ingress/egress. This property was built between 1997-1998 with additional factory space added in 2005. This location is major transportation thoroughfare area from the Midwest to the Coast with outstanding visibility that would create an instant presence for your next business. This facility is in A plus condition and is ready to go! Don't miss this opportunity!

## PROPERTY HIGHLIGHTS

- Blueprints available upon request. Outside of city limits, so no zoning. but under city fire protection.

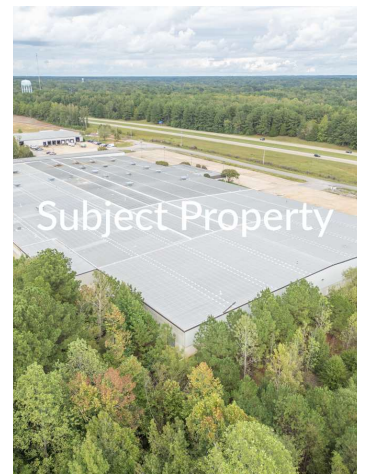
for more information contact:

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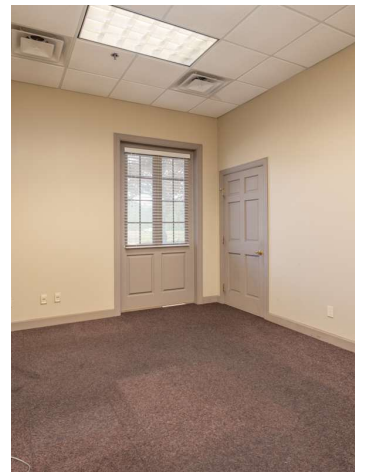
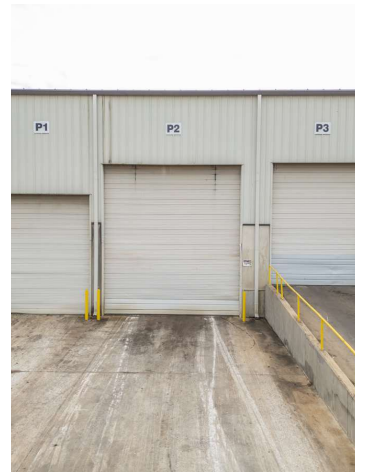
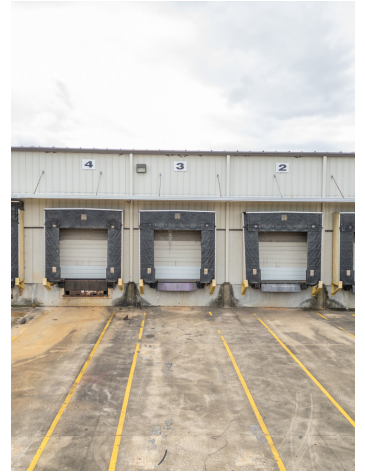
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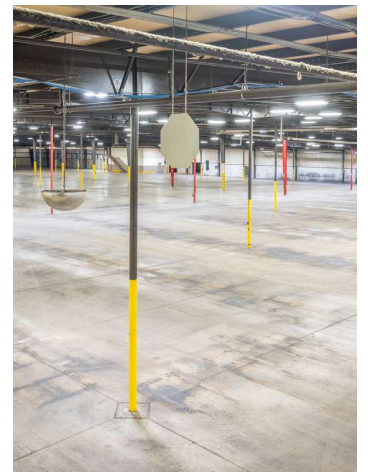
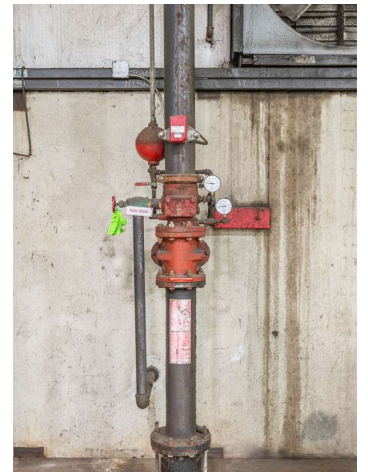
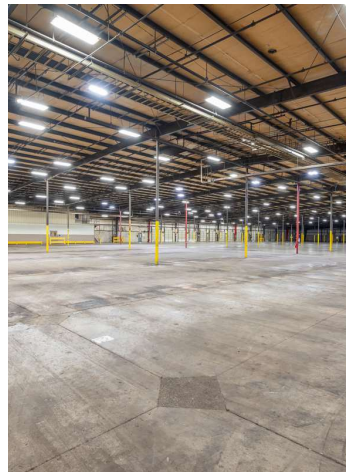
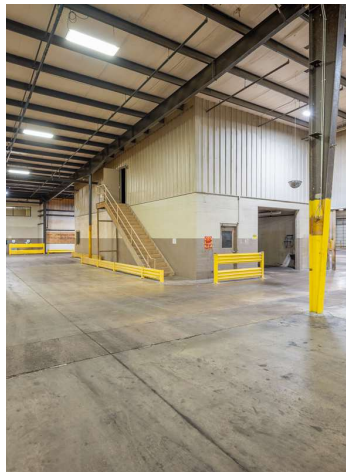
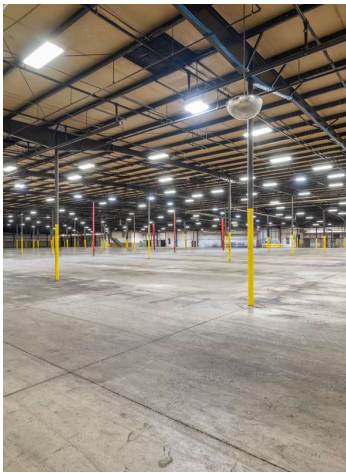
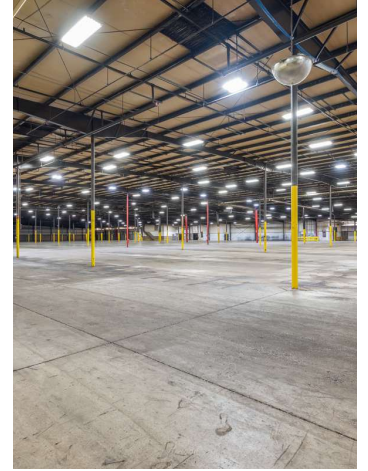
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# A Schematic Drawing (NOT A SURVEY) For A 21.3 Acre (+/-) Parcel

Located in the Northwest 1/4 of Section 29,  
Township 8 South, Range 6 East,  
Chickasaw Meridian, Lee County, Mississippi



Scale In U.S. Survey Feet

N



1" = 200'



#### NOTES:

1. Lines represented on this drawing are record lines.
2. This drawing does not constitute a survey of the property depicted
3. Aerial image (2023) overlay is approximate and is depicted for general reference only.
4. Dimensions depicted were taken either directly from the deed for the property or scaled from existing documents.
5. Scaled dimensions are indicated by an "(s)."
6. This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

Sheet 1 of 1

PROJECT NO.: 24-132  
PROJECT NAME: Leggett & Platt, Inc. Schematic  
CLIENT: Farmer Commercial Properties  
101 S. LaFayette Street, Ste 31  
Starkville, MS 39759  
DRAWING: ChickasawT08sR06e01.dwg  
DRAWING DATE: 2024-09-25-W  
DRAWING SCALE: 1"=200'  
DRAFTED BY: WDB  
CHECKED BY: WDB  
FIELD WORK BEGUN: N/A  
FIELD WORK FINISHED: N/A  
FIELD CREW: N/A

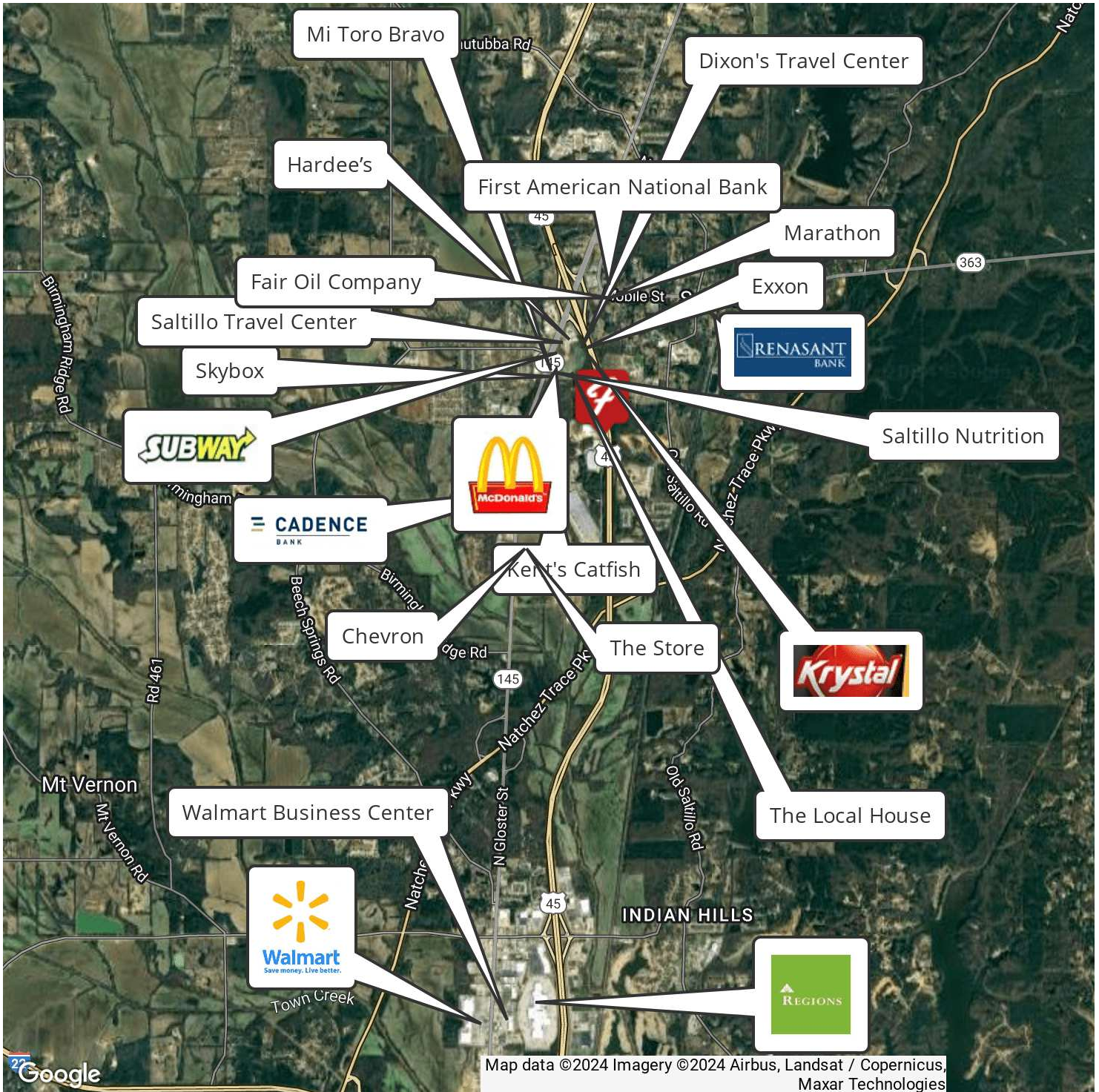


662-769-0383, [DBLANDSURVEYSMS@GMAIL.COM](mailto:DBLANDSURVEYSMS@GMAIL.COM)  
36 CHOCTAW ROAD, STARKVILLE, MS 39759

BOUNDARIES» LAND SUBDIVISION» LOT SURVEYS ALTA/NSPS SURVEYS»  
TOPOGRAPHIC SURVEYS» CONSTRUCTION STAKING» ELEVATION CERTIFICATES



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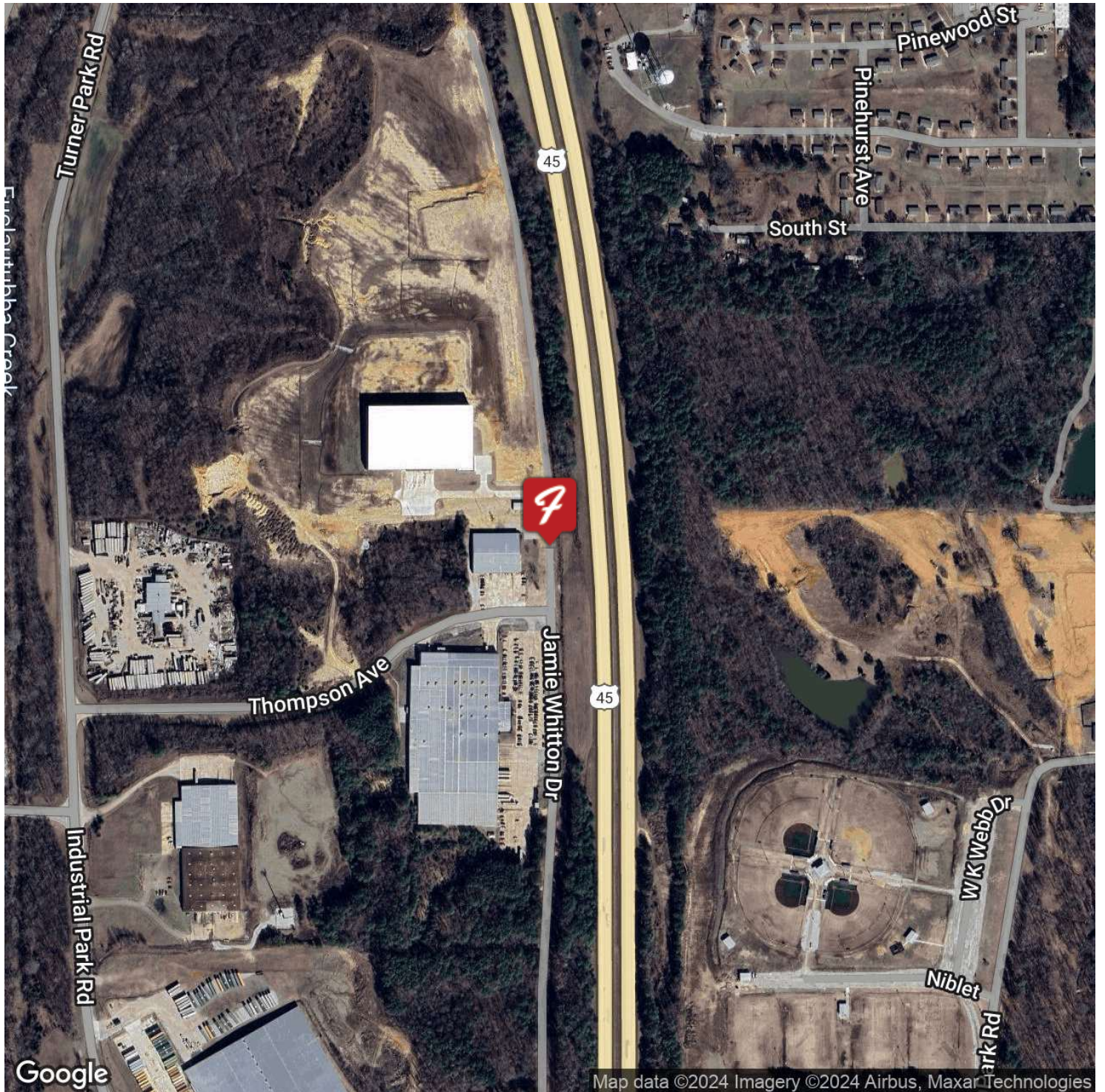
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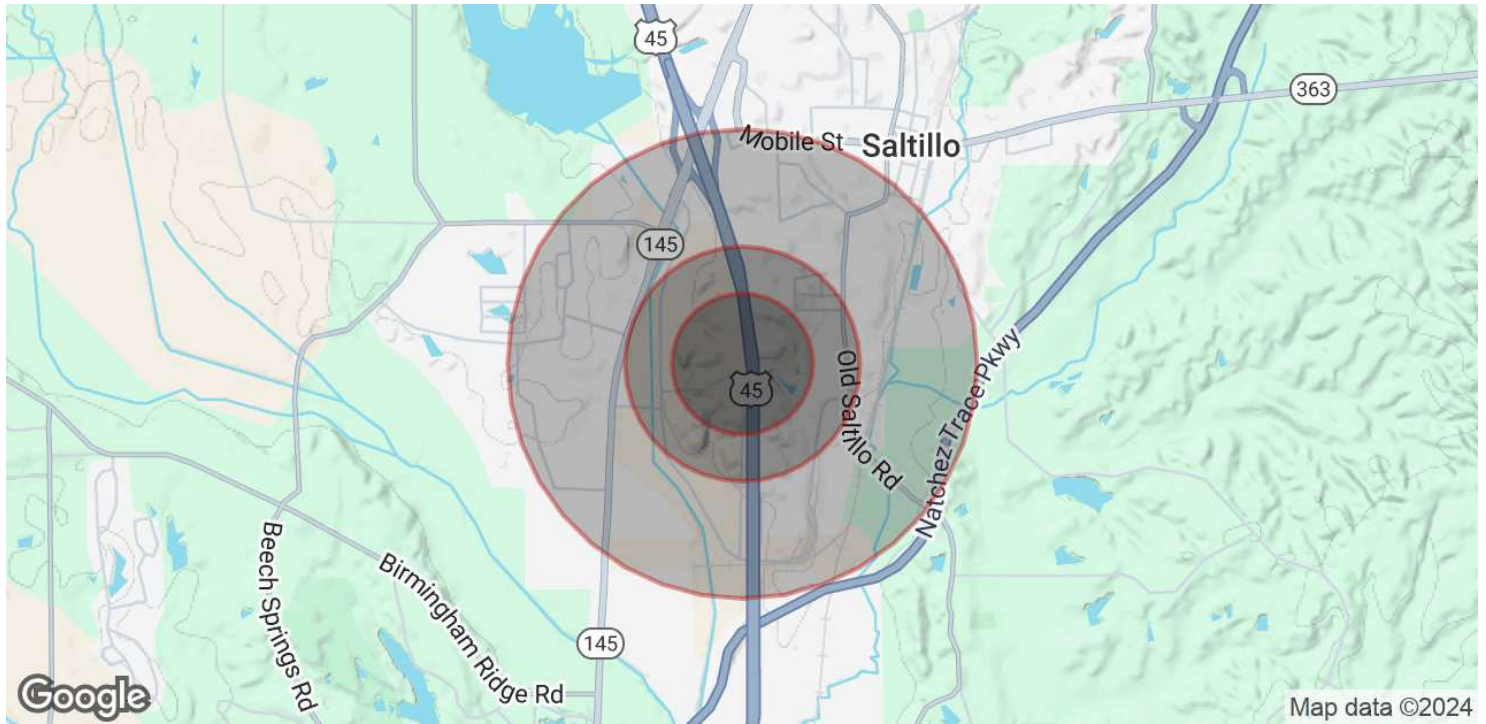
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**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	40	337	1,774
Average Age	38	38	40
Average Age (Male)	37	37	38
Average Age (Female)	39	39	41

**HOUSEHOLDS & INCOME**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	17	145	726
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$76,546	\$76,980	\$88,843
Average House Value	\$148,290	\$149,607	\$197,026

Demographics data derived from AlphaMap

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