



FOR SALE

1.22 ACRE +/- COMMERCIAL LOT

N. FLOWOOD DRIVE, FLOWOOD, MS 39232

SALE PRICE: \$293,810.00

Overby Land • 1808 N State St • Jackson, MS 39202 • 601.366.8511 • Overby.net



For More Information:

Paul Gonwa, ALC

601.214.7985

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Scott Overby, CCIM CPM

601.366.8511 x301

scott@overby.net

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This lot is in the heart of the Flowood Medical District minutes from many professional offices and hospitals. Priced at \$5.50 per square foot. WILL DIVIDE

LOCATION DESCRIPTION

Located just south of Lakeland Drive on N. Flowood Drive. From Lakeland, go south and the property will be on the right.

C-2 ZONING

- Any use permitted in the C-1 Neighborhood Commercial District is also allowed.
- Allows for a wide range of commercial activities including retail and service establishments.
- Professional office space including medical or dental offices.
- Drug stores, hardware stores, antique shops, self-service laundries, barber & beauty shops and many other establishments as provided in the zoning ordinance.
- Churches and child-care facilities.
- Business, institutional & governmental headquarters.

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AERIAL PHOTOGRAPH



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LOCATION MAP



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SELECT BUSINESS LOCATIONS



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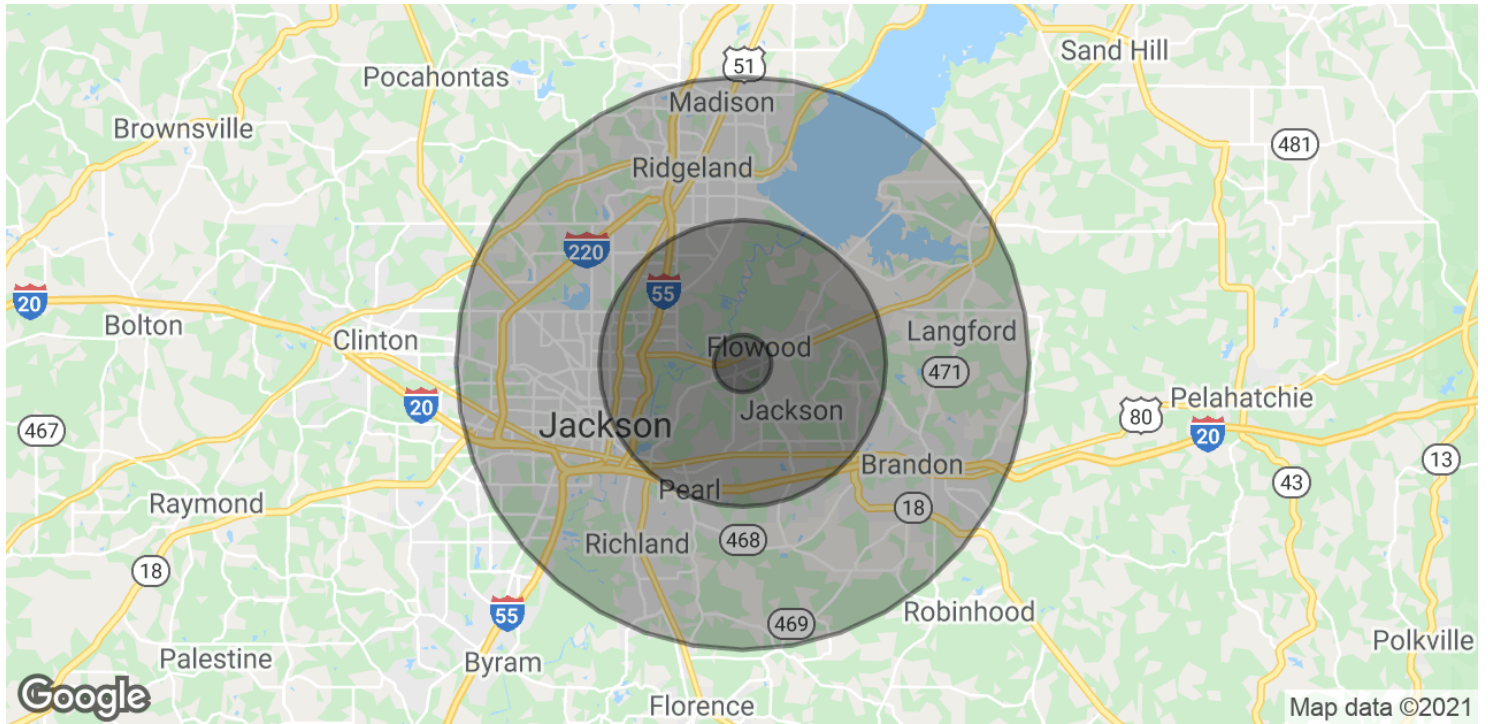
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,020	77,967	291,330
Median age	30.2	34.5	34.4
Median age (Male)	30.0	33.6	33.3
Median age (Female)	30.6	35.3	35.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	482	32,263	110,950
# of persons per HH	2.1	2.4	2.6
Average HH income	\$58,973	\$74,214	\$64,212
Average house value	\$141,298	\$199,395	\$177,380

* Demographic data derived from 2010 US Census

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