

# INDUSTRIAL PROPERTY FOR SALE



## FLOWOOD INDUSTRIAL LAND

1649 Flowood Dr, Flowood , MS 39232

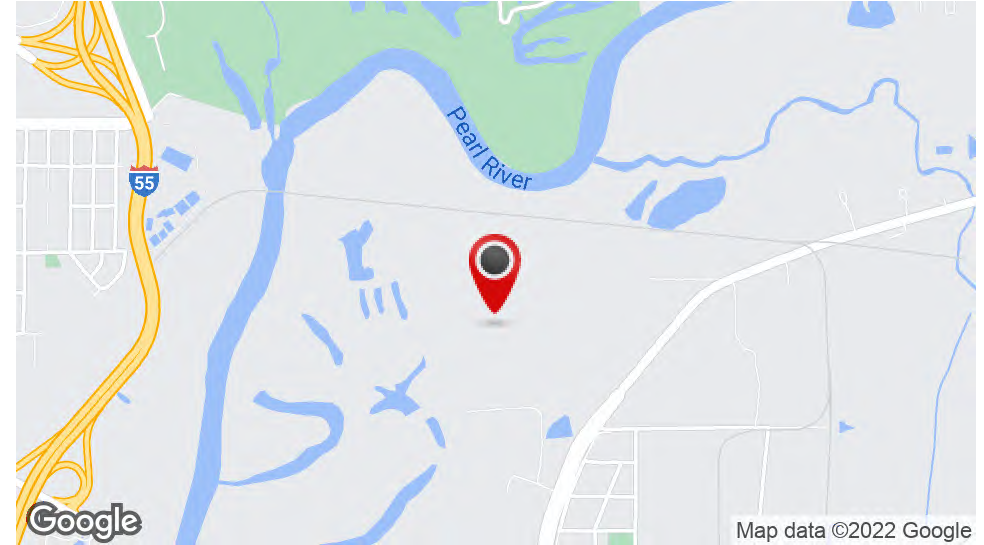
### JOHN MICHAEL HOLTSMANN

Principal  
601.914.0800  
johnmichael@duckworthrealty.com

DUCKWORTH  
REALTY

# FLOWOOD INDUSTRIAL LAND

1649 Flowood Dr, Flowood, MS 39232



## OFFERING SUMMARY

Sale Price:	Inquire for Pricing
Zoning:	I-2
Min. Divisible:	+/- .75 Acres
Max. Contiguous:	+/- 113 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. 23+/- of the available acreage lies between Puckett Machinery and Harris Rebar and an additional 78+/- lies to the north of Harris Rebar for a combined count 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

## JOHN MICHAEL HOLTSMANN

Principal  
601.914.0800  
johnmichael@duckworthrealty.com

# FLOWOOD INDUSTRIAL LAND

1649 Flowood Dr, Flowood, MS 39232



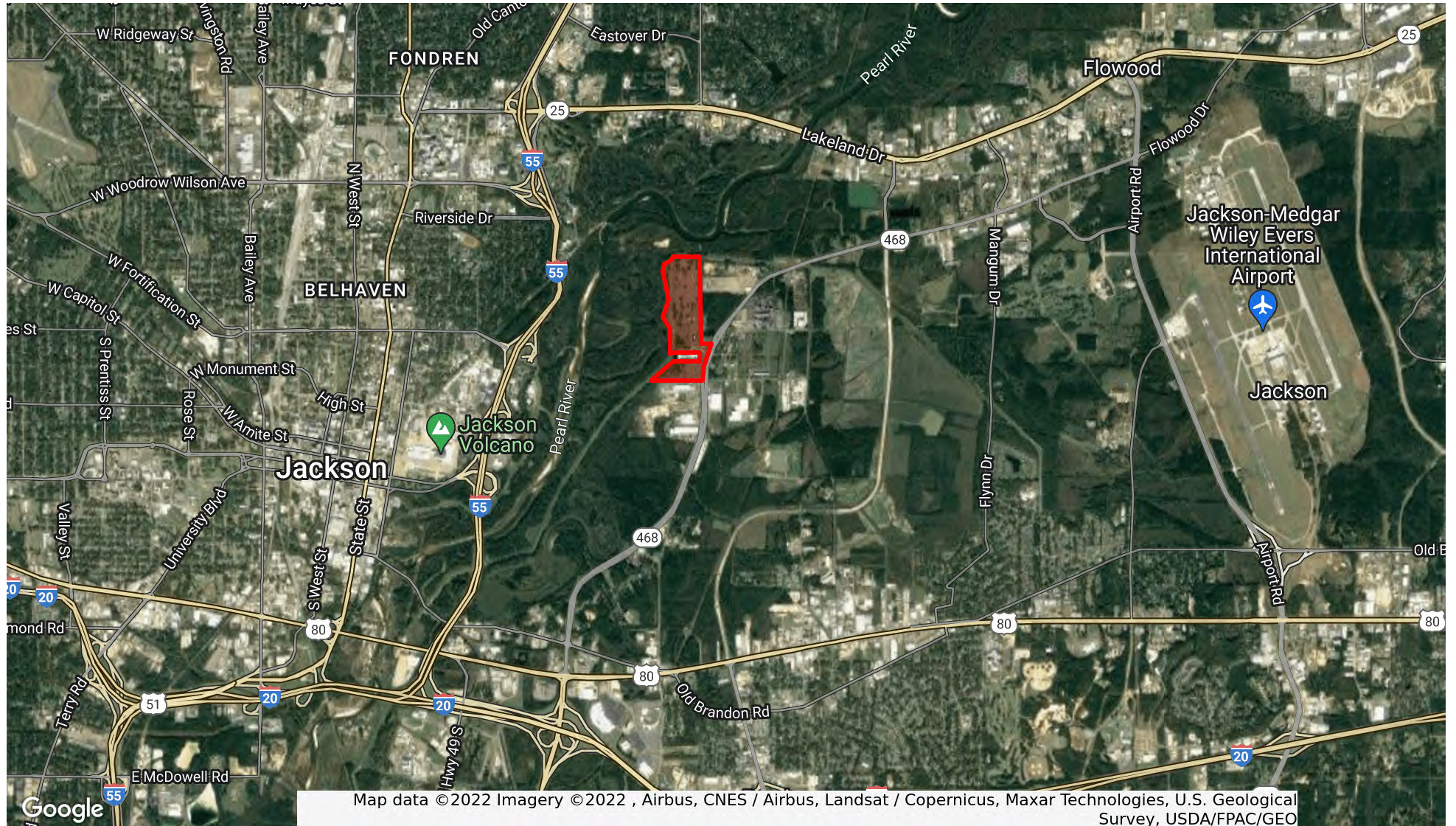
**JOHN MICHAEL HOLTMA**

Principal  
601.914.0800  
johnmichael@duckworthrealty.com

**DUCKWORTH**  
REALTY

# FLOWOOD INDUSTRIAL LAND

1649 Flowood Dr, Flowood, MS 39232



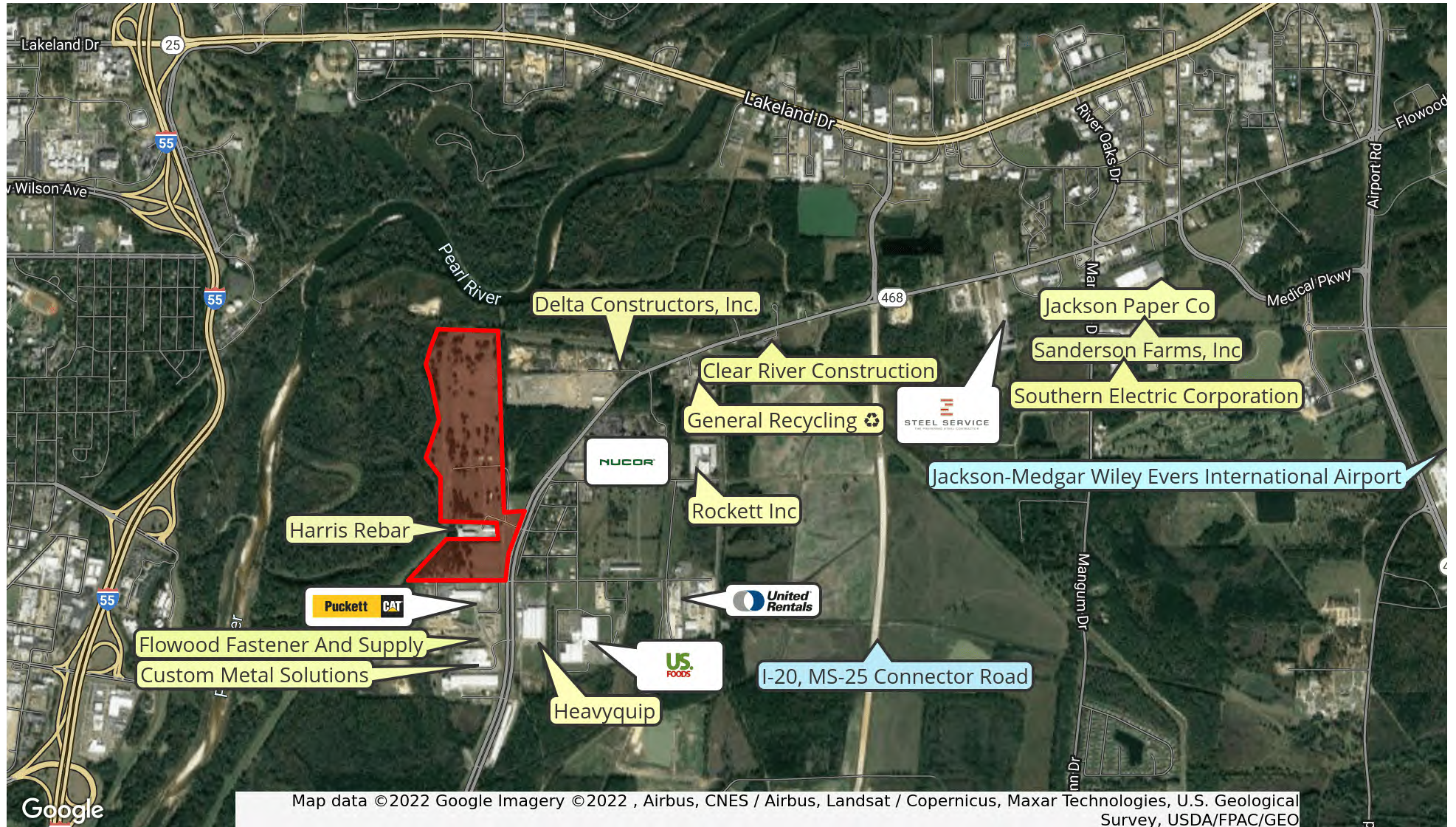
**JOHN MICHAEL HOLTANN**

Principal  
601.914.0800  
johnmichael@duckworthrealty.com

**DUCKWORTH**  
REALTY

# FLOWOOD INDUSTRIAL LAND

1649 Flowood Dr, Flowood, MS 39232



**JOHN MICHAEL HOLTANN**

Principal  
601.914.0800  
johnmichael@duckworthrealty.com

**DUCKWORTH**  
REALTY

# FLOWOOD INDUSTRIAL LAND

1649 Flowood Dr, Flowood, MS 39232



**JOHN MICHAEL HOLTSMANN**

Principal  
601.914.0800  
johnmichael@duckworthrealty.com

**DUCKWORTH**  
REALTY

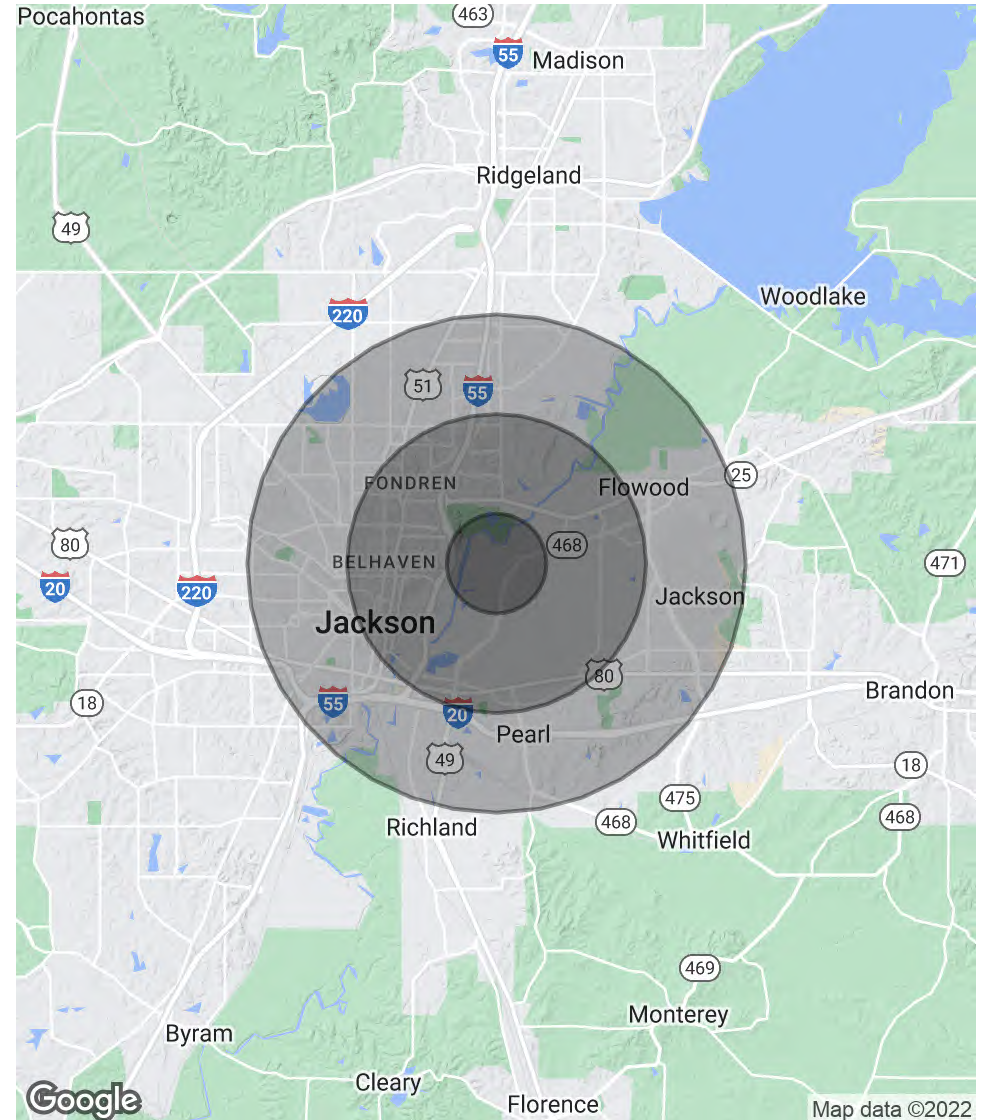
# FLOWOOD INDUSTRIAL LAND

1649 Flowood Dr, Flowood, MS 39232

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	852	27,582	99,617
Average Age	36.3	35.9	36.5
Average Age (Male)	37.2	37.2	36.4
Average Age (Female)	36.2	36.5	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	395	13,176	47,191
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$98,100	\$70,826	\$52,450
Average House Value	\$191,381	\$167,064	\$115,368

\* Demographic data derived from 2020 ACS - US Census



## JOHN MICHAEL HOLTMAN

Principal  
601.914.0800  
johnmichael@duckworthrealty.com