

±122 Acres

McComb, MS



CBRE

Investment Summary

The property on offer is a 122.41-acre area in McComb, MS, near the Delaware exit on I-55. It is easily accessible via Oliver Emmerich Drive and Park Drive Ext., with the latter bridging over I-55. The property, which has a half-mile frontage along I-55, is listed for \$2,670,000, equating to \$21,812 per acre.

The area is suitable for a diverse range of uses, including retail, office, and service uses along the interstate. Additionally, it can accommodate both high and low-density residential structures, particularly along the Little Tangipahoa River.

City of McComb- 2021 Population: 12,217

Pike County- 2021 Population: 39,973

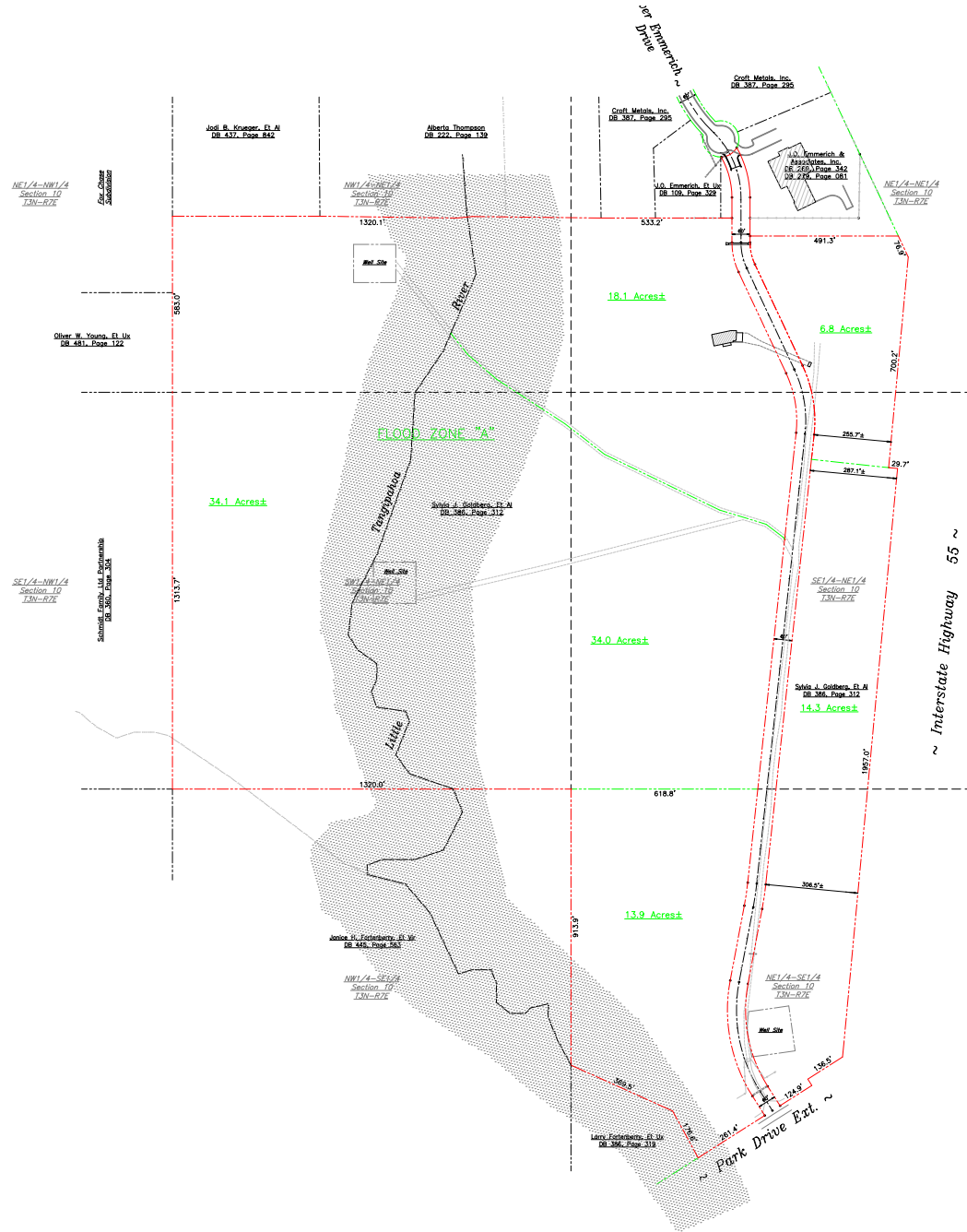


Property Highlights

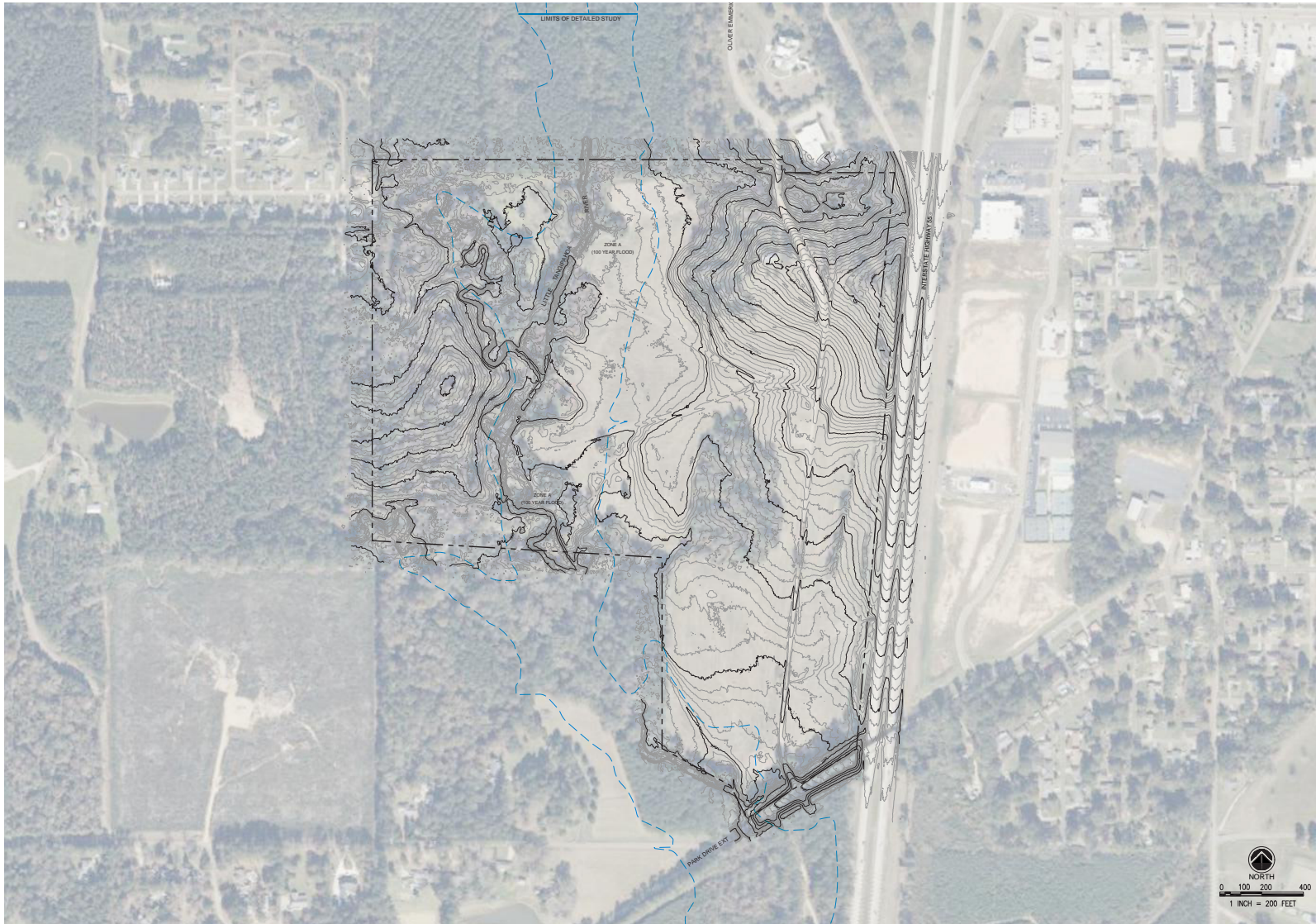
- The property is within an Opportunity Zone Area
- Zoning is a Special Mixed Land Use (SMU) overlay district
- Water- City of McComb Public Works
- Sewer- City of McComb Public Works
- Electric- Entergy
- Natural Gas- Center Point Energy
- Approximately 27 acres within the floodway and floodplain of the Little Tangipahoa River
- Approximately ½ mile frontage along I-55 with 26,000 Ave. Daily Traffic Count
- Approximately 2,600' frontage along Park Drive Ext. with 2,200 Ave. Daily Traffic Count
- The property is 80 miles south of Jackson, MS and 100 miles north of New Orleans, LA



Property Survey

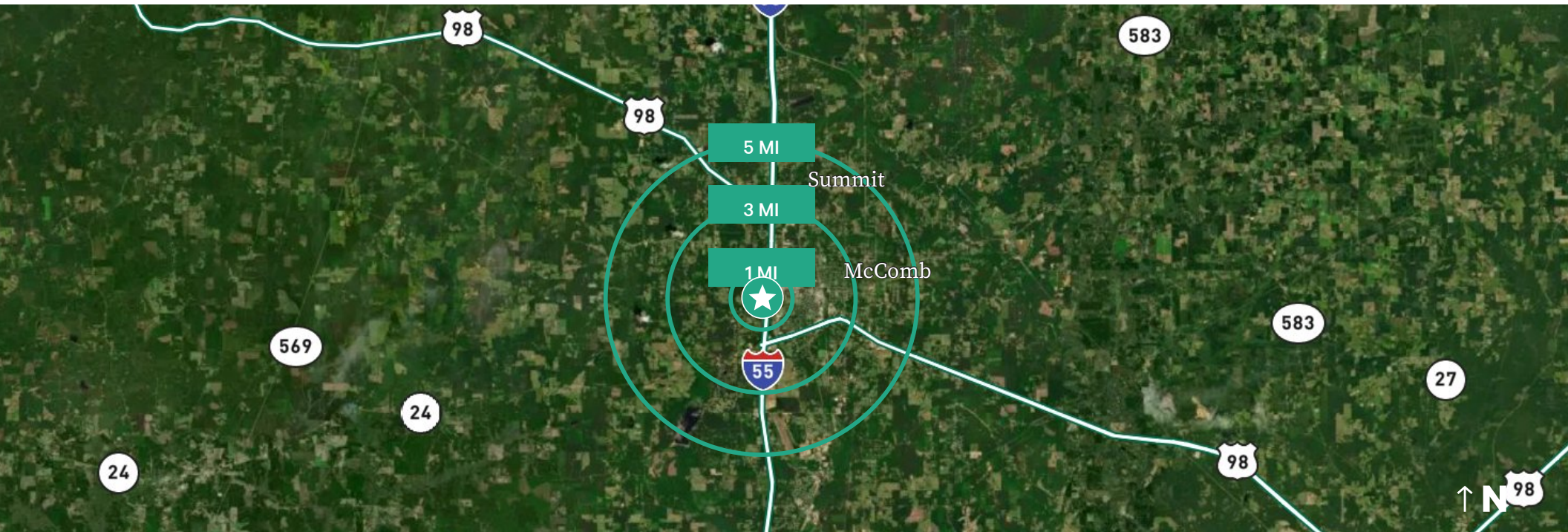


Property Contours



DISCLAIMER: Not a survey, boundary traced in over the Lidar from the internet, FEMA map dropped on as well. All for planning purposes only.

Demographics



	1 Mile	3 Miles	5 Miles
Population			
2023 Population - Current Year Estimate	2,786	15,564	22,399
2028 Population - Five Year Projection	2,844	15,482	22,302
2023-2028 Annual Population Growth Rate	0.41%	-0.11%	-0.09%
Households			
2023 Households - Current Year Estimate	1,248	6,444	8,990
2028 Households - Five Year Projection	1,288	6,469	9,034
2020-2023 Compound Annual Household Growth	1.01%	0.26%	0.23%
2023-2028 Annual Household Growth Rate	0.63%	0.08%	0.10%
2023 Average Household Size	2.21	2.35	2.39
Household Income			
2023 Average Household Income	\$47,723	\$47,975	\$51,687
2028 Average Household Income	\$52,716	\$52,613	\$57,309

	1 Mile	3 Miles	5 Miles
Housing Units			
2023 Housing Units	1,395	7,535	10,494
2023 Vacant Housing Units	147	1,091	1,504
2023 Occupied Housing Units	1,248	6,444	8,990
2023 Owner Occupied Housing Units	533	3,440	5,312
2023 Renter Occupied Housing Units	715	3,004	3,678
Education			
2023 Population 25 and Over	1,917	10,318	14,737
HS and Associates Degrees	1,501	7,036	9,961
Bachelor's Degree or Higher	272	2,053	3,019
Place of Work			
2023 Businesses	185	906	1,129
2023 Employees	2,866	10,330	12,327

3073 Park Drive Ext., McComb, MS 39648



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