

LAND FOR SALE



HWY 49 C-3 LAND

3327 US-49 S, Florence, MS 39073

JOHN MICHAEL HOLTmann

Principal
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DUCKWORTH
REALTY

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OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	5 Acres
Price / SF:	\$5.51 PSF
Zoning:	C-3

PROPERTY OVERVIEW

Located on Hwy 49 South in Florence, MS at the Eagle Post Rd intersection. Hard corner property fronting Hwy 49 with access and visibility to 34,000+ VPD. Eagle Post Road connects to Hwy 469 (6,400+VPD) giving the property excellent exposure to the local residents as well as the high traffic on Hwy 49. The property is just South of Main Street Florence and conveniently located near several residential developments. Businesses and popular attractions located at this intersection include Polk's Drugs & Gas Station, Jerry's Catfish House (Successful and Popular restaurant), Cooper's Country Meat Packers, Florence Animal Clinic and more. The property is 13 Miles South of Jackson, MS, 78 Miles from Hattiesburg, and 178 Miles from Gulfport traveling on Hwy 49.

PROPERTY HIGHLIGHTS

- Zoned C-3
- Corner Lot fronting Hwy 49 S & W Eagle Post Rd
- High Traffic and High Visibility Site
- Excellent commercial development site

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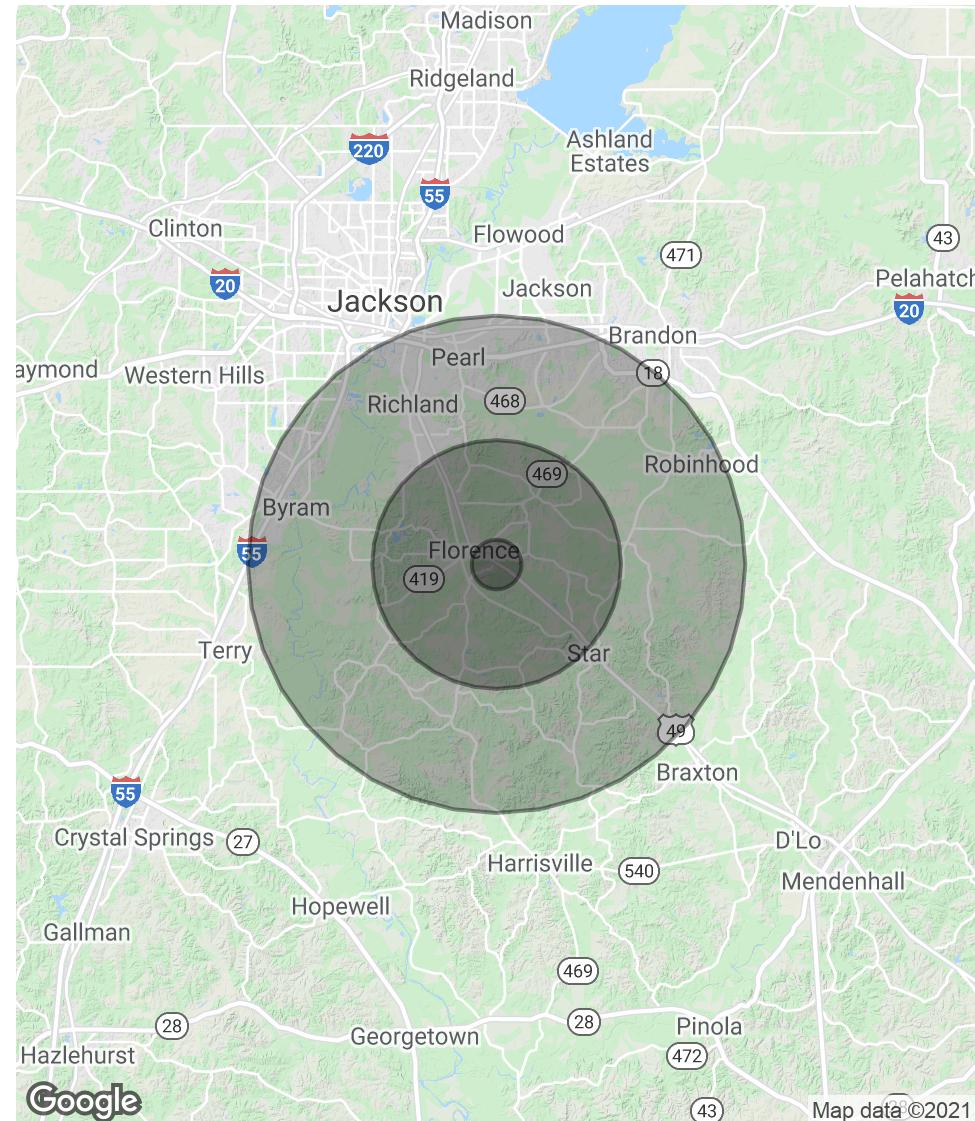
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	246	12,500	68,872
Average age	38.3	36.4	34.8
Average age (Male)	37.7	34.2	33.4
Average age (Female)	40.2	40.8	36.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	92	4,679	24,658
# of persons per HH	2.7	2.7	2.8
Average HH income	\$58,921	\$63,196	\$56,583
Average house value	\$137,736	\$148,071	\$128,235

* Demographic data derived from 2010 US Census



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