



**PROPERTY DESCRIPTION**

We are pleased to present a 1.47-acre commercial development parcel on Highway 49 in Richland, Mississippi, directly adjacent to the south property line of the new QuickTrip station. The site has driveway access from Highway 49 and benefits from the QuickTrip’s foot traffic and nearly 40,000 vehicles per day on this six-lane corridor.

Ideal for development, the parcel accommodates a range of uses and configurations, from single-user facilities to multi-phase projects. Its visibility, access, and adjacency to an established traffic generator make it well-suited for retail, restaurant, convenience, service, or other high-exposure commercial concepts.

This is a strategic opportunity to secure a high-visibility site along one of the region’s busiest corridors, with strong traffic counts and flexibility for various development scenarios.

**PROPERTY HIGHLIGHTS**

- 1.47-acre commercial parcel on Highway 49, Richland, MS, adjacent to the new QuickTrip with direct highway access.
- Nearly 40K daily vehicles and QuickTrip foot traffic provide strong visibility for retail, restaurant, convenience, service, or multi-phase development.
- At 1.47 acres, the site supports single-user concepts or scalable, multi-phase projects in a high-traffic corridor.

**OFFERING SUMMARY**

<b>List Price:</b>	\$675,000.00
<b>Price Per Foot:</b>	\$10.54 SF
<b>Lot Size:</b>	1.47 +/- Acres 64,033 +/- SF
<b>Zoning:</b>	Commercial
<b>Traffic Count:</b>	36,000 ADT
<b>Market:</b>	Jackson, MS
<b>Sub-Market:</b>	Richland, MS

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	21	134	787
<b>Total Population</b>	60	357	2,025
<b>Average HH Income</b>	\$102,697	\$88,197	\$80,301

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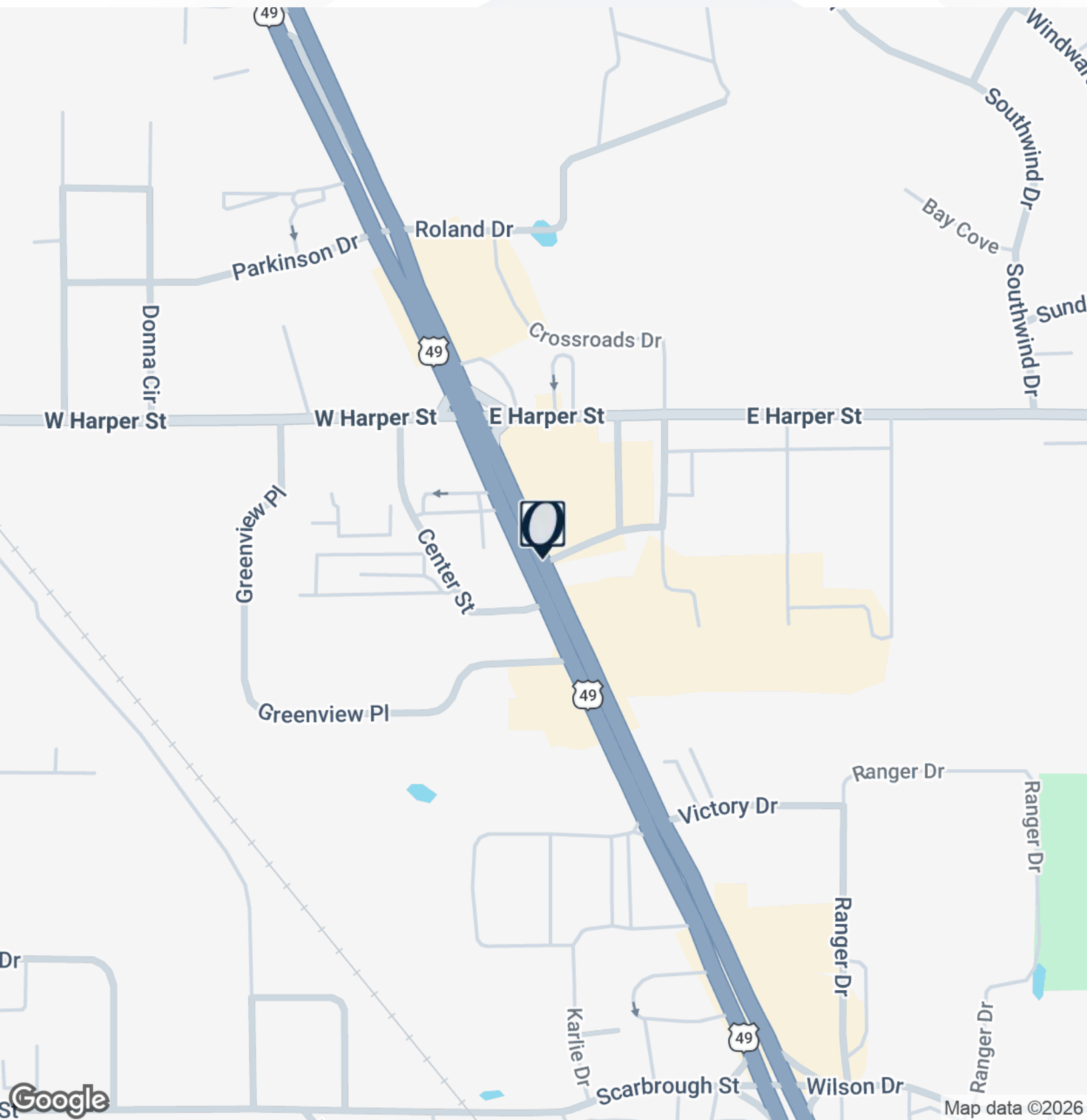
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**FOR SALE** 1.47 ACRES ON HWY 49 IN RICHLAND - ADJACENT TO NEW QUICKTRIP

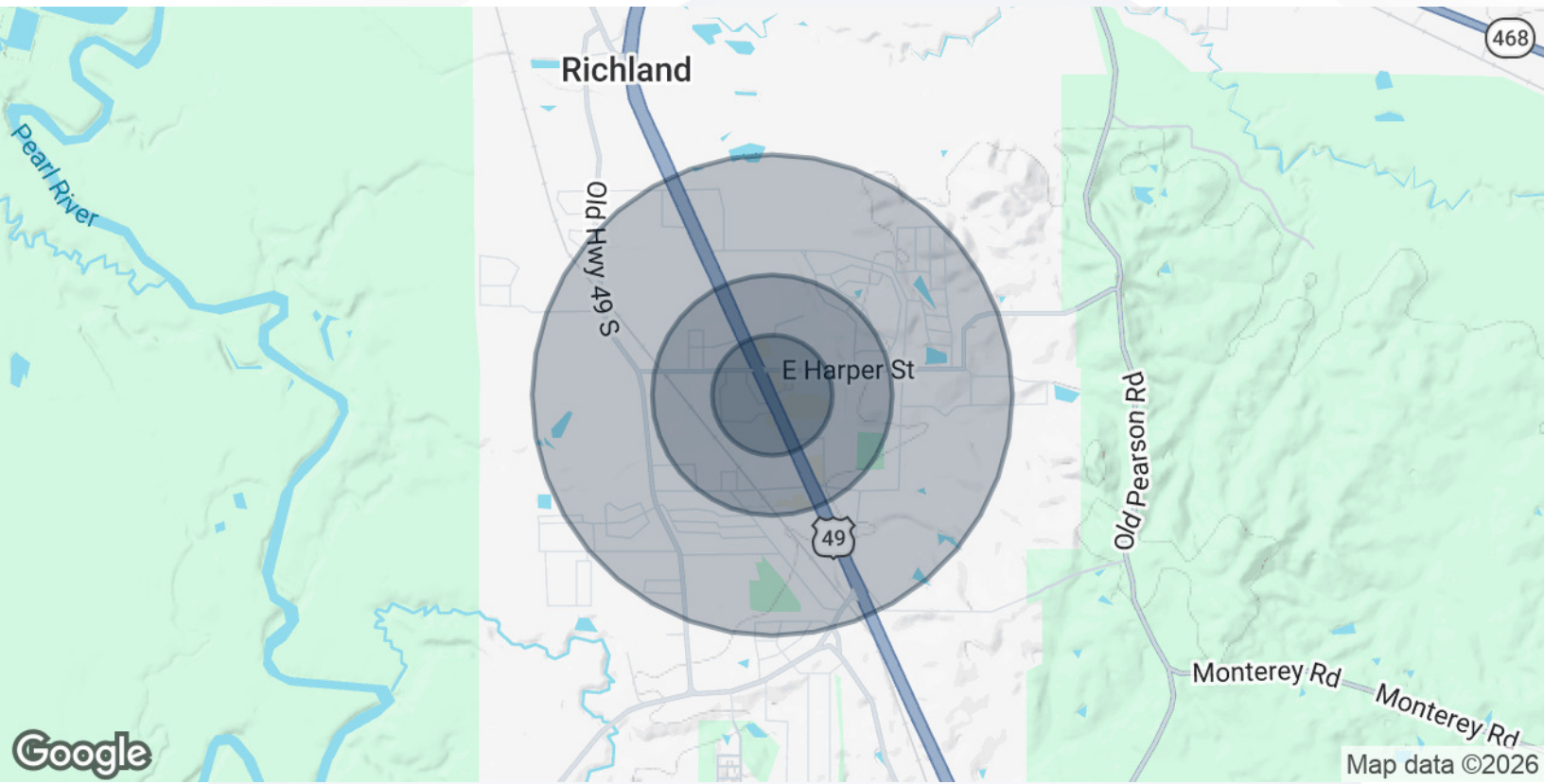
LOCATION MAP



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	60	357	2,025
Average Age	37.7	35.7	34.9
Average Age (Male)	26.8	29.4	31.2
Average Age (Female)	48.0	41.5	38.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	21	134	787
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$102,697	\$88,197	\$80,301
Average House Value	\$207,309	\$146,070	\$113,448

2023 American Community Survey (ACS)

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