

## 2280 Lakeland Dr Flowood, MS 39232

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2280 Lakeland Dr, Flowood, MS 39232



**NEW** Active / For Sale • New, Active: 4/22/2025

List Price

\$1,950,000

Active Date 4/22/2025 Listing ID 4111077



Land

Type

Basic Facts

Type

Land

Subtype

Miscellaneous

Days in RPR

16

Multi Parcel

No

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# Property Information

## Description

This 21.8+/-acre commercial property is ideally located on one of Flowood's busiest corridors—Lakeland Drive with 51,000+ vehicles per day in drive-by traffic. Approximately 9.86 acres are outside of the Pearl River floodway and are developable, making it an excellent site for retail or mixed-use development. With high visibility ( 600 Ft roar frontage) and strong traffic counts, this location offers a rare opportunity for investors or owner-users to secure a valuable and strategic piece of land. A portion of the property lies within the Pearl River floodway, but the available developable acreage provides plenty of room for impactful use. Don't miss this chance to acquire prime commercial land in a sought-after location.

## Property Features

LISTING			
Present Use	["Commercial"]	Water Front	River Front
Sewer	Other	Lot Size Features	Corner Lot
Utilities	None	Water	Other

## Location Details

Location Features	Corner Lot	Present Use	["Commercial"]
Flood Zone	AE		

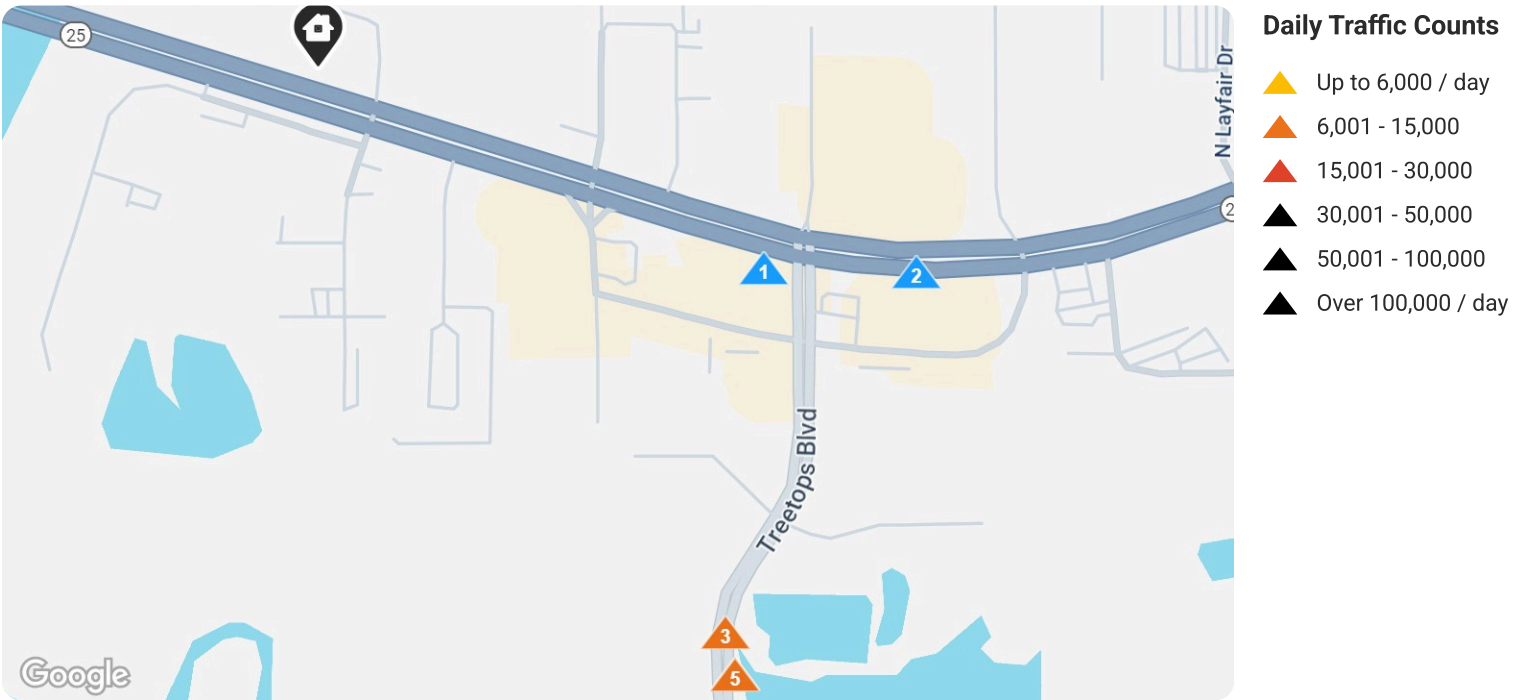
## Legal Description

Current Use	Lots & Acreage
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## Listing Details

Listing ID	4111077	Listing Source	MLS United
Listing Agreement	Exclusive Right to Sell(ER)		

# Traffic Counts



## Traffic Counts within 1 mile by Proximity

▲

60,334

Hwy 25

2024 Est. daily traffic counts

Cross: Treetop Blvd

Cross Dir: E

Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2009	▲	59,000	ADT
2008	▲	57,000	AADT
2006	▲	69,000	AADT
1999	▲	55,000	ADT

▲

51,476

Lakeland Drive

2024 Est. daily traffic counts

Cross: Strickland Dr

Cross Dir: E

Distance: 0.08 miles

Historical counts

Year	▲	Count	Type
2021	▲	51,000	ADT
2018	▲	51,000	AADT

▲

8,900

Treetop Boulevard

2021 Est. daily traffic counts

Cross: Tree St

Cross Dir: N

Distance: 0.14 miles

Historical counts

Year	▲	Count	Type
2009	▲	5,264	ADT

▲

8,135

Treetop Blvd

2024 Est. daily traffic counts

Cross: Tree St

Cross Dir: N

Distance: –

Historical counts

Year	▲	Count	Type
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▲

9,323

Treetop Boulevard

2024 Est. daily traffic counts

Cross: Tree St

Cross Dir: N

Distance: 0.14 miles

Historical counts

Year	▲	Count	Type
2018	▲	9,300	AADT

AADT - Annual Average Daily Traffic      ADT - Average Daily Traffic      AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



# Photos

## Listing Photos



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