

2280 Lakeland Dr

Flowood, MS 39232



Iana Gilder

ABR

Mississippi Real Estate License #S51796

📞 Work (601) 707-5196 | 📞 Mobile (601) 850-1177

✉️ ianagilder1@gmail.com

🌐 <http://www.trihelm.com>





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● 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	Days in RPR
Land	16
Subtype	Multi Parcel
Miscellaneous	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		

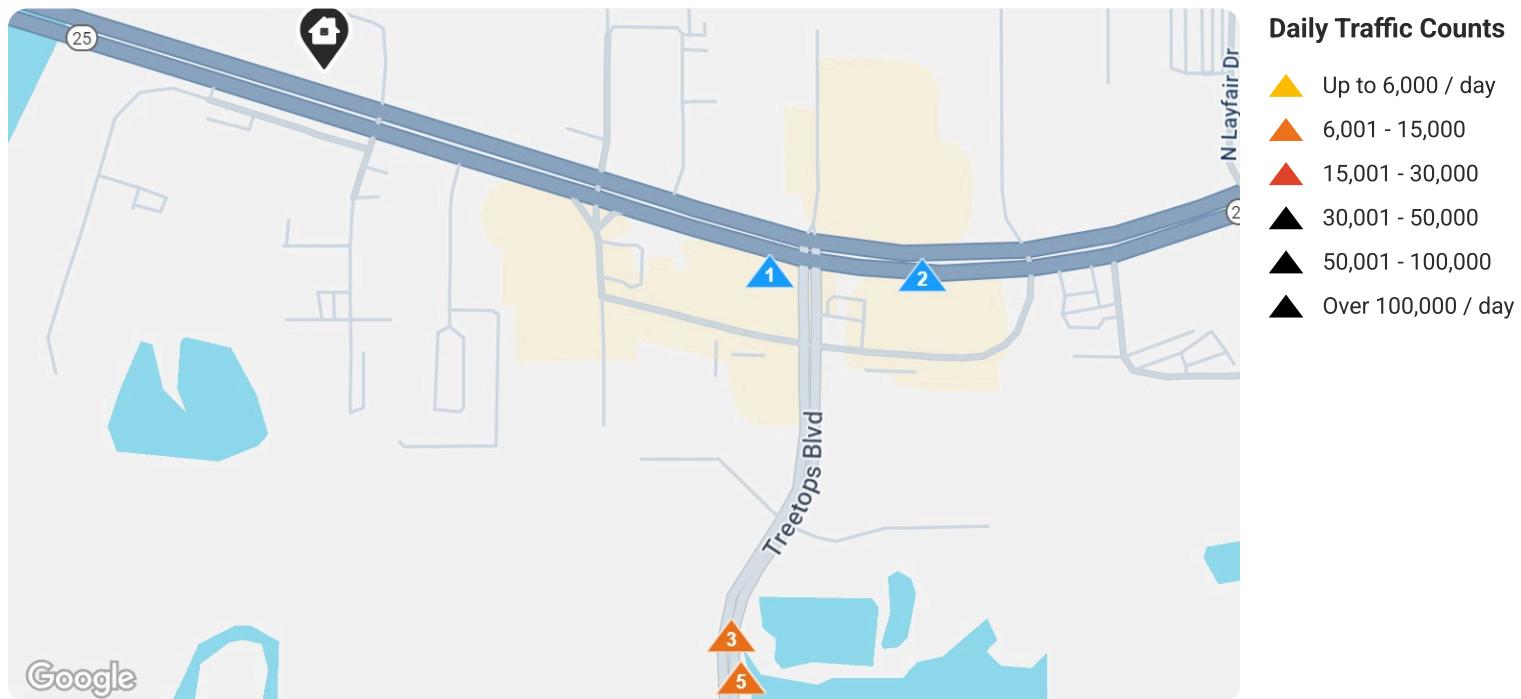
Legal Description

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

1 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	

2 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	

3 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	

4 8,135

Treetop Blvd	
2024 Est. daily traffic counts	
Cross: Tree St	
Cross Dir: N	
Distance: –	

5 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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