

For More Information:

CLAY SHORT

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Land For Sale

Southridge Drive, Tupelo, MS 38801

SOUTHRIDGE BUSINESS PARK



600 West Main Street Suite B

Tupelo, MS 38804

662.842.8283

www.trirealestate.net



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OFFERING SUMMARY

Sale Price: \$40,000 - \$90,000

Price / Acre: \$74,375

Lot Size: 8 Acres

PROPERTY OVERVIEW

Lots ranging from .32 to 2.2 acres. Parcels to be sold delivered in a graded, relatively flat condition with utilities extended to the property border. 5 lots with Cliff Gookin Blvd frontage and 11 lots on Southridge Drive.

LOCATION OVERVIEW

Located on Cliff Gookin Boulevard which serves as a loop between major highways in Tupelo, US Hwy 278, US Hwy 45 and Interstate 22. Cliff Gookin Boulevard is a commercial corridor which in the past has been a destination for heavy commercial / light industrial, medical and retail uses.

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662.620.7211

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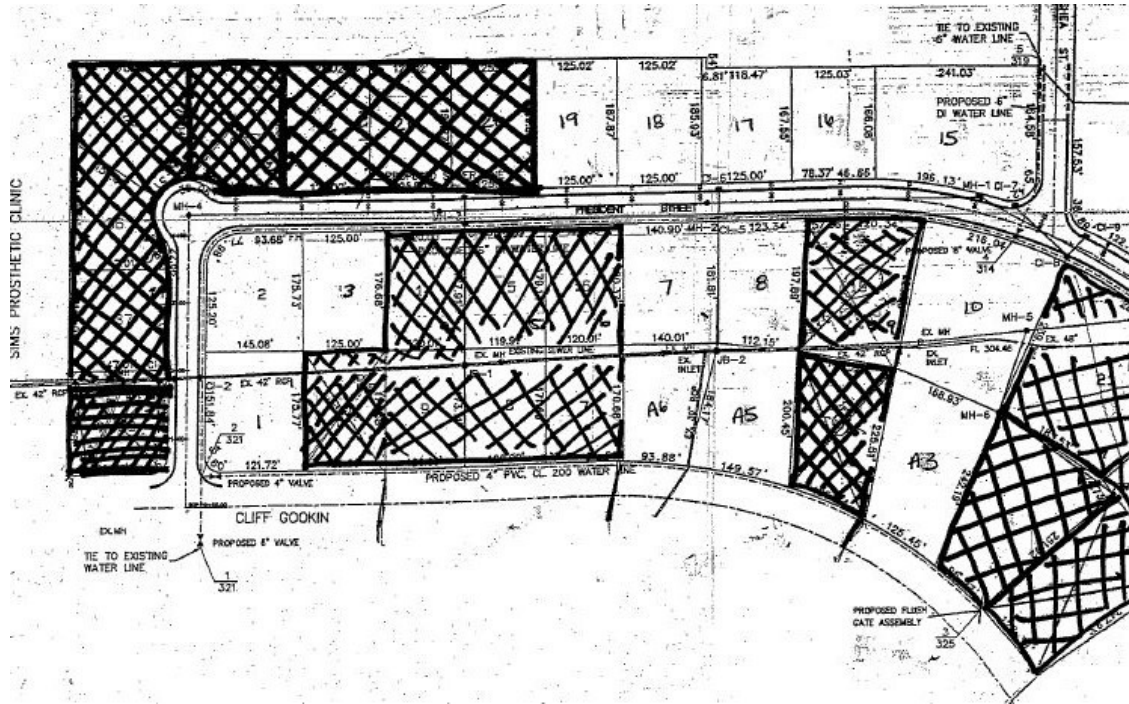
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OF LOTS | 16 TOTAL LOT SIZE | 0.49 - 1.53 Acres TOTAL LOT PRICE | \$40,000 - 90,000 BEST USE | Medical, Professional Office, Retail, Distribution Warehouse



STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1			Retail	0.49 Acres	\$55,000	
Available	3			Office	0.51 Acres	\$40,000	
Available	5			Retail	0.68 Acres	\$50,000	
Available	A3-10			Retail	1.53 Acres	\$90,000	
Available	15			Retail	0.93 Acres	\$40,000	
Available	18			Office	0.53 Acres	\$40,000	

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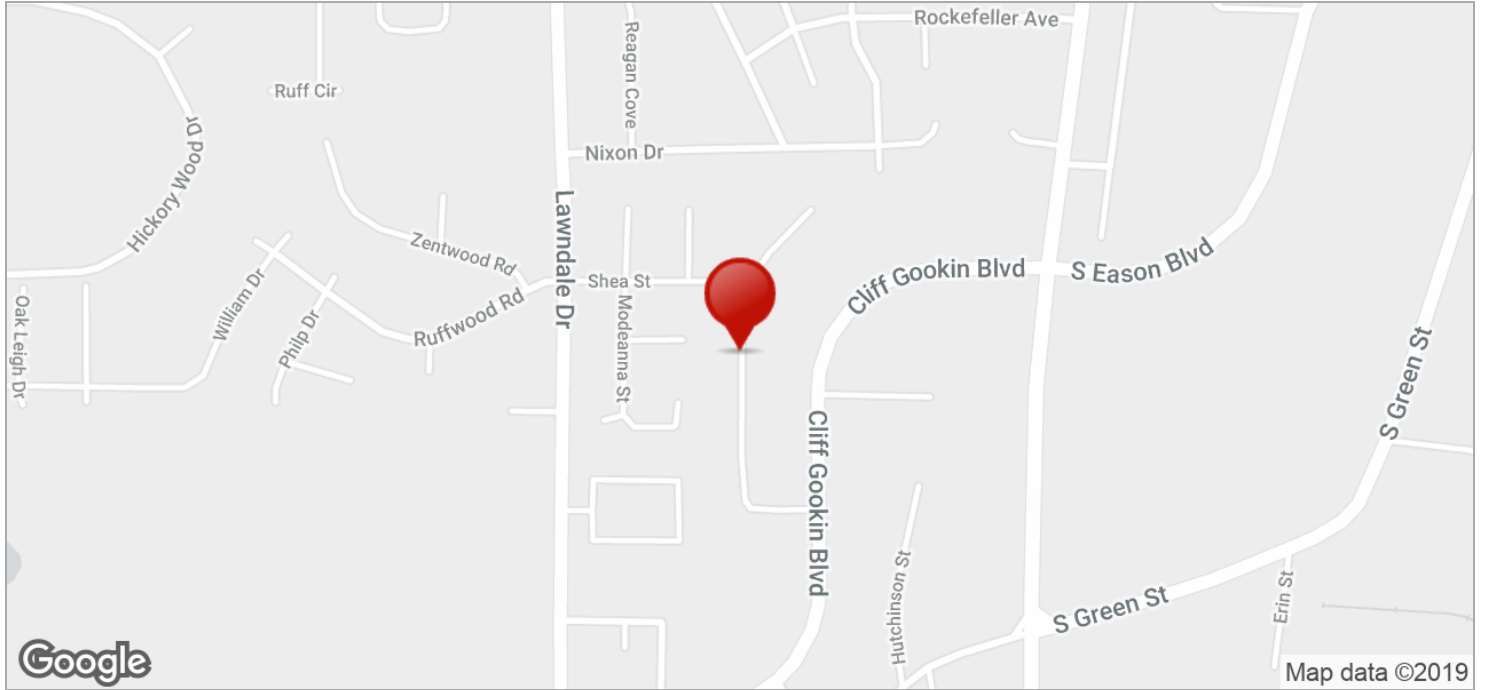
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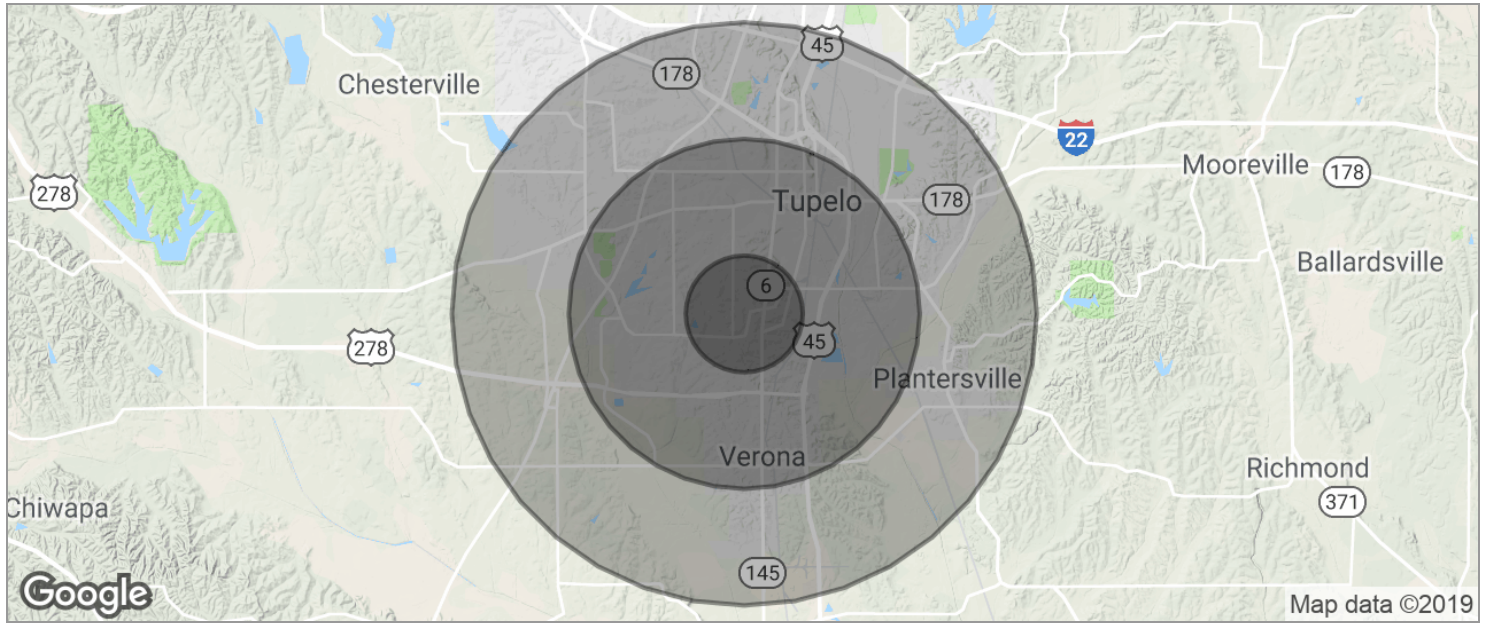
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,478	25,682	42,136
MEDIAN AGE	30.2	31.1	32.8
MEDIAN AGE (MALE)	28.5	30.7	31.6
MEDIAN AGE (FEMALE)	32.2	32.2	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,263	10,173	16,495
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$45,113	\$47,544	\$50,809
AVERAGE HOUSE VALUE	\$134,311	\$145,944	\$152,452

* Demographic data derived from 2010 US Census

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