



Land - 1 - 9 Acres Available On Lakeland Drive - Flowood, MS

156 Daughdrill Station
Flowood, Mississippi 39232

Property Overview

This 9 Acres fronts Lakeland Drive (54,000 VPD), ensuring exceptional visibility. The property can be divided into parcels as small as 1 acre. Located less than a mile west of Lakeland Commons, Dogwood Promenade, and Dogwood Festival Market, this property offers unparalleled exposure and convenience.

Flowood is just east of Jackson and located in Rankin County. Because of its strategic location, Flowood is easily accessible via Interstate 20 and 55. Jackson International Airport is situated near the heart of Flowood, the city is a hub of connectivity. Hwy 25 (Lakeland Drive) serves as the primary east-west corridor, propelling Flowood into one of the state's fastest-growing commercial hubs. With a diverse mix of industrial, medical, retail, office and residential zones, Flowood presents an ideal environment for both businesses and families alike.

Property Highlights

- 9 Acres
- Can be divided into 1 Acre Lots
- Fronts Lakeland Drive
- 54,000 VPD - Excellent Visibility
- Less than a mile from Lakeland Commons, Dogwood Promenade & Dogwood Festival Market

Offering Summary

Sale Price: \$8.50/SF - \$17.50/SF

Lot Size: 1 - 9 Acres

For More Information

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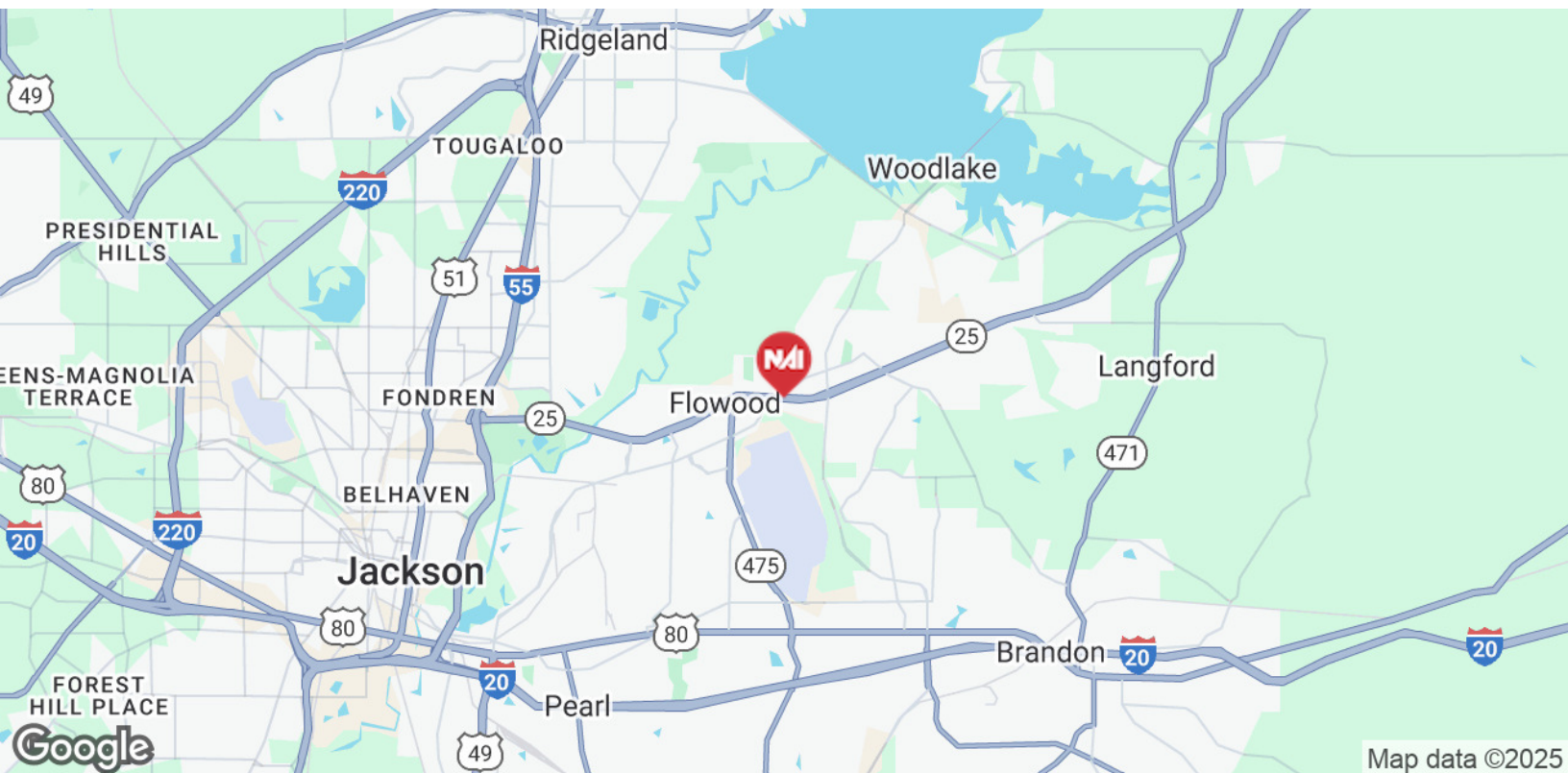
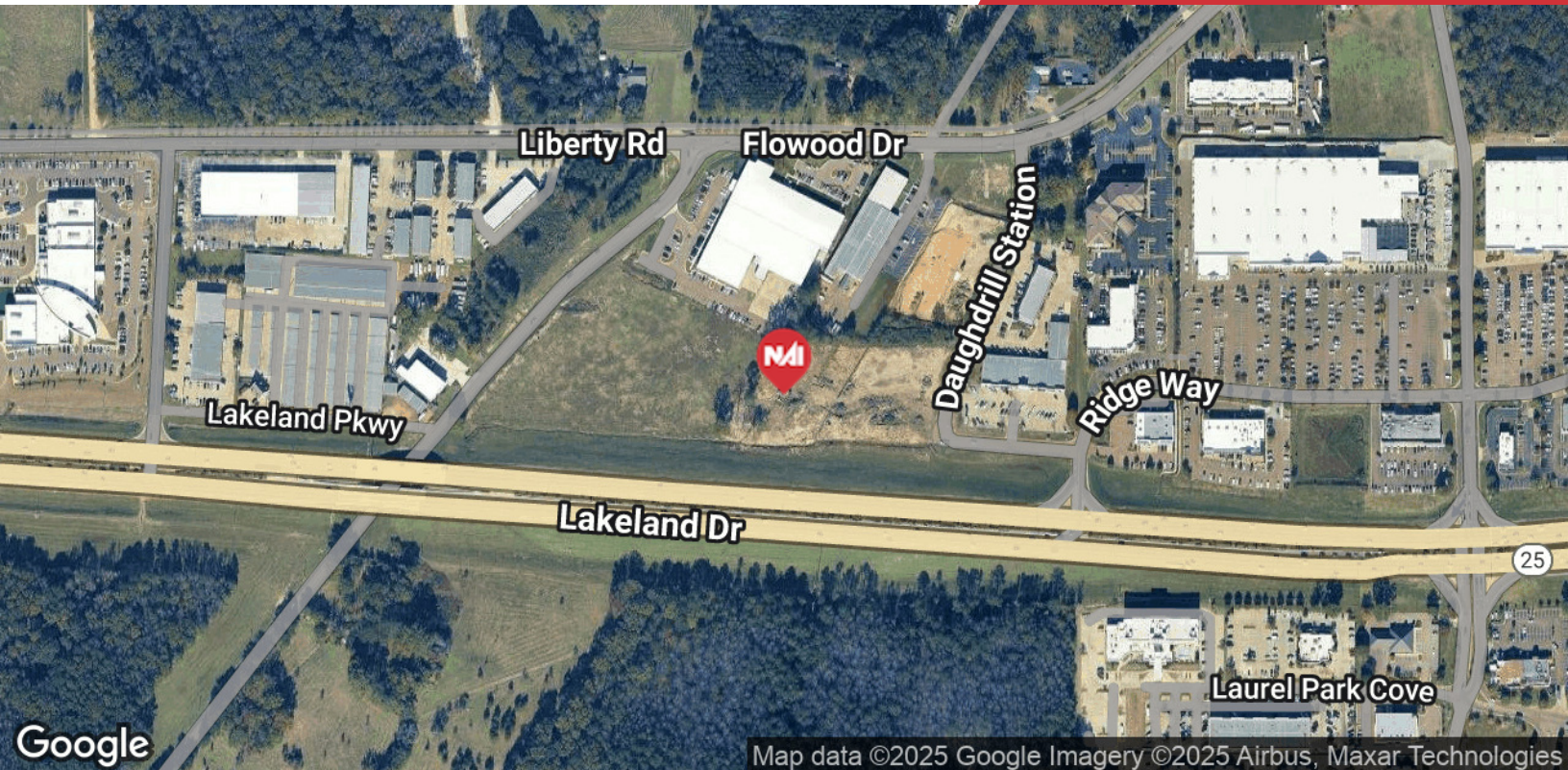
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NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed

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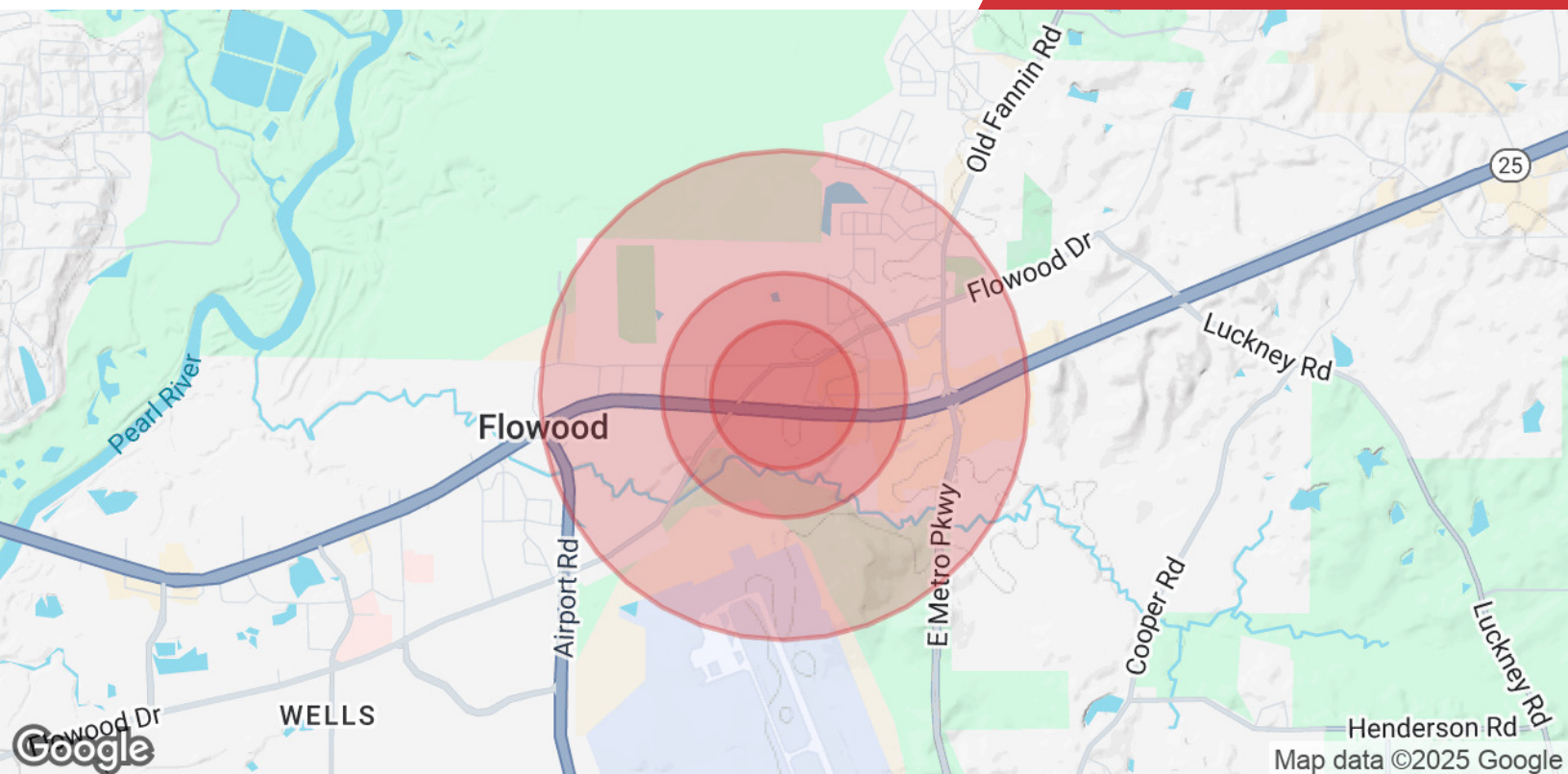
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	225	954	2,052
Average Age	45	44	41
Average Age (Male)	44	42	40
Average Age (Female)	45	45	42

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	100	419	893
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$108,115	\$106,343	\$103,999
Average House Value	\$579,414	\$520,715	\$412,791

Demographics data derived from AlphaMap