

LAND FOR SALE



CONCOURSE DRIVE INDUSTRIAL LAND

Concourse Drive, Pearl, MS, Pearl, MS

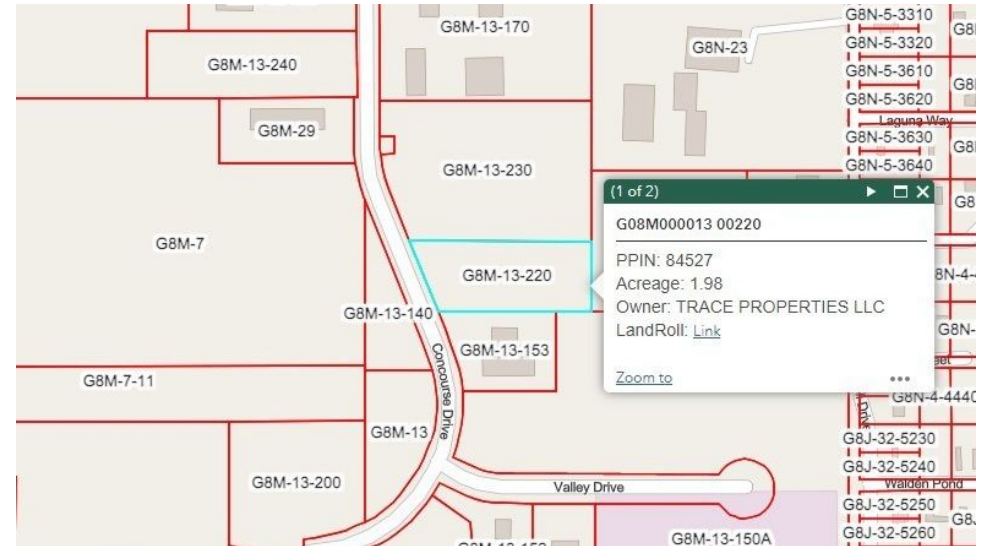
JOHN MICHAEL HOLTMANN

Principal
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DUCKWORTH
REALTY

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OFFERING SUMMARY

Sale Price:	\$185,500
Lot Size:	1.98 Acres
Price / Acre:	\$93,687

PROPERTY OVERVIEW

+/-1.98 Acres of Industrial land located on Concourse Drive in Pearl, MS. The site is part of the Concourse Drive Industrial park located directly off of Highway 80. Desirable location for an industrial or office user to locate their business with quick access to Highway 80, I-20, I-55, Hwy 475, Hwy 49, Hwy 25, and Hwy 18. Concourse Drive has experienced excellent growth in recent years with more facilities actively being built.

PROPERTY HIGHLIGHTS

- Most of the lot clearing work has been completed
- Quick access to all major roadways
- Zoned: (WHD) Warehouse District
- Signalized intersection at the entrance to Concourse Dr from Hwy 80

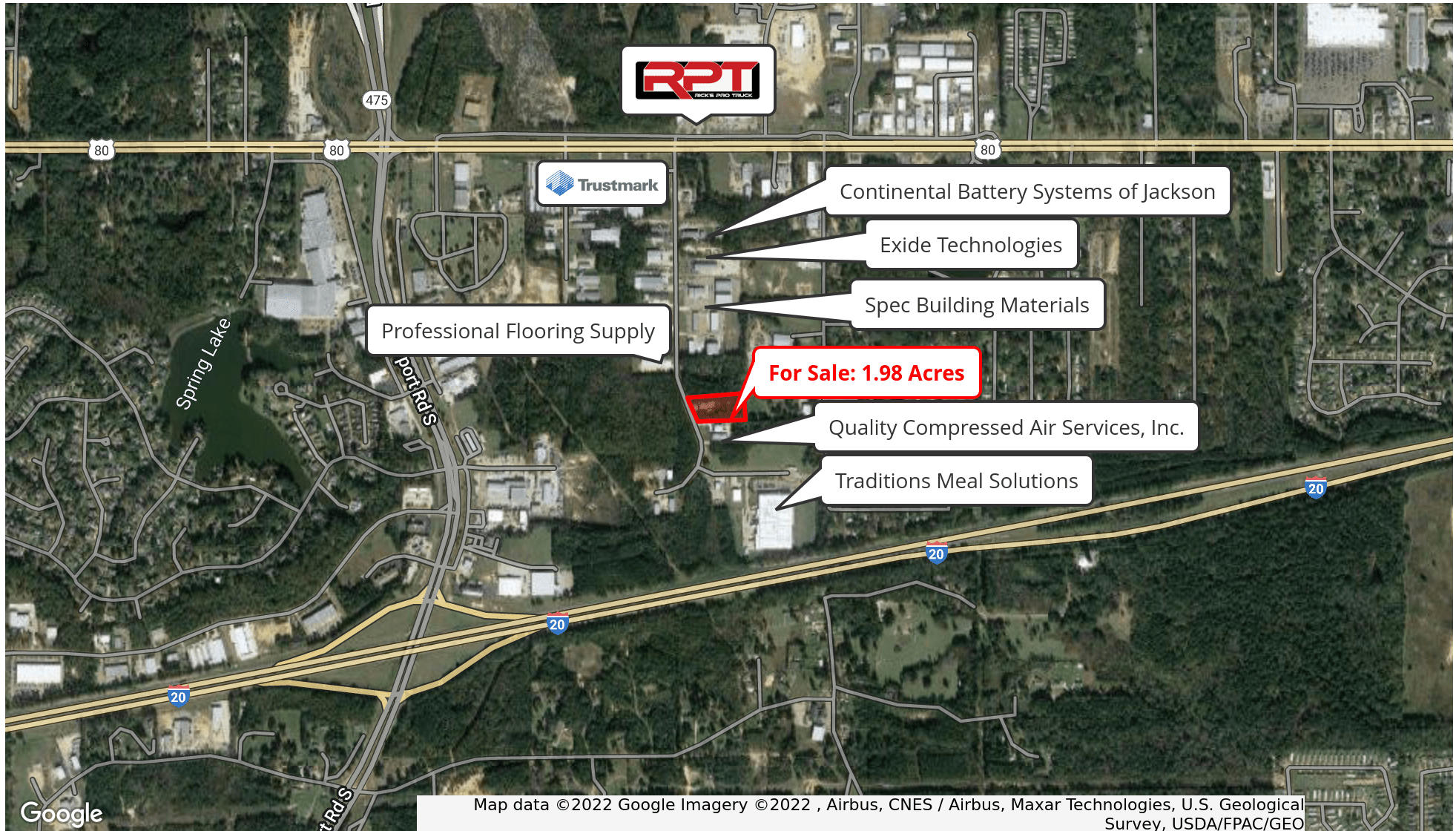
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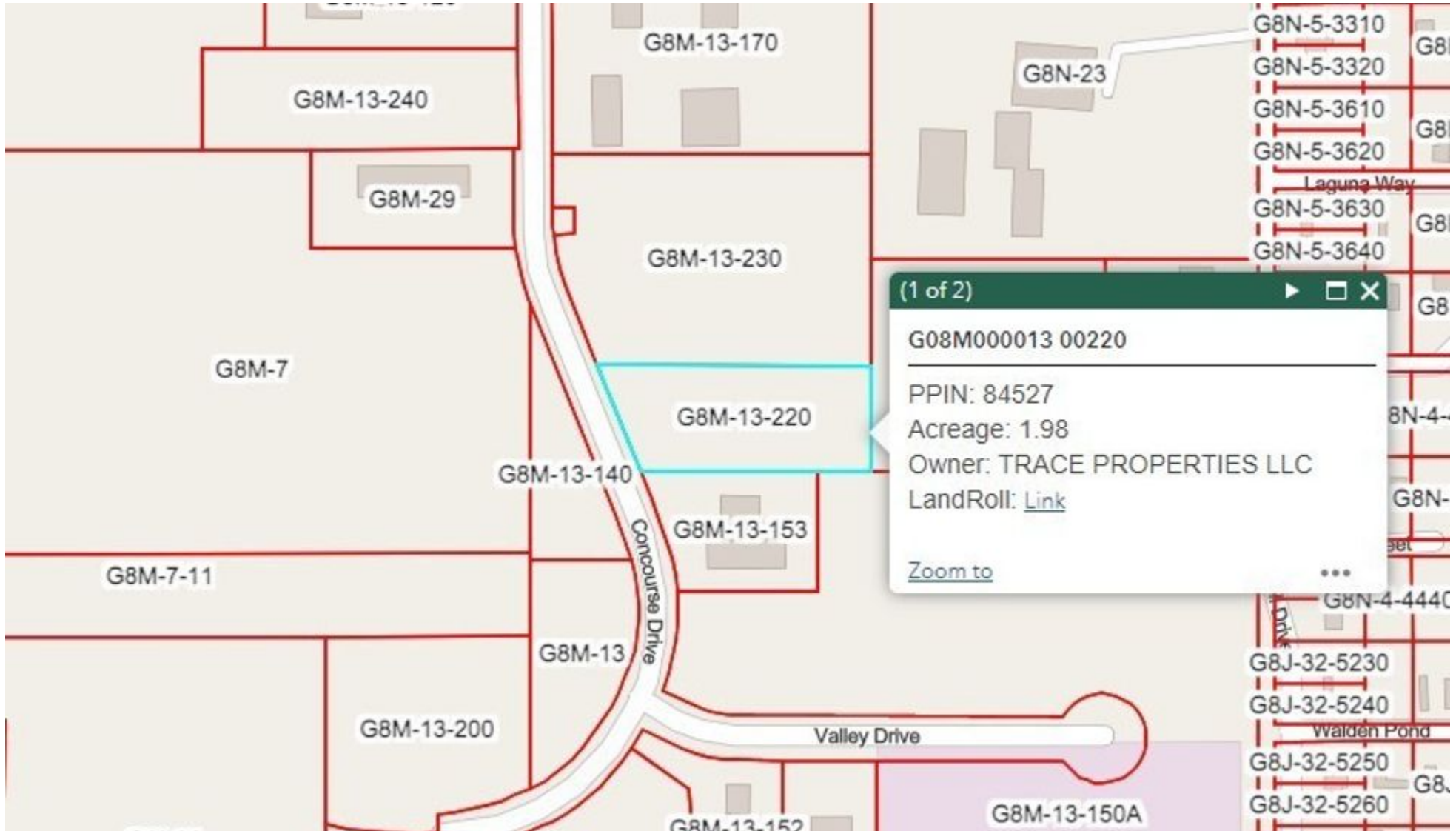
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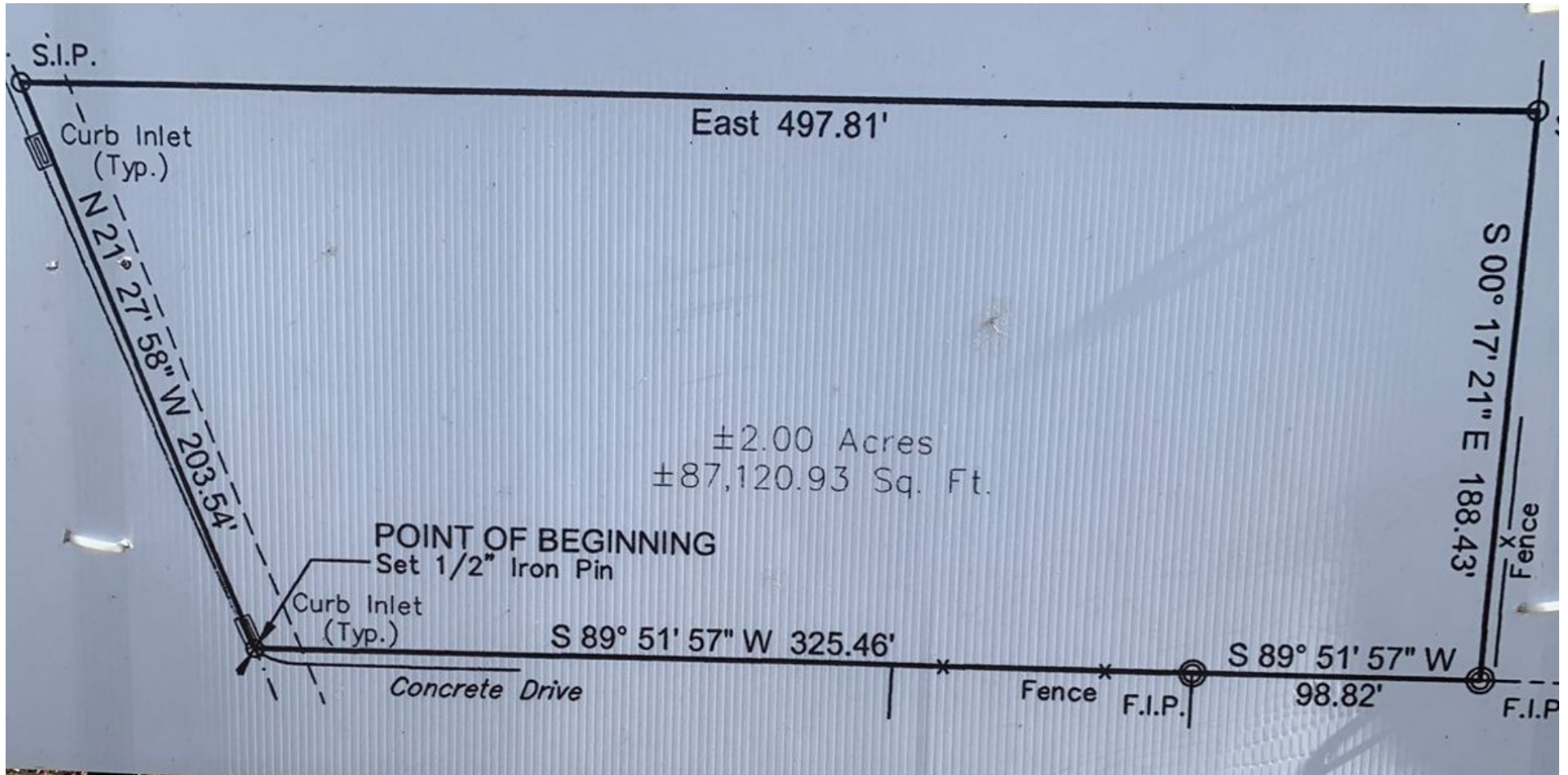
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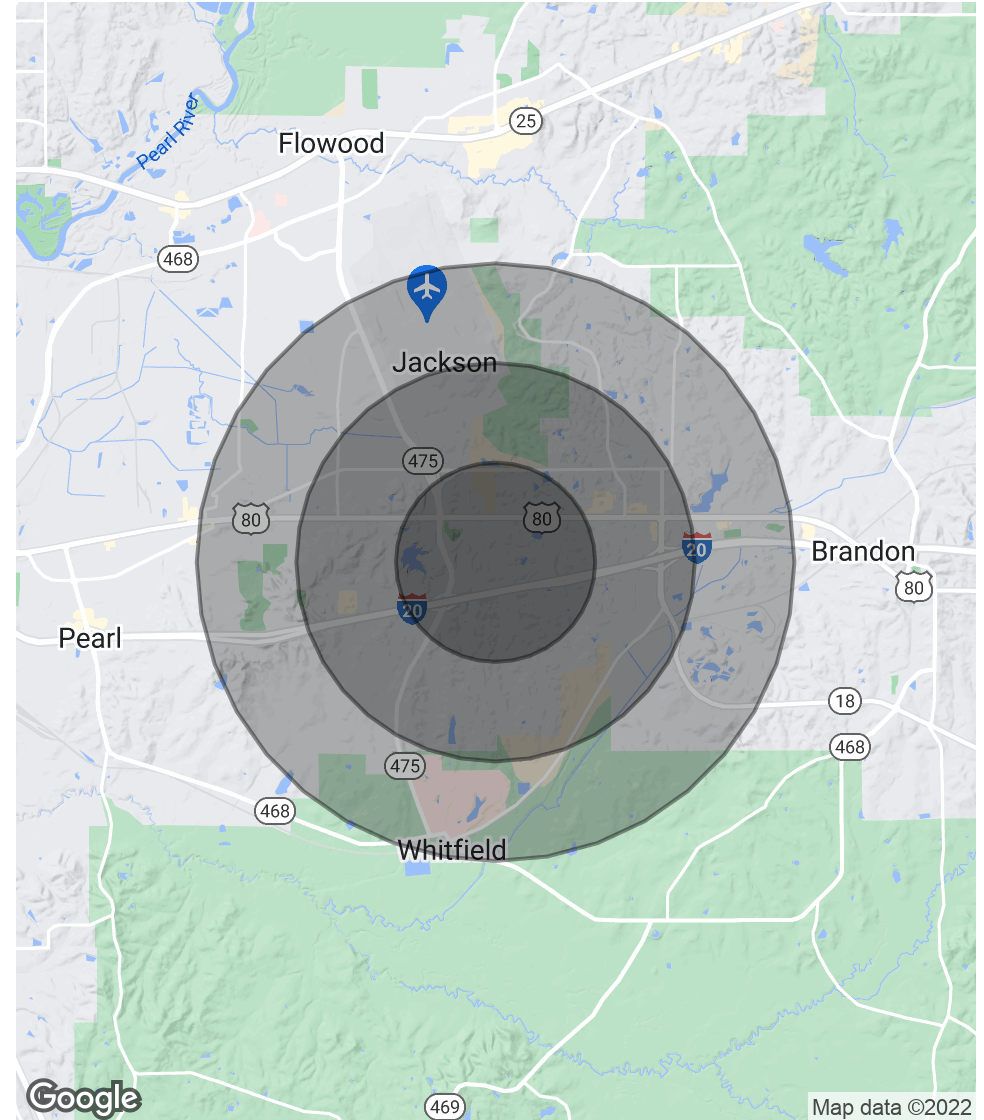
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,739	10,354	23,867
Average Age	40.2	37.2	39.2
Average Age (Male)	38.2	35.2	38.9
Average Age (Female)	40.6	38.9	39.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,151	4,291	9,024
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$68,826	\$63,374	\$66,969
Average House Value	\$168,133	\$152,339	\$153,220

** Demographic data derived from 2020 ACS - US Census*



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