



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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Alex Wilson, CCIM

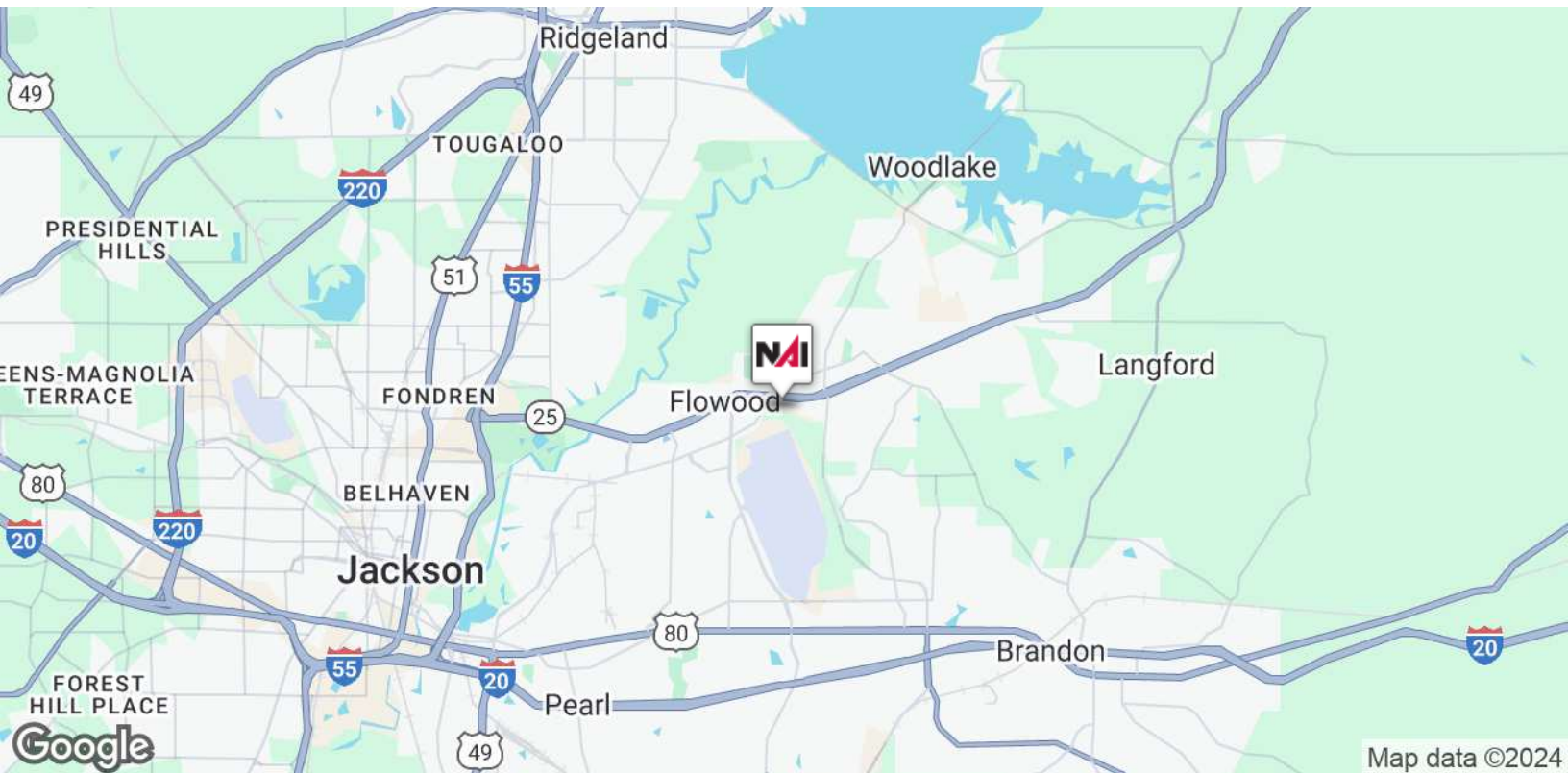
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1 - 9 Acres Available

25

Google

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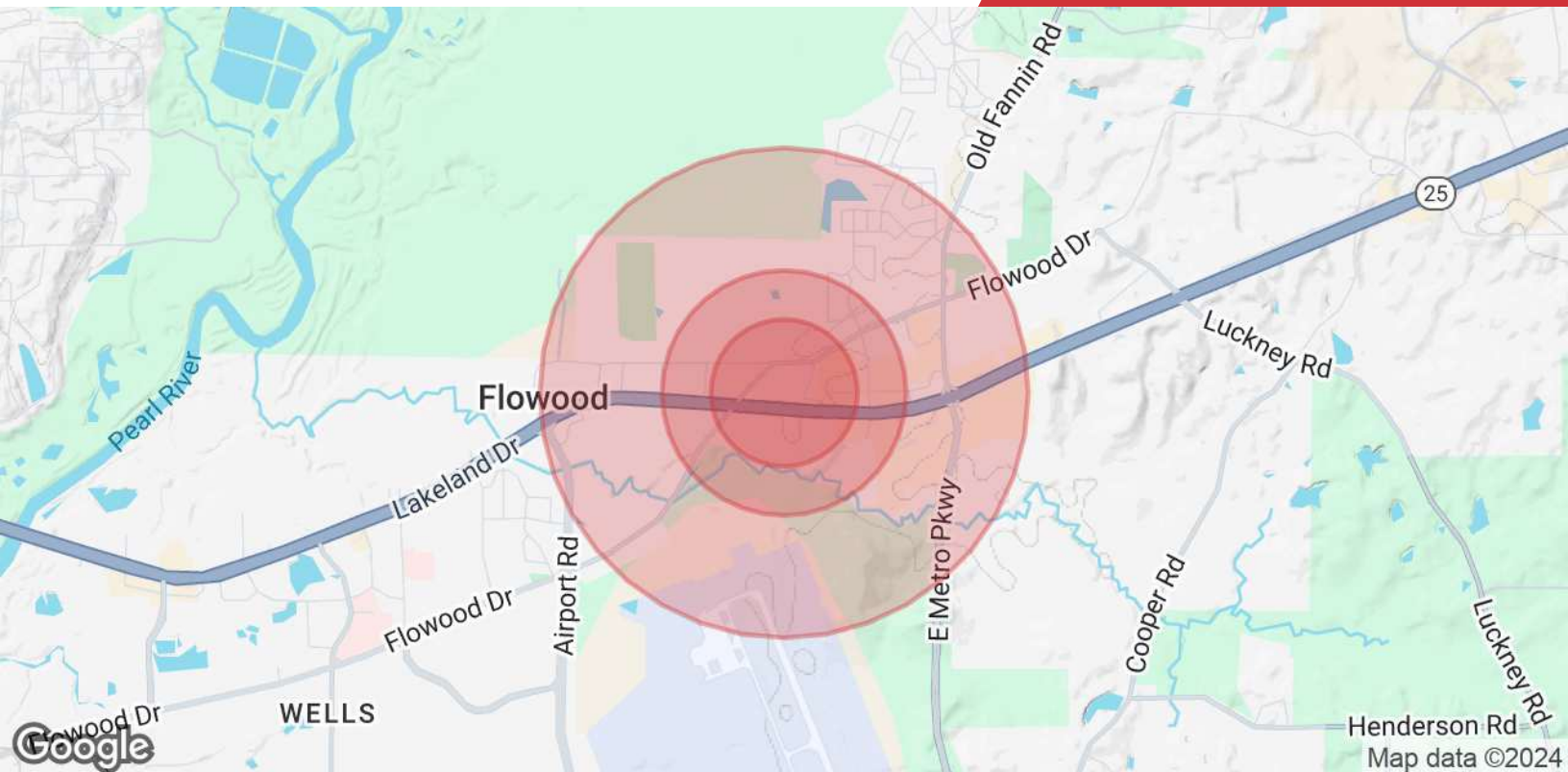
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Population

	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