For Sale
4+/- Acres
Industrial Property



## Land | 4+/- Acres | Madison County, MS

6649-B Richmond Grove Road (Land) Jackson, Mississippi 39213

#### **Property Highlights**

- 4+/- Acres
- · Industrial Land Madison County
- Excellent Visibility off I-55
- 46,000 VPD on I-220
- 103,000 VPD on I-55

#### Offering Summary

Sale Price:	\$675,000
Lot Size:	4 Acres
\$/SF:	Under \$4/SF

#### For More Information

#### Micah McCullough, CCIM, SIOR

O: 601 981 6800 x301 micah@ucrproperties.com

#### Alex Wilson

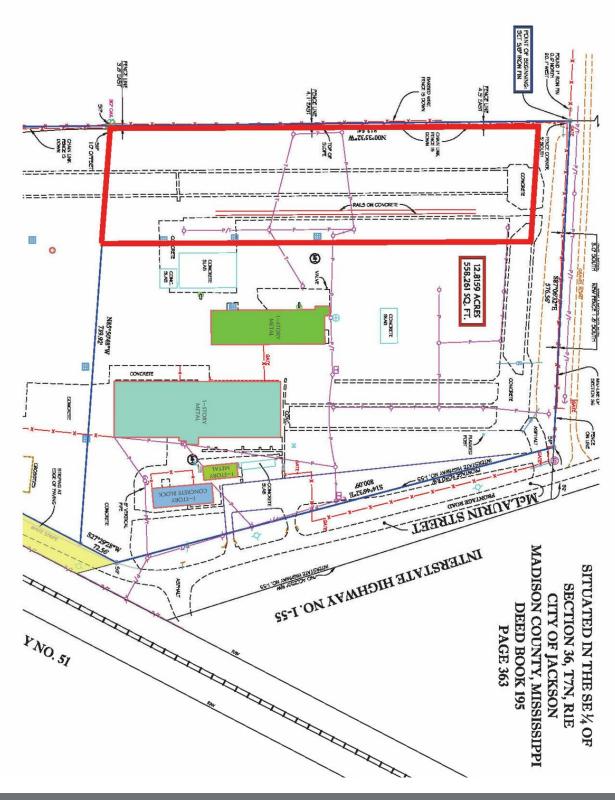
O: 601 981 6800 x304 alex@ucrproperties.com

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.

billion square leet 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 figurations or withdrawing without parties. No liability of any tind is to be imposed on the prior parties the prior.

# For Sale 4+/- Acres Land Space



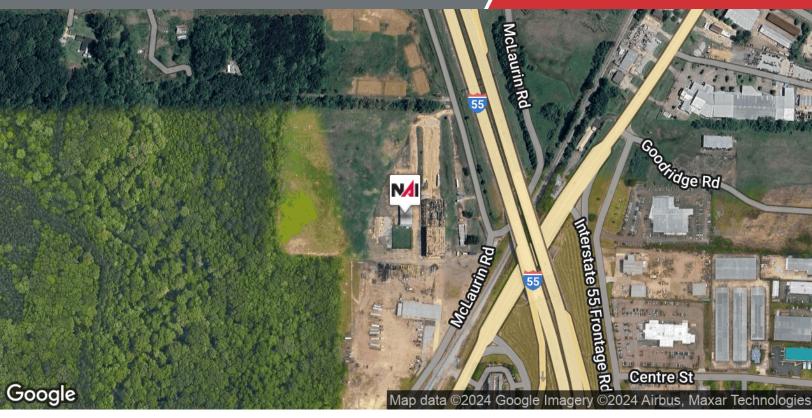
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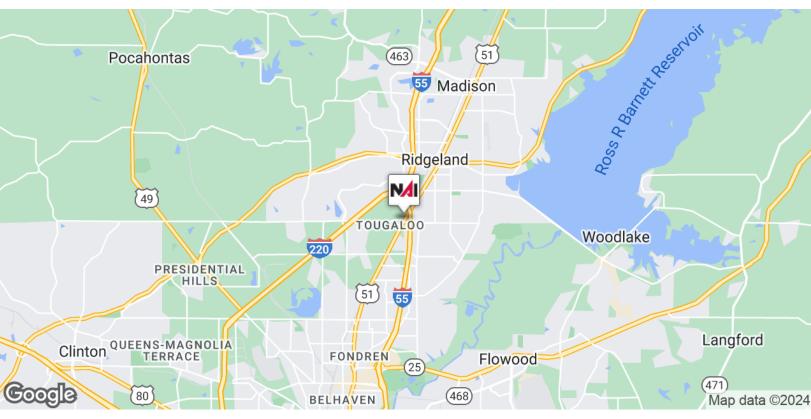
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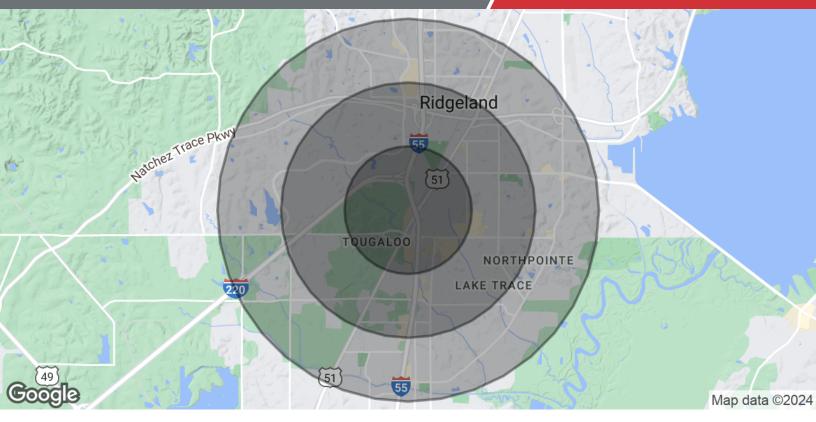


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## Maluca Properties

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Population	1 Mile	2 Miles	3 Miles
Total Population	3,189	19,920	46,846
Average Age	29.5	36.8	36.9
Average Age (Male)	30.5	34.8	35.0
Average Age (Female)	30.3	39.2	39.3
Households & Income	1 Mile	2 Miles	3 Miles
Households & Income Total Households	1 Mile 1,318	2 Miles 9,251	3 Miles 22,189
Total Households	1,318	9,251	22,189

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census