

LAND FOR SALE

I-55 VISIBILITY AT GLUCKSTADT EXIT - GREAT HOTEL OR RESTAURANT SITE

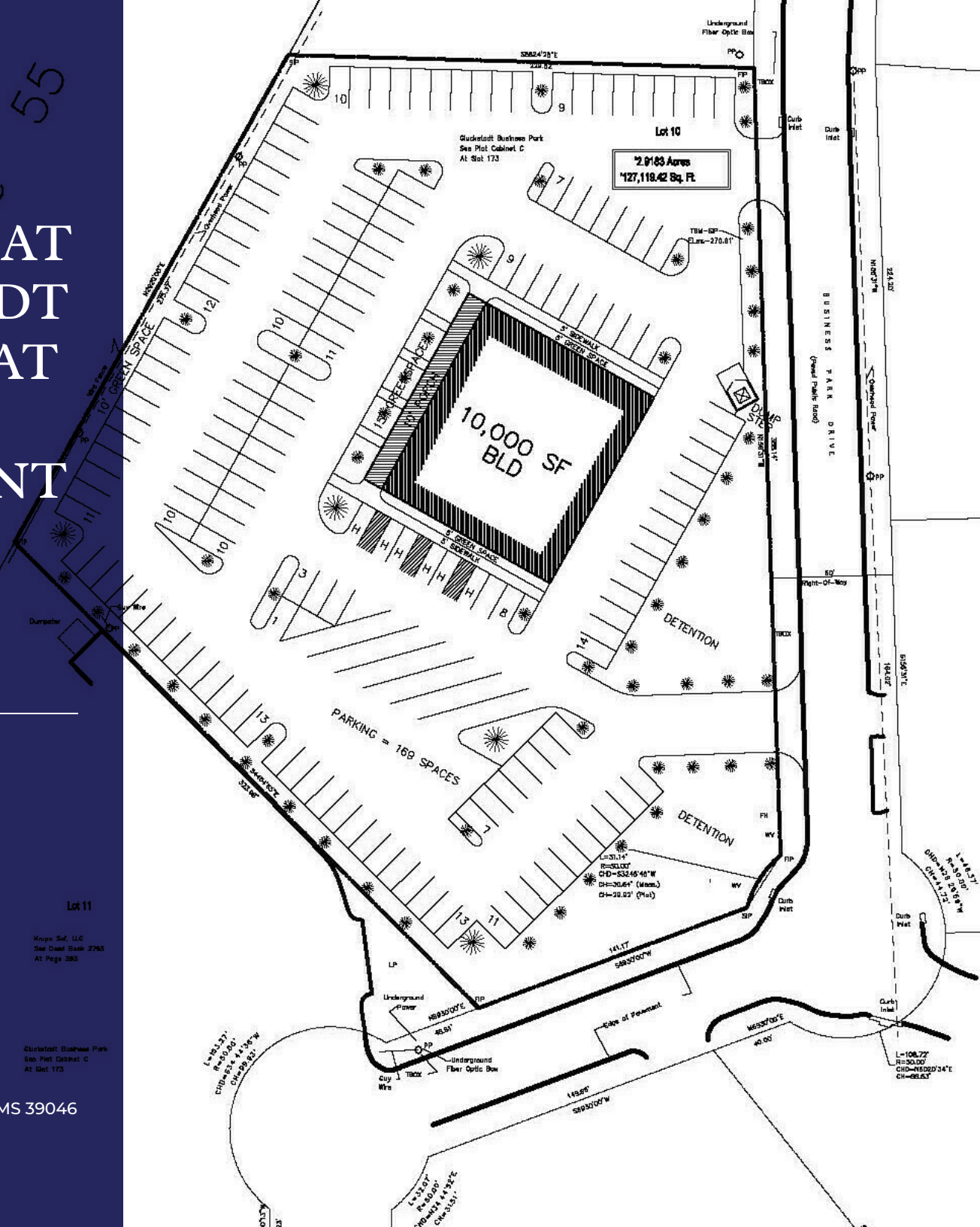
415 Business Park Drive,
Madison, MS 39110

Jon-David Johnson, CCIM

Owner Broker
601.707.5555
jd@jdjcre.com



164 Watford Parkway Drive, Canton, MS 39046
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PROPERTY DESCRIPTION

Divisible +/-2.91 Acre Gluckstadt Exit I-55 Commercial Lot. Great location along I-55 at the Gluckstadt exit within the new city of Gluckstadt. Over 250' of highly visible I-55 frontage with direct access from Gluckstadt Rd via Business Park Drive. Great location for Hospitality, Hotel, Restaurant or Retail use. This area has seen incredible residential and commercial growth over the past few years and demand is high for supporting business. Great visibility as is, but MDOT has indicated that they will allow the hill on the "right of way" side of the lot to be cut down for better visibility. Average Daily Traffic Count 48,000 Vehicles owner/agent

PROPERTY HIGHLIGHTS

- Gluckstadt Exit I-55
- Average Daily Traffic Count 48,000 Vehicles
- +/-1 Acre to +/-2.91 Acre Commercial Lot
- 250' of highly visible I-55 frontage
- Direct access from Gluckstadt Rd via Business Park Drive

OFFERING SUMMARY

Sale Price:	\$18.50 / SF
Lot Size:	2.91 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	425	4,893	13,841
Total Population	941	12,138	34,928
Average HH Income	\$102,084	\$115,941	\$122,821

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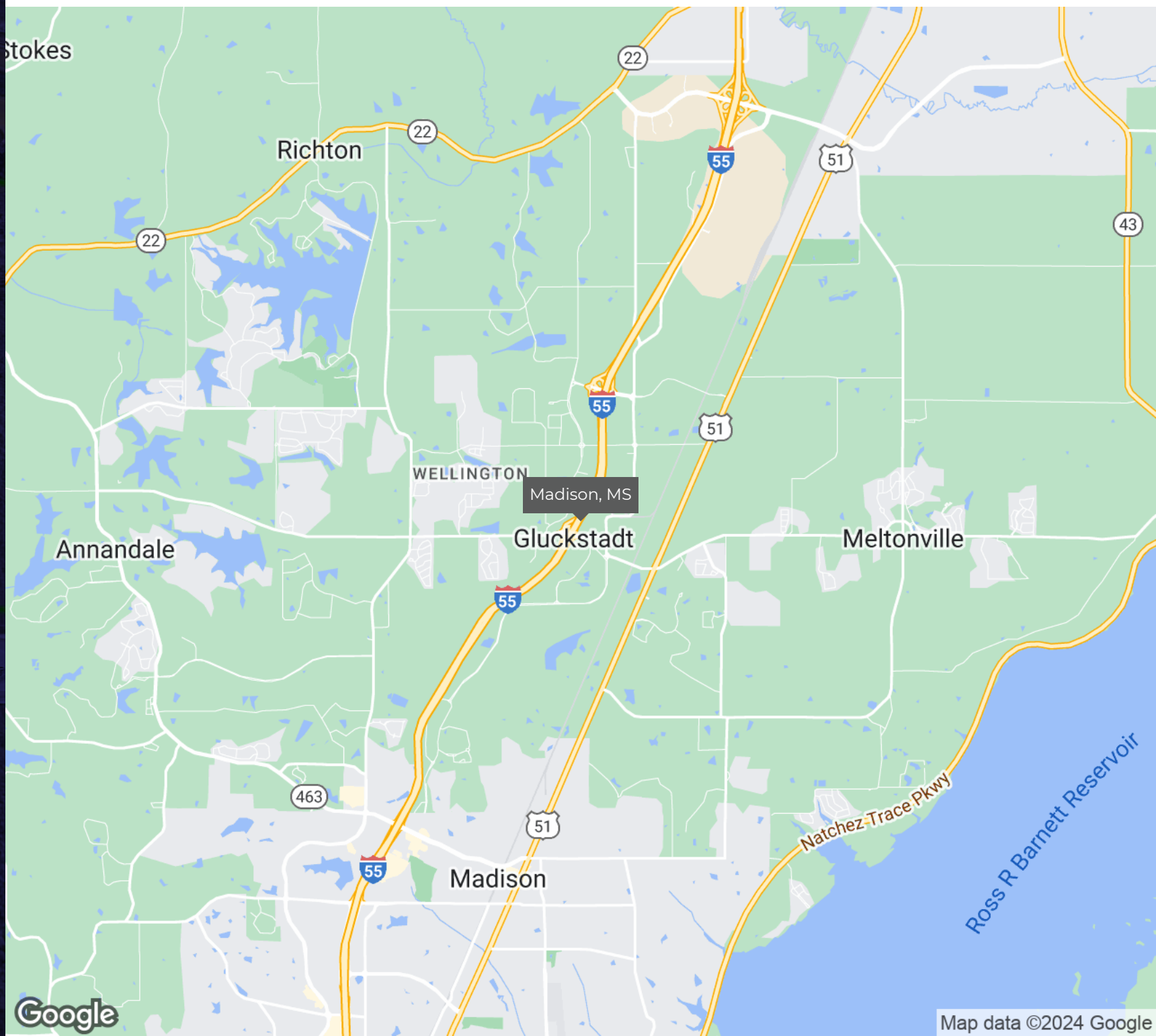
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Google

Map data ©2024 Imagery ©2024 Airbus,
Maxar Technologies

FIVE MINUTES / TEN MINUTES / FIFTEEN MINUTES - DRIVE TIME MAP

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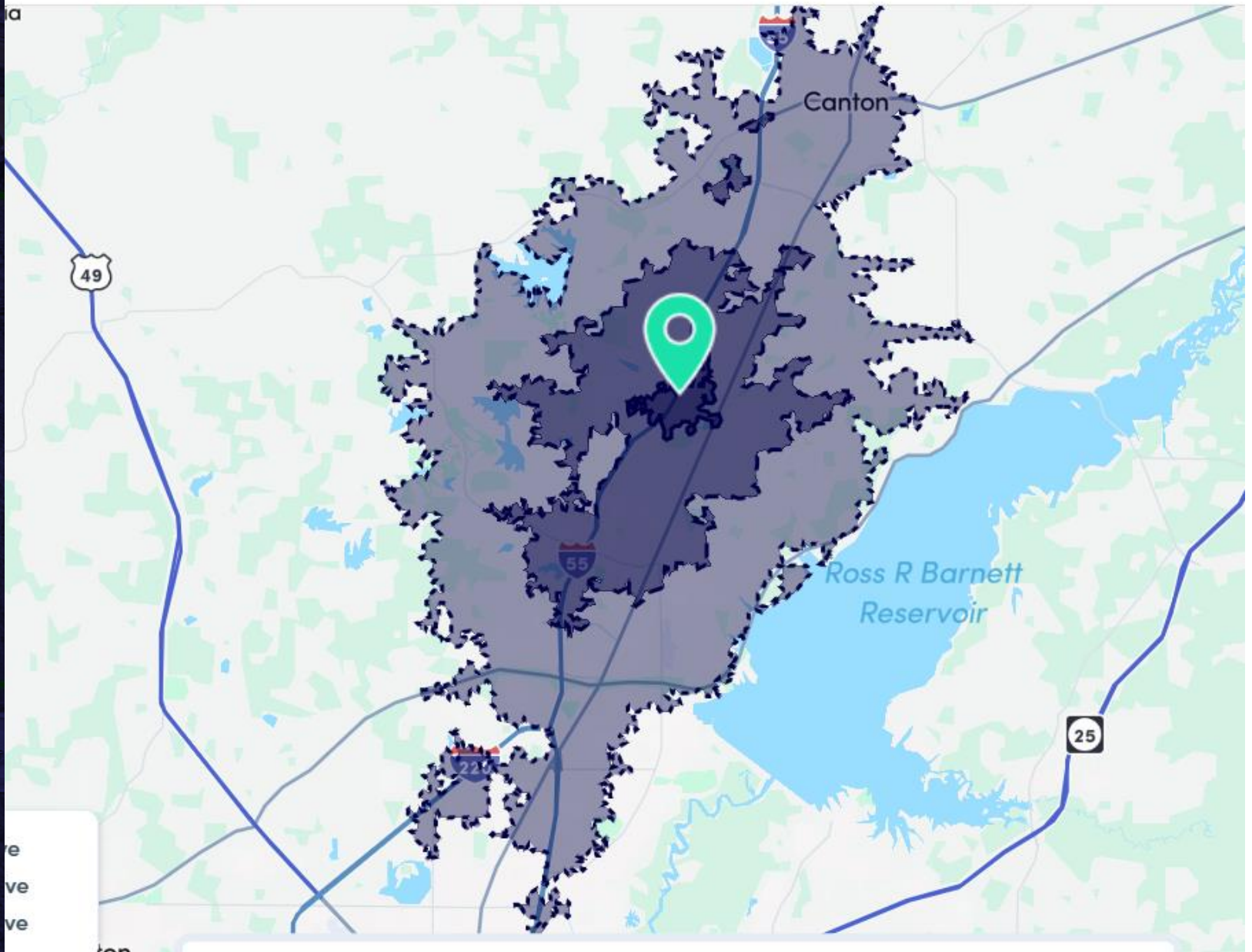
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POPULATION **1 MILE** **3 MILES** **5 MILES**

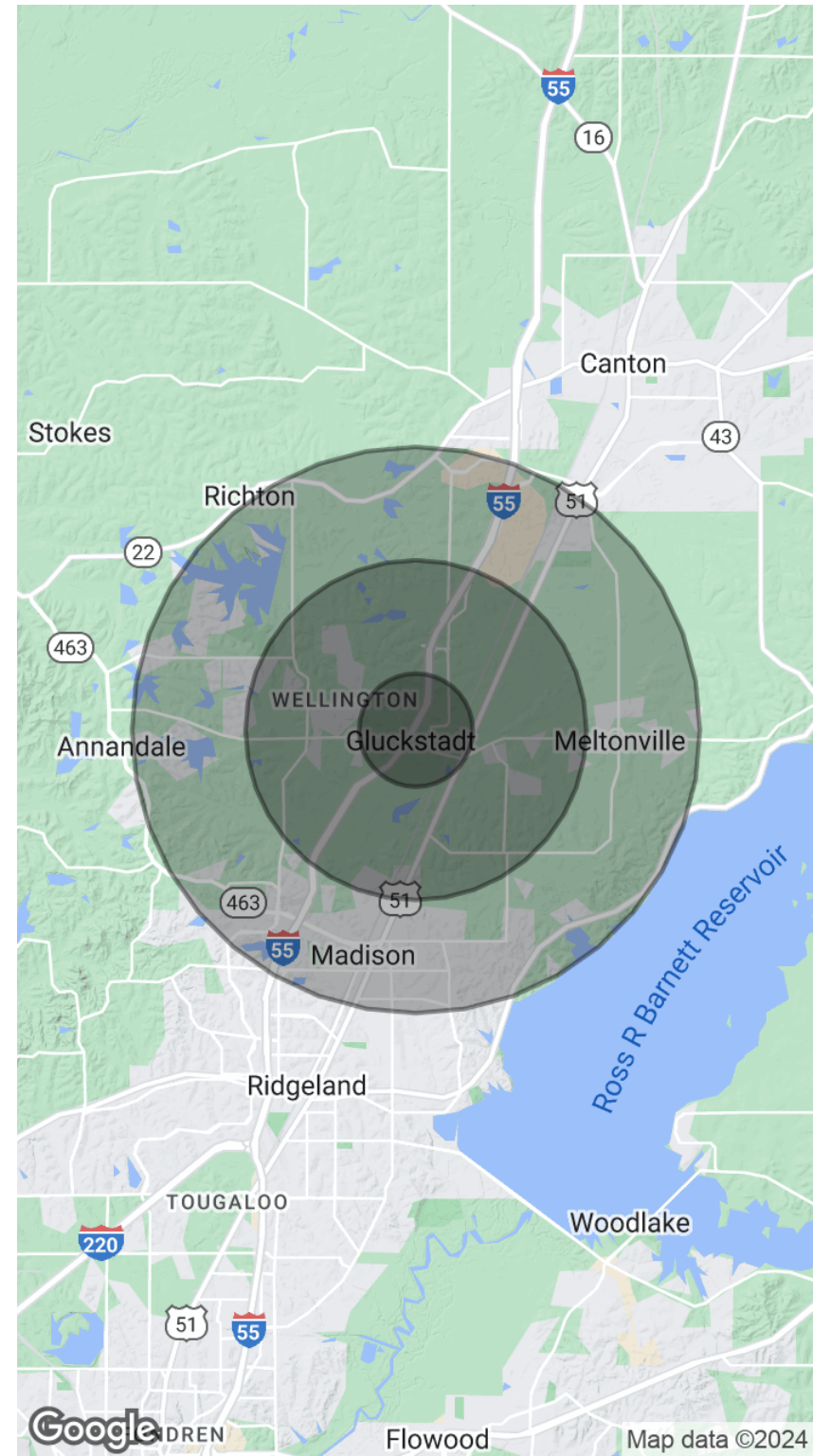
Total Population	941	12,138	34,928
Average Age	36.4	36.1	39.2
Average Age (Male)	34.9	35.6	38.2
Average Age (Female)	38.6	36.2	39.4

HOUSEHOLDS & INCOME **1 MILE** **3 MILES** **5 MILES**

Total Households	425	4,893	13,841
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$102,084	\$115,941	\$122,821
Average House Value	\$186,160	\$241,687	\$270,827

2020 American Community Survey (ACS)

DEMOGRAPHICS MAP & REPORT



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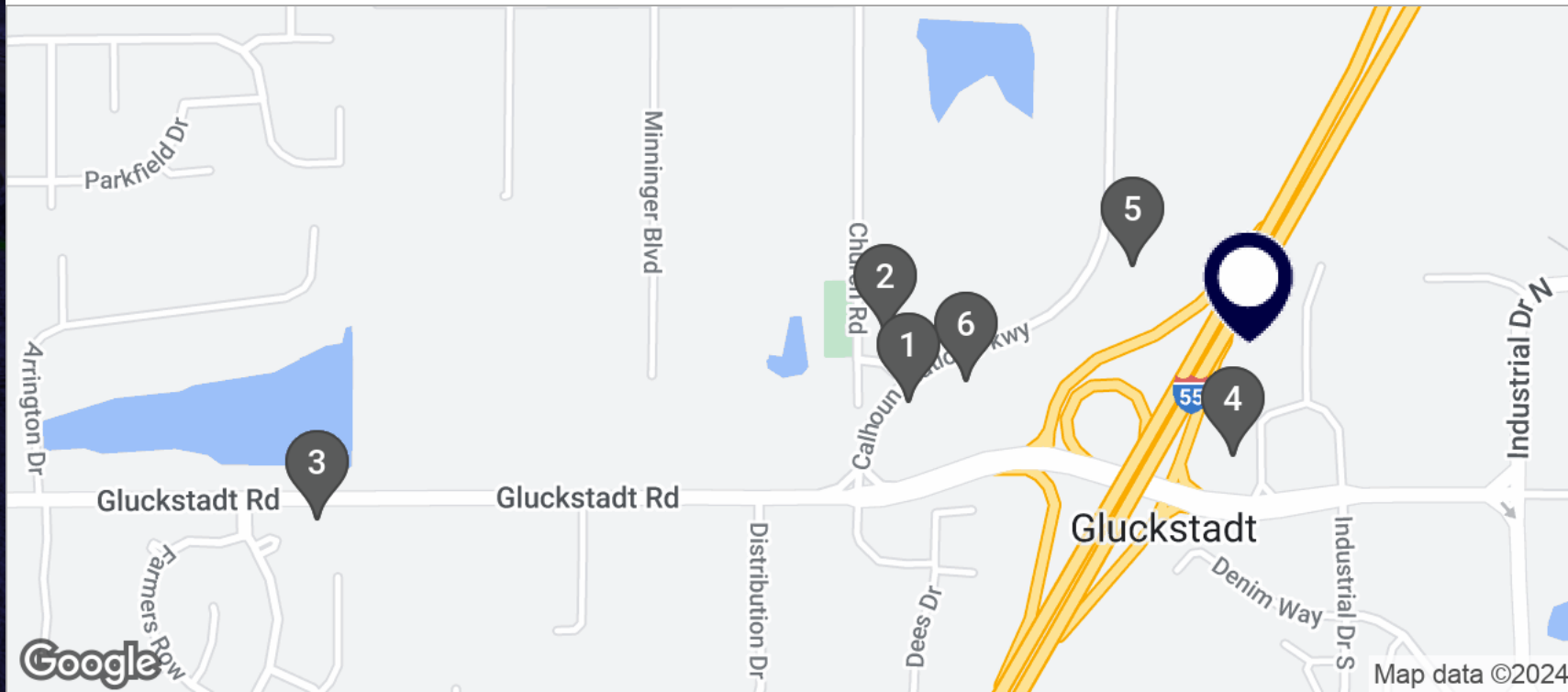
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415 Business Park Drive Madison, MS	
Price	\$18.50 / SF
Lot Size	2.91 Acres

NAME/ADDRESS

PRICE LOT SIZE

1	Trustmark Bank Lot 130 Calhoun Station Parkway Gluckstadt, MS	\$27	1.45 Acres
2	Priority One Bank Lot Calhoun Station Parkway Gluckstadt, MS	\$19	2.27 Acres
3	1011 Gluckstadt Rd Lot 1011 Gluckstadt Road Gluckstadt, MS	\$16	0.46 Acres
4	Sunbelt Lighting Lot 1198 Gluckstadt Road Gluckstadt, MS	\$15	1.98 Acres
5	170 Calhoun Station Parkway Lot Calhoun Station Parkway Gluckstadt, MS	\$17	3.70 Acres
6	Citizens Bank Lot Calhoun Station Parkway Gluckstadt, MS	\$25	1.37 Acres
AVERAGES		\$20	1.87 ACRES

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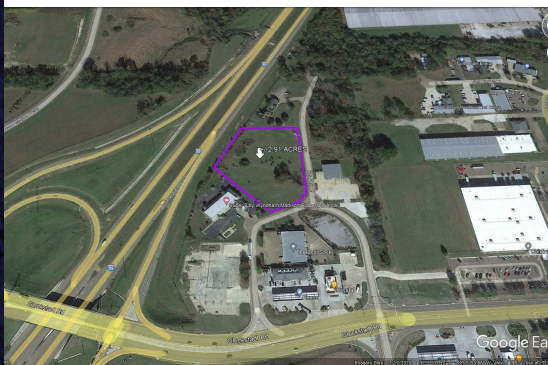
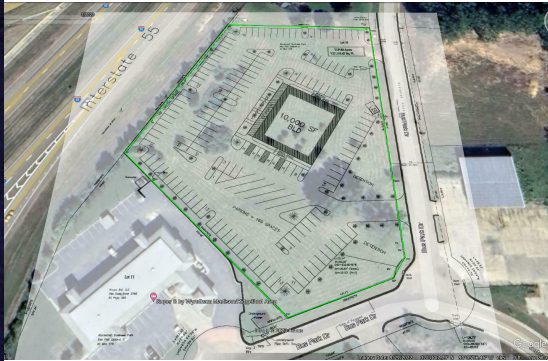
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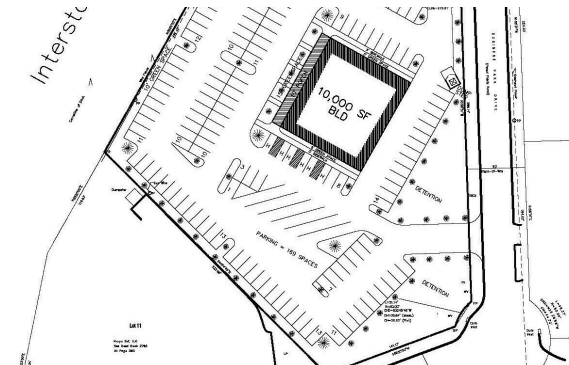
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ADDITIONAL PHOTOS



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Direct: **601.707.5555** | Cell: **601.624.7288**

PROFESSIONAL BACKGROUND

Jon-David began his commercial real estate career in 2006 and in 2010 formed "JDJ Realty" where he is currently the principal broker. Throughout his career Jon-David has gained experience as a broker and investor in industrial properties, self-storage, office buildings, retail, commercial development land, multi-family properties, mobile home communities and 1031 exchange transactions. Jon-David is an active member of the Mississippi Commercial Association of Realtors (MCAR) serving as its 2024 President, IREM and CCIM.

MEMBERSHIPS

MCAR - Mississippi Commercial Association of Realtors (2024 President)

CCIM - Certified Commercial Investment Member (2020 Designee)

IREM - Institute of Real Estate Management

ICSC - International Council of Shopping Centers



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