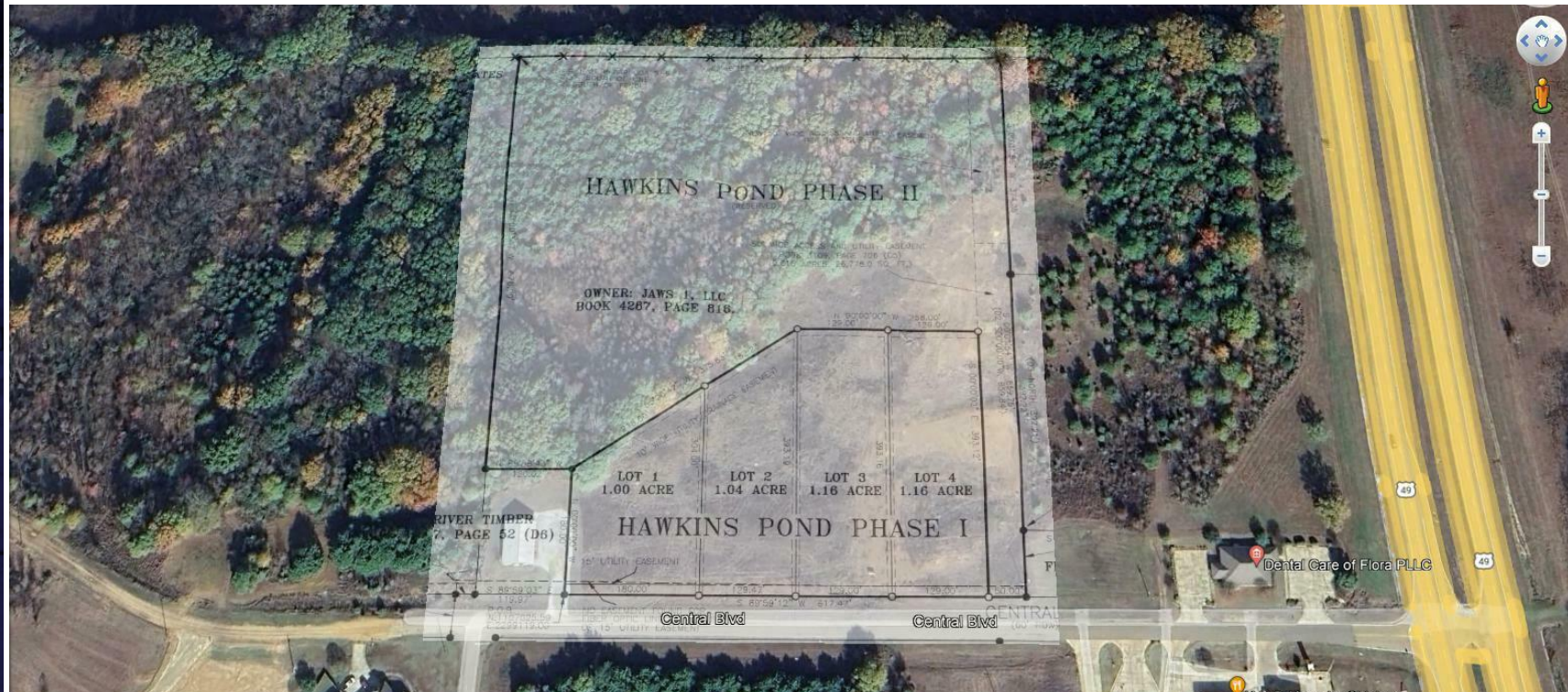


COMMERCIAL
LOTS
FOR SALE

CENTRAL BLVD. COMMERCIAL LOTS

Lot 1, Central Blvd.,
Flora, MS 39071

Jon-David Johnson, CCIM
Owner Broker
601.707.5555
jd@jdjcre.com
Rebecca Atkinson
Realtor, Broker Associate
662.571.5992
rebecca@jdjohnsonrealty.com



PROPERTY DESCRIPTION

Commercial lot, best suited for Office / Retail / Warehouse uses. Flora is a small but growing community located in Madison County just north of Jackson and northwest of Madison the city. These commercial lots are located just off of Hwy. 49 near the downtown area of Flora. In addition to serving the needs of Flora's residents, this location provides easy access to the cities of Madison, Ridgeland, Gluckstadt, Canton and Jackson. Flora is a great place to live and work and is well positioned to allow your business or industry to prosper. Water, sewer, power available on site. Additional lots/land available. owner/broker

PROPERTY HIGHLIGHTS

- Commercial Lots Zoned C1
- Best suited for Office / Retail / Warehouse use
- Near Downtown Flora MS
- Water, sewer, power available on site

OFFERING SUMMARY

Sale Price:	\$2.35 / SF
Lot Size:	1 - 15 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	52	1,619	8,299
Total Population	137	4,158	20,865
Average HH Income	\$92,150	\$77,857	\$111,828



164 Watford Parkway
Drive, Canton, MS 39046
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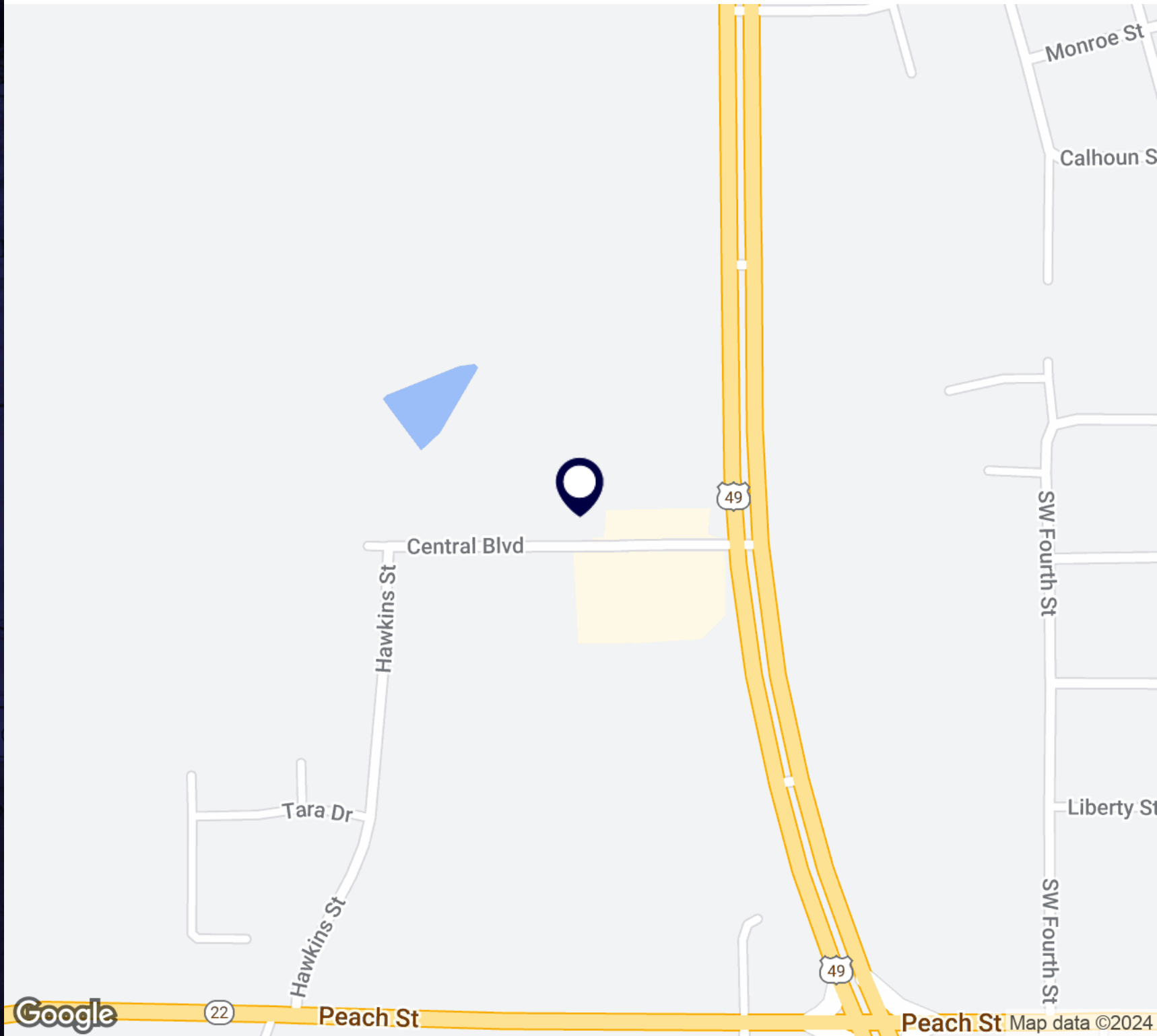
LOT 2 1.04 ACRE LOT 3 1.16 ACRE

KINS POND PHAS

Central Blvd



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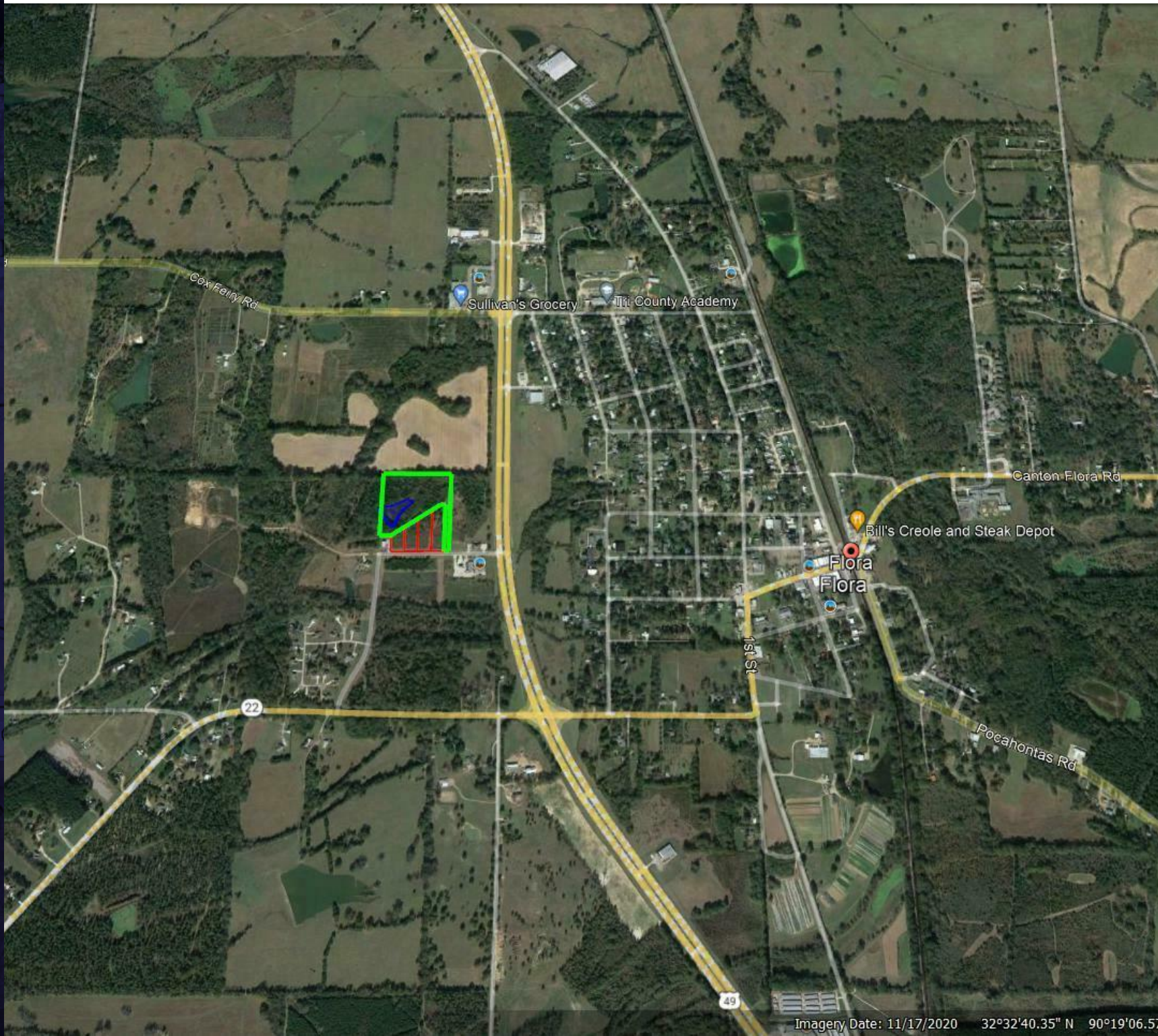
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LOT 2 1.04 ACRE
LOT 3 1.16 ACRE



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	137	4,158	20,865
Average Age	40.4	37.5	40.8
Average Age (Male)	34.3	35.7	40.9
Average Age (Female)	44.0	37.6	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	52	1,619	8,299
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$92,150	\$77,857	\$111,828
Average House Value	\$212,644	\$183,321	\$309,513

2020 American Community Survey (ACS)

DEMOGRAPHICS MAP & REPORT

