

TRUCK STOP -  
CONVENIENCE  
STORE LAND  
FOR SALE

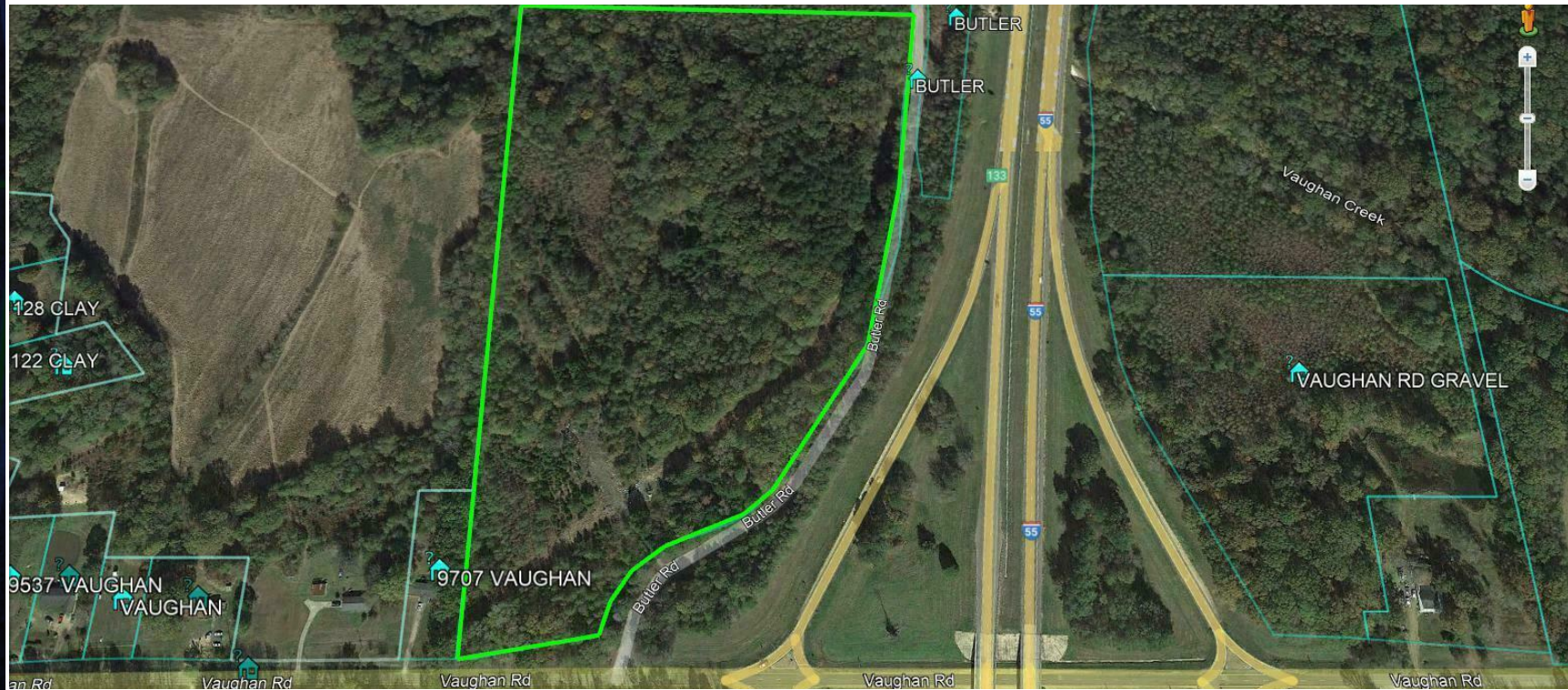
9800  
VAUGHAN  
ROAD

Vaughan, MS 39179

Jon-David Johnson, CCIM  
Owner Broker  
601.707.5555  
jd@jdcrc.com



164 Watford Parkway  
Drive, Canton, MS 39046  
601.707.5555  
jdcrc.com



## PROPERTY DESCRIPTION

+/-30 acre property located at the Vaughn Exit, with great visibility and access to I-55. Fifteen miles north of Canton Hwy. 16/22 exit, this parcel is well suited for use as a truck stop or convenience store, RV park, campground, as well as other type businesses.

## OFFERING SUMMARY

Sale Price:	\$577,500
Lot Size:	30 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	17	459	2,407
Total Population	45	1,075	5,259
Average HH Income	\$71,175	\$56,412	\$49,456



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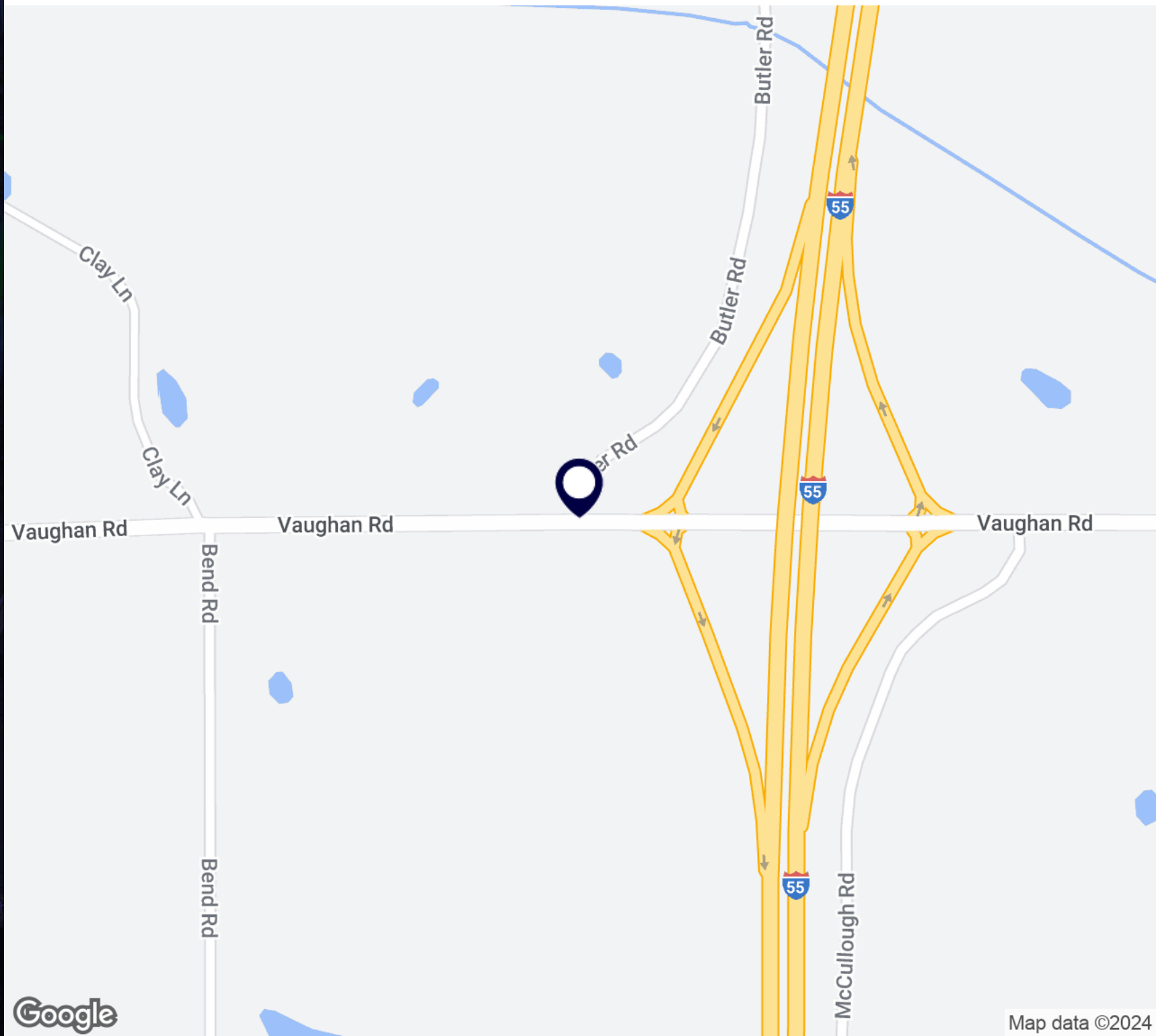
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ADDITIONAL PHOTOS



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	45	1,075	5,259
Average Age	47.5	46.8	44.7
Average Age (Male)	45.6	42.2	41.6
Average Age (Female)	53.1	52.5	50.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	17	459	2,407
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$71,175	\$56,412	\$49,456
Average House Value	\$199,804	\$165,742	\$133,477

2020 American Community Survey (ACS)

## DEMOGRAPHICS MAP & REPORT

