



VIDEO

PROPERTY DESCRIPTION

We are pleased to present a 1.47-acre commercial development parcel on Highway 49 in Richland, Mississippi, directly adjacent to the south property line of the new QuickTrip station. The site has driveway access from Highway 49 and benefits from the QuickTrip's foot traffic and nearly 40,000 vehicles per day on this six-lane corridor.

Ideal for development, the parcel accommodates a range of uses and configurations, from single-user facilities to multi-phase projects. Its visibility, access, and adjacency to an established traffic generator make it well-suited for retail, restaurant, convenience, service, or other high-exposure commercial concepts.

This is a strategic opportunity to secure a high-visibility site along one of the region's busiest corridors, with strong traffic counts and flexibility for various development scenarios.

PROPERTY HIGHLIGHTS

- 1.47-acre commercial parcel on Highway 49, Richland, MS, adjacent to the new QuickTrip with direct highway access.
- Nearly 40K daily vehicles and QuickTrip foot traffic provide strong visibility for retail, restaurant, convenience, service, or multi-phase development.

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OFFERING SUMMARY

List Price:	\$675,000.00
Price Per Foot:	\$10.54 SF
Lot Size:	1.47 +/- Acres 64,033 +/- SF
Zoning:	Commercial
Traffic Count:	48,000 ADT
Market:	Jackson, MS
Sub-Market:	Richland, MS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	787	4,289	14,437
Total Population	2,025	11,416	38,028
Average HH Income	\$80,301	\$76,167	\$73,674



FOR SALE 1.47 ACRES ON HWY 49 IN RICHLAND - ADJACENT TO NEW QUICKTRIP

ADDITIONAL PHOTOS



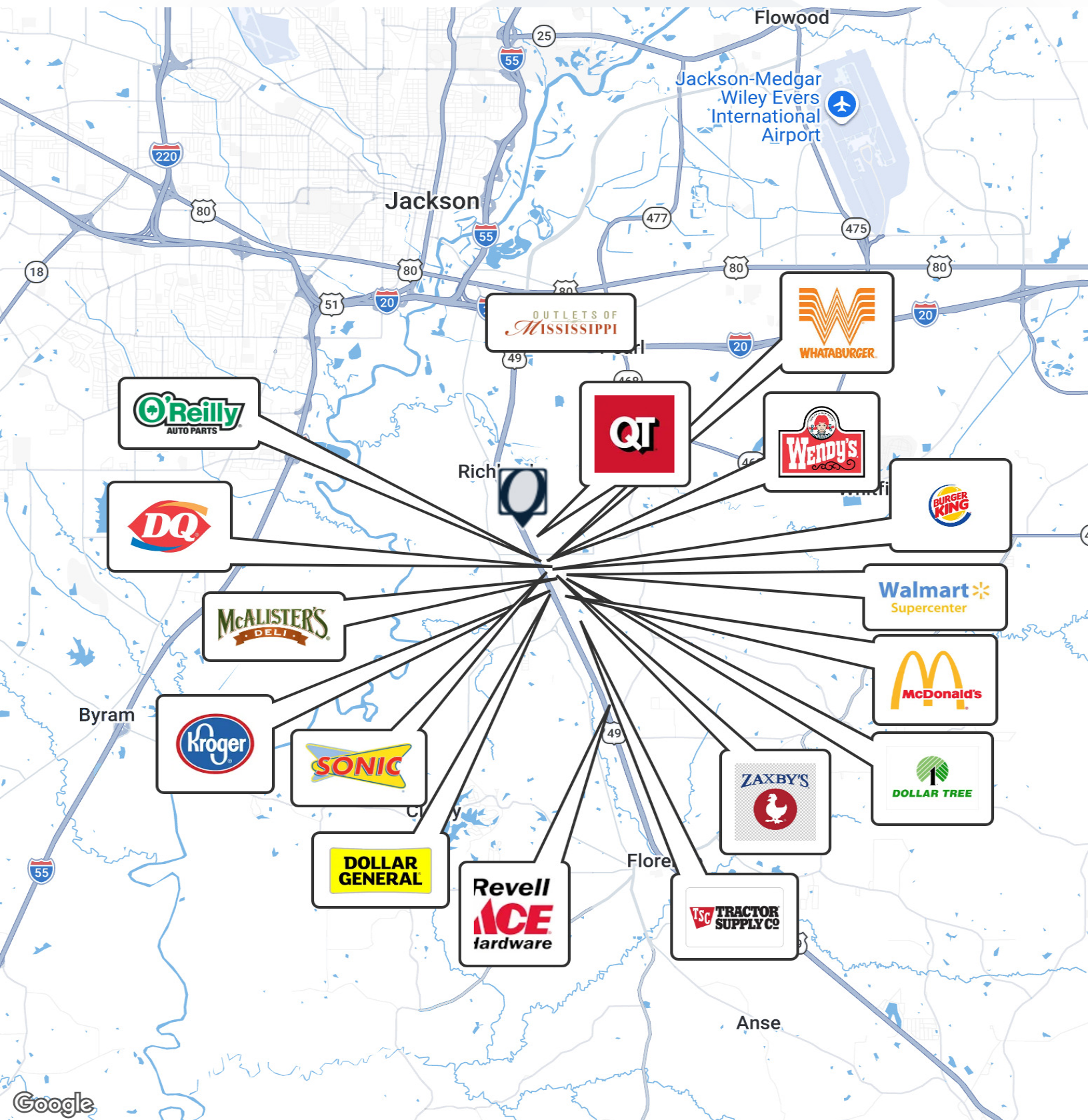
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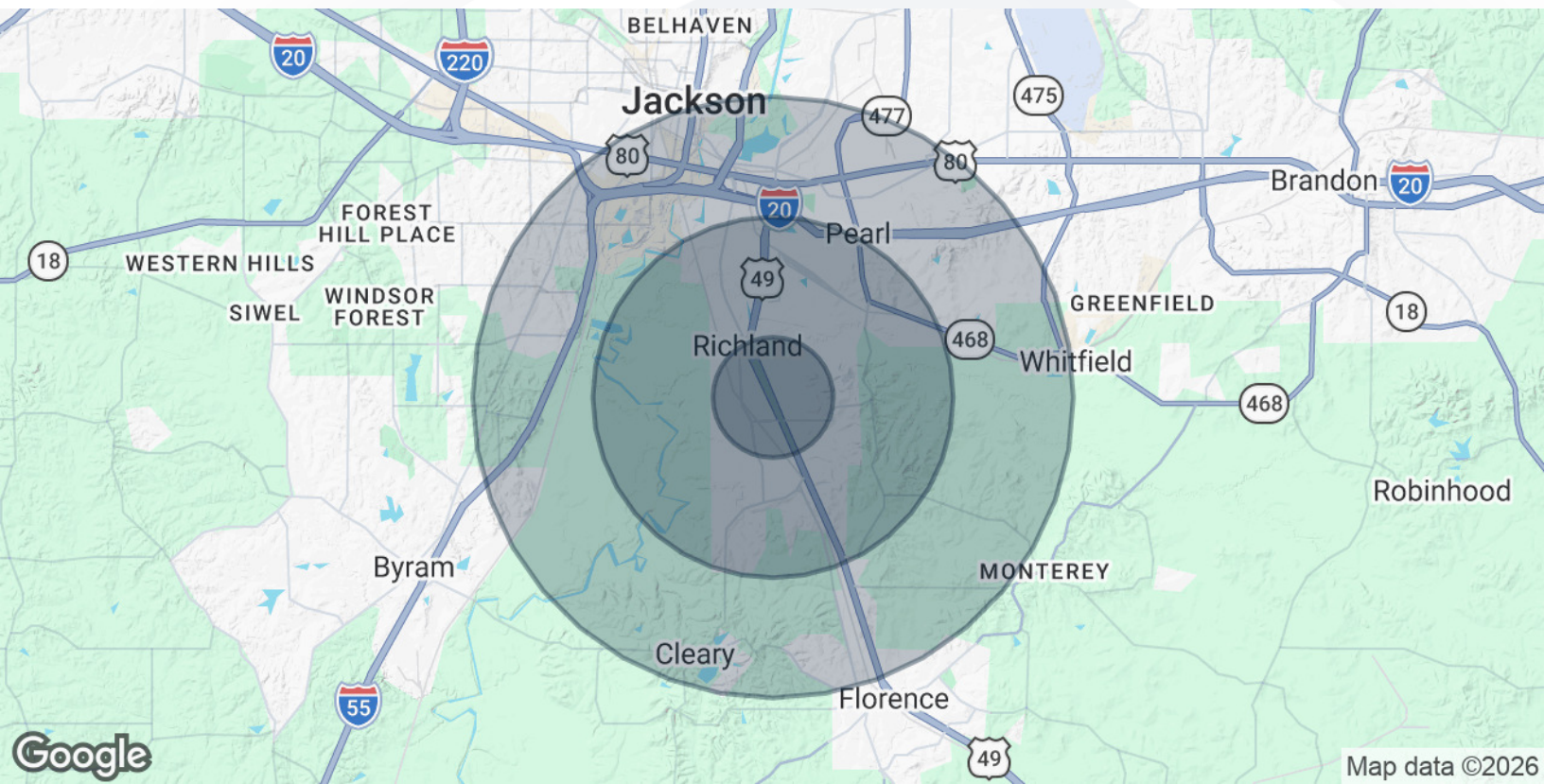
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,025	11,416	38,028
Average Age	34.9	38.4	37.8
Average Age (Male)	31.2	34.9	34.6
Average Age (Female)	38.4	41.5	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	787	4,289	14,437
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$80,301	\$76,167	\$73,674
Average House Value	\$113,448	\$127,030	\$134,022

2023 American Community Survey (ACS)

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