

BELLCORE

COMMERCIAL



OUTPARCEL AVAILABLE

4482 GOODMAN ROAD, HORN LAKE, MS 38637



PROPERTY DESCRIPTION

Superb outparcel available in Horn Lake, Mississippi. Located in the primary trade area, the site is an ideal location for a restaurant or retail user. The property is located along bustling Goodman Road, which experiences over 34,300 vehicles per day. The site is less than a mile from retailers such as Walmart, Aldi, Dollar Tree, Kroger, Advanced Auto Parts, Autozone, AT&T, and many more. The City of Horn Lake is beginning the process of forming a new comprehensive plan in order to ensure a sustainable growth pattern that will benefit the City of Horn Lake. The previous comprehensive plan was created in 2003 with a vision for growth up to the year 2023. Since this document has run its course, a new chapter is beginning for the City of Horn Lake, and so the Department of Planning and Development is now working with Orion Planning + Design, as well as people in the community, to create an inclusive plan that will help the city thrive for many years to come.

FOR SALE | OUTPARCEL AVAILABLE



PROPERTY HIGHLIGHTS

- +/-1.11 Acre Outparcel Available in Horn Lake, Mississippi
- 623.7 feet of frontage along the heavily trafficked Goodman Road (34,300 VPD)
- Nearby national retailers include Walmart, Aldi, Dollar Tree, Kroger, Advanced Auto Parts, and many more

OFFERING SUMMARY

Sale Price:	\$885,000
Lot Size	1.11 Acres
Zoning	C4
Property Type	Land
Traffic Count	34,300









POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	986	5,431	14,025
Average Age	41.4	35.7	34.8
Average Age (Male)	42.6	35.0	33.4
Average Age (Female)	42.1	37.8	36.6

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	348	1,917	5,051
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$73,923	\$62,276	\$60,393
Average House Value	\$130,421	\$118,465	\$114,505

** Demographic data derived from 2020 ACS - US Census*



HARRY BELL JR.

Managing Broker

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PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Harry has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Harry has earned a Bachelor of Science degree in Finance

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

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