

For Sale

1 Acre - Owner-User Or Re



PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present 3049 Highway 80 in Pearl, Mississippi, for sale, a 1-acre commercial parcel improved with a 5,032 SF freestanding building. Now vacant and available for immediate occupancy, the property sits in the heart of Pearl, one of the fastest-growing cities in Rankin County, minutes from I-20, downtown Jackson, the Outlet Mall, and Jackson-Medgar Wiley Evers International Airport. Zoned C-3, with 20,000 vehicles passing daily, it combines a broad range of permitted uses with the visibility that drives retail and service traffic, and gives a buyer a clean slate for retail, office, service, or flex use without the timing constraints of an in-place tenant.

The greater opportunity is the dirt. An acre of frontage on a high-visibility commercial thoroughfare, paired with flexible C-3 zoning, positions 3049 Highway 80 as a strong candidate for ground-up redevelopment to a higher-and-better use. The asset suits owner-users, investors, and developers alike: occupy or lease the existing building for near-term use and income, or capitalize on the site's frontage as a teardown-and-redevelop land play, flexibility that's difficult to find at this price point.

PROPERTY HIGHLIGHTS

- 5,032 SF
- 1 Acre
- Vacant and ready for immediate occupancy or lease-up
- 20,000 VPD on the Highway 80 commercial corridor
- C-3 Highway Commercial zoning
- Dual path to value: occupy/lease or redevelop
- 3 Miles to I-20; minutes to downtown Jackson, the Outlet Mall, and the airport

OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	1 Acres
Building Size:	5,032 SF

For Sale

1 Acre - Owner-User Or Re



