



PROPERTY DESCRIPTION

We are pleased to present an exceptional opportunity to acquire a highly visible, approximately three-acre commercial parcel on Highway 49 in Florence, Mississippi. The site features direct frontage on a recently expanded six-lane highway with traffic counts approaching 40,000 vehicles per day.

Existing improvements include a concrete driveway and paved asphalt area at the front of the site, reducing initial site preparation costs. The remaining acreage offers ample room for expansion and flexible site planning for a variety of commercial uses.

Positioned for maximum exposure and easy access, this site is well-suited for retail, restaurants, service businesses, automotive users, or investment developments seeking strong visibility and convenient ingress and egress. Whether for new construction or expansion, the property delivers the location, scale, and infrastructure to support long-term success.

PROPERTY HIGHLIGHTS

- Prime Highway 49 frontage in Florence, MS: 3 acres on a six-lane corridor with ~40K daily vehicles for maximum exposure.
- Ready-to-develop site: Concrete driveway and paved asphalt area reduce site costs and speed construction.
- Ideal for high-visibility uses: Retail, restaurants, gas/convenience, automotive, and other traffic-driven businesses.

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OFFERING SUMMARY

List Price:	\$420,000.00
Price Per Foot:	\$3.67 SF
Lot Size:	2.63+/- Acres 114,563+/- SF
Zoning:	C-3 - Commercial
Traffic Count:	36,000 ADT
Market:	Jackson, MS
Sub-Market:	Florence/Richland

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	83	260	787
Total Population	204	677	2,208
Average HH Income	\$68,924	\$66,751	\$64,537



FOR SALE 1780 HIGHWAY 49 - FLORENCE

ADDITIONAL PHOTOS



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LOCATION MAP



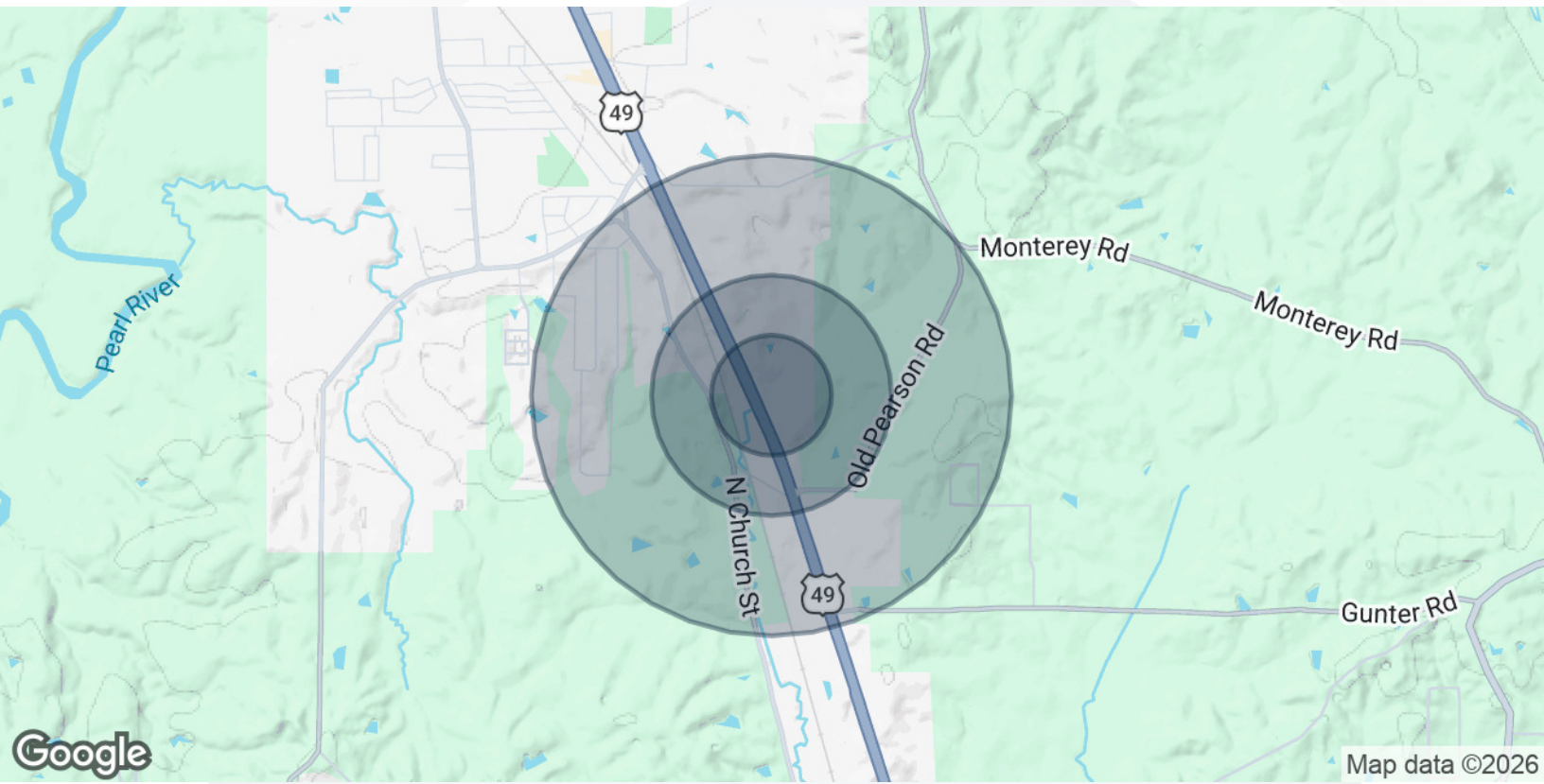
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	204	677	2,208
Average Age	35.0	37.1	39.5
Average Age (Male)	31.5	32.4	34.6
Average Age (Female)	38.5	42.1	44.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	83	260	787
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$68,924	\$66,751	\$64,537
Average House Value	\$82,268	\$91,148	\$108,206

2023 American Community Survey (ACS)

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