

LAND
FOR SALE

COUNTRY CLUB DRIVE AT INDUSTRIAL DRIVE

Jackson, MS 39209

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



PROPERTY DESCRIPTION

The property is in an area characterized by industrial and commercial land uses just north of the Hawkins Field Industrial Park. This location offers excellent access to major transportation routes, including Interstate-220 and Highway 49, providing convenient north-south and east-west connectivity making it well positioned for distribution, service, or light industrial uses.. The surrounding neighborhood includes a mix of industrial parcels, commercial businesses, and undeveloped land, making it well-suited for industrial, warehouse, or service-oriented development in Hinds County.

OFFERING SUMMARY

Sale Price:	\$1,929,840
Lot Size:	26.78 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MIL
Total Households	11	69	1,167
Total Population	26	177	2,955
Average HH Income	\$36,495	\$39,864	\$42,871

PROPERTY HIGHLIGHTS

- Corner location with visibility along Country Club Drive and Industrial Drive and Interstate 220
- Strategic location near Hawkins Field and established industrial uses
- Excellent access to major transportation routes, including I-220 and Highway 49
- Suitable for industrial, warehouse, flex, or service-oriented development
- Located within an active commercial/industrial area
- Proximity to the Jackson metro workforce and suppliers
- Ideal for owner-user or investor
- Co-Listed with E. David Cox, Broker 601-898-0181



164 Watford Parkway
Drive, Canton, MS 39046
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Hawkins Airport



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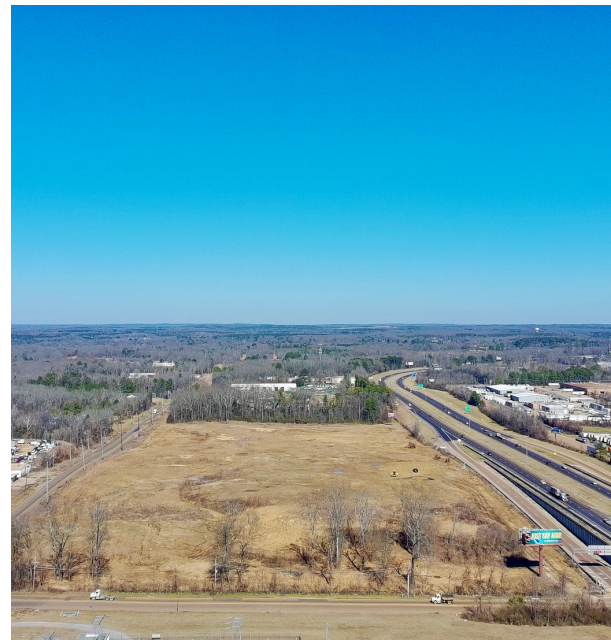
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ADDITIONAL PHOTOS



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Marketing

Marketing Exhibit: I-220/Industrial Dr

Conceptual Illustration provided for marketing purposes only

+/-16.78 ac

+/- 10.0 ac
Travel Stop



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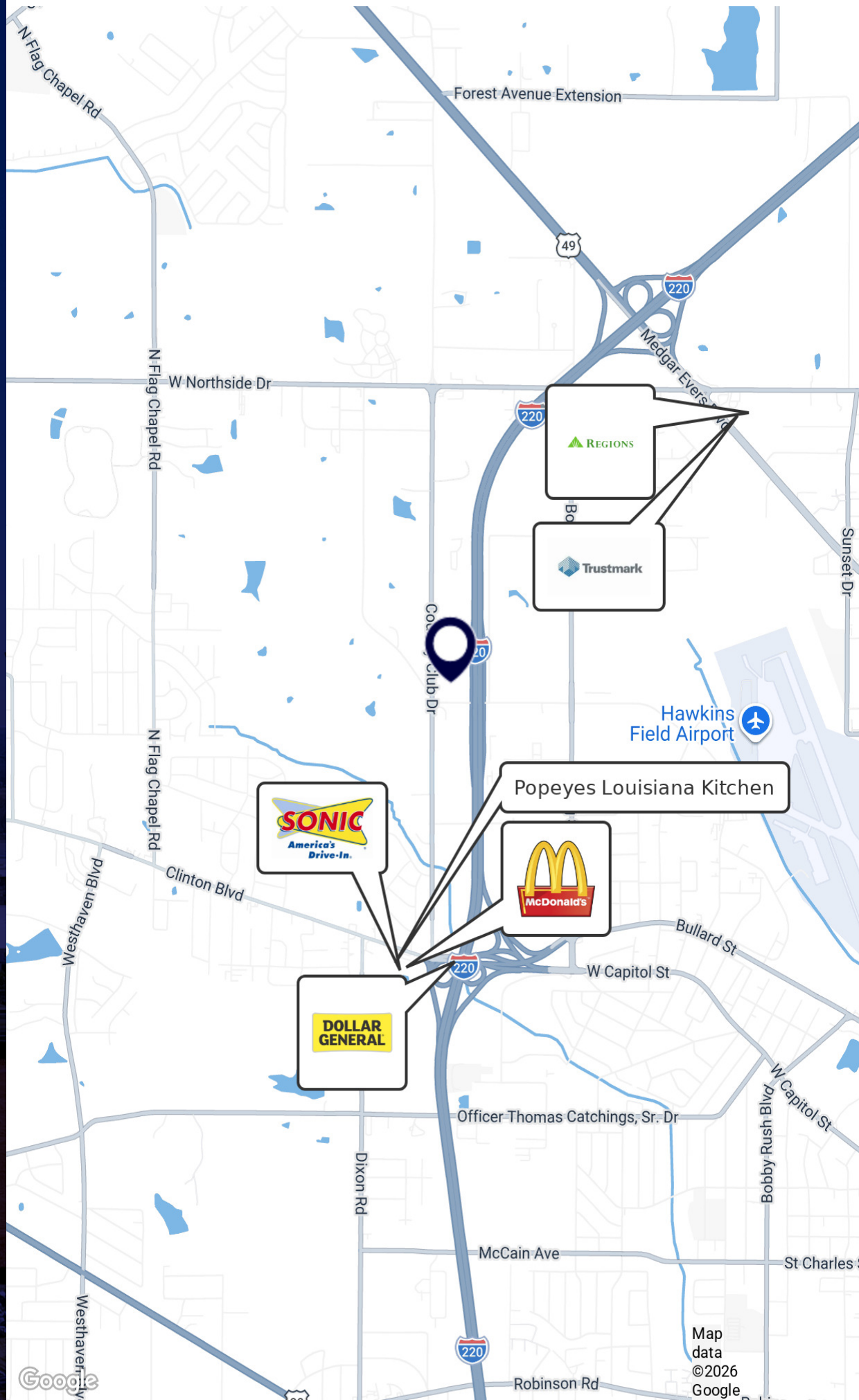
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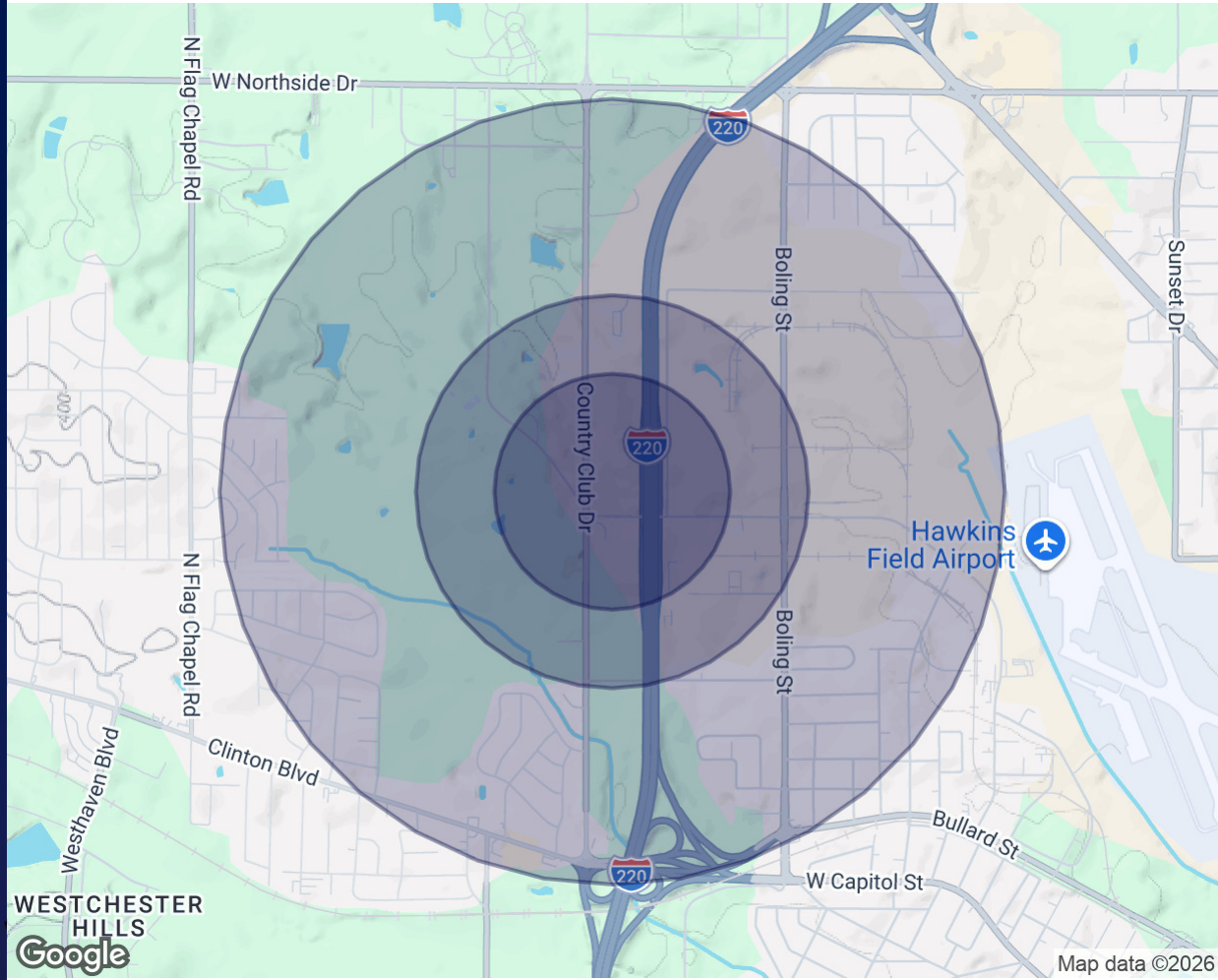
DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	26	177	2,955
Average Age	36	37	38
Average Age (Male)	35	35	36
Average Age (Female)	38	38	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	69	1,167
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$36,495	\$39,864	\$42,871
Average House Value	\$77,052	\$80,831	\$88,530

2020 American Community Survey (ACS)



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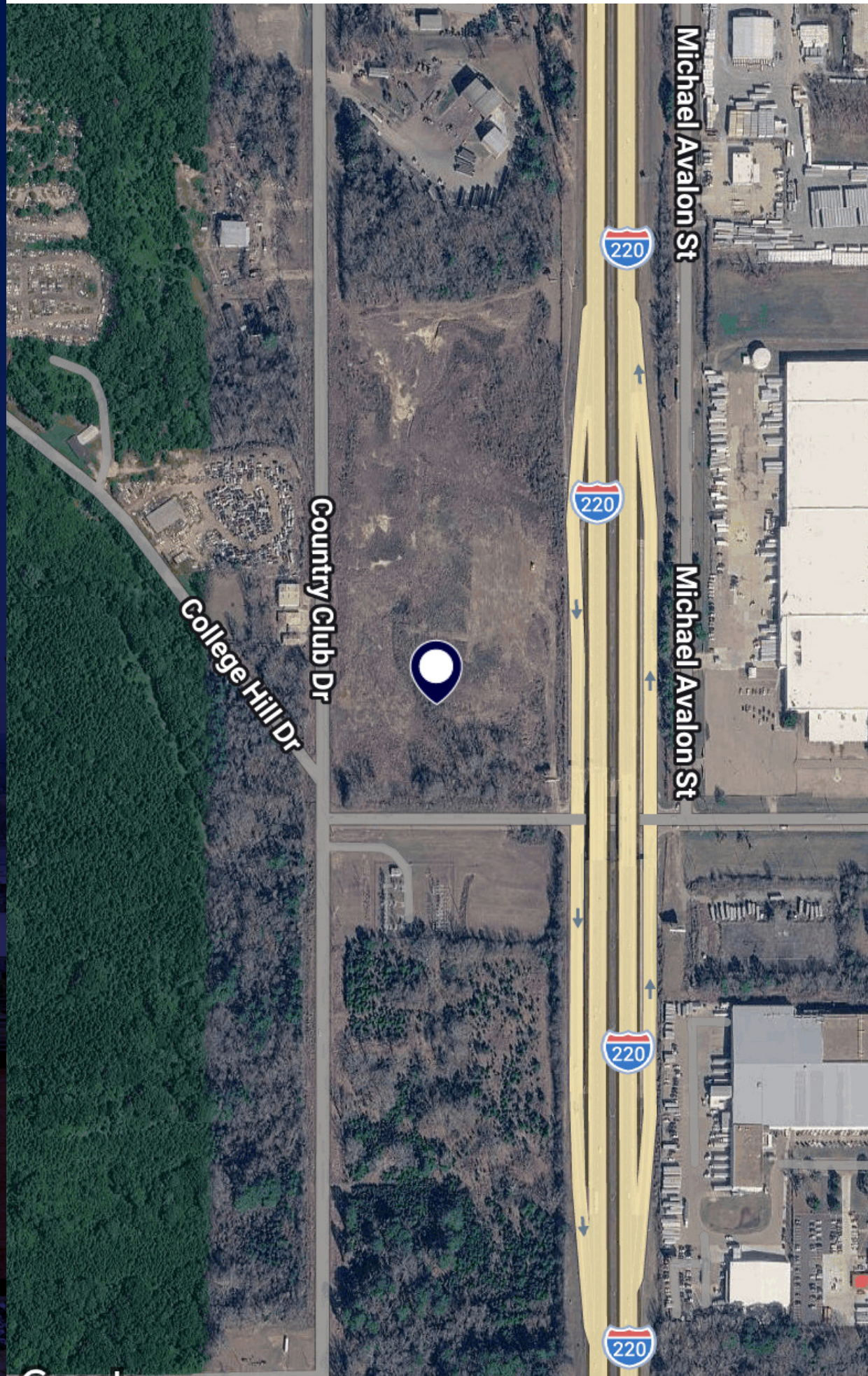
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Google

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