

LAND FOR SALE



2056 SOUTH TATE STREET

Corinth, MS 38834

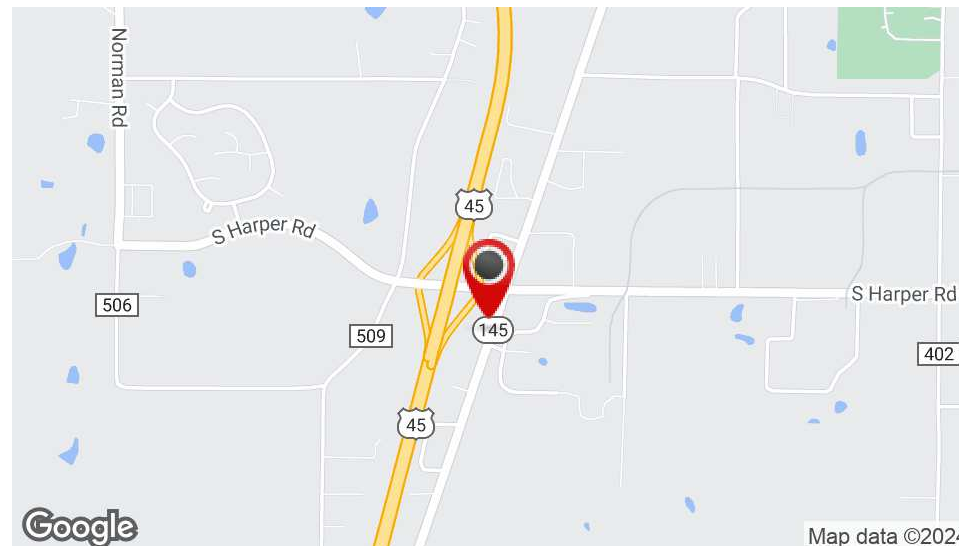
JOHN MICHAEL HOLTSMANN

Principal
601.914.0800
johnmichael@duckworthrealty.com

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OFFERING SUMMARY

Sale Price:	\$261,360
Lot Size:	+/- 4 Acres
Price / SF:	\$1.50
Zoning:	Suburban Corridor

PROPERTY OVERVIEW

The Property is positioned just off the intersection of US-45 and South Harper Street in Corinth, Mississippi. The +/- 4 acre tract experiences a daily combined traffic count of 29,000 vehicles. The Property is commercially zoned and has one of the most lenient zoning designations - Suburban Corridor. Current permitted uses include; recreational uses both indoor and outdoor, banking, retail sales, lodging, office, restaurants, service stations and vehicle related uses, medical facilities, and most medical cannabis related uses to name a few.

HIGHLIGHTS

- Interstate Visibility
- High Traffic Intersection
- Most all Uses Permitted

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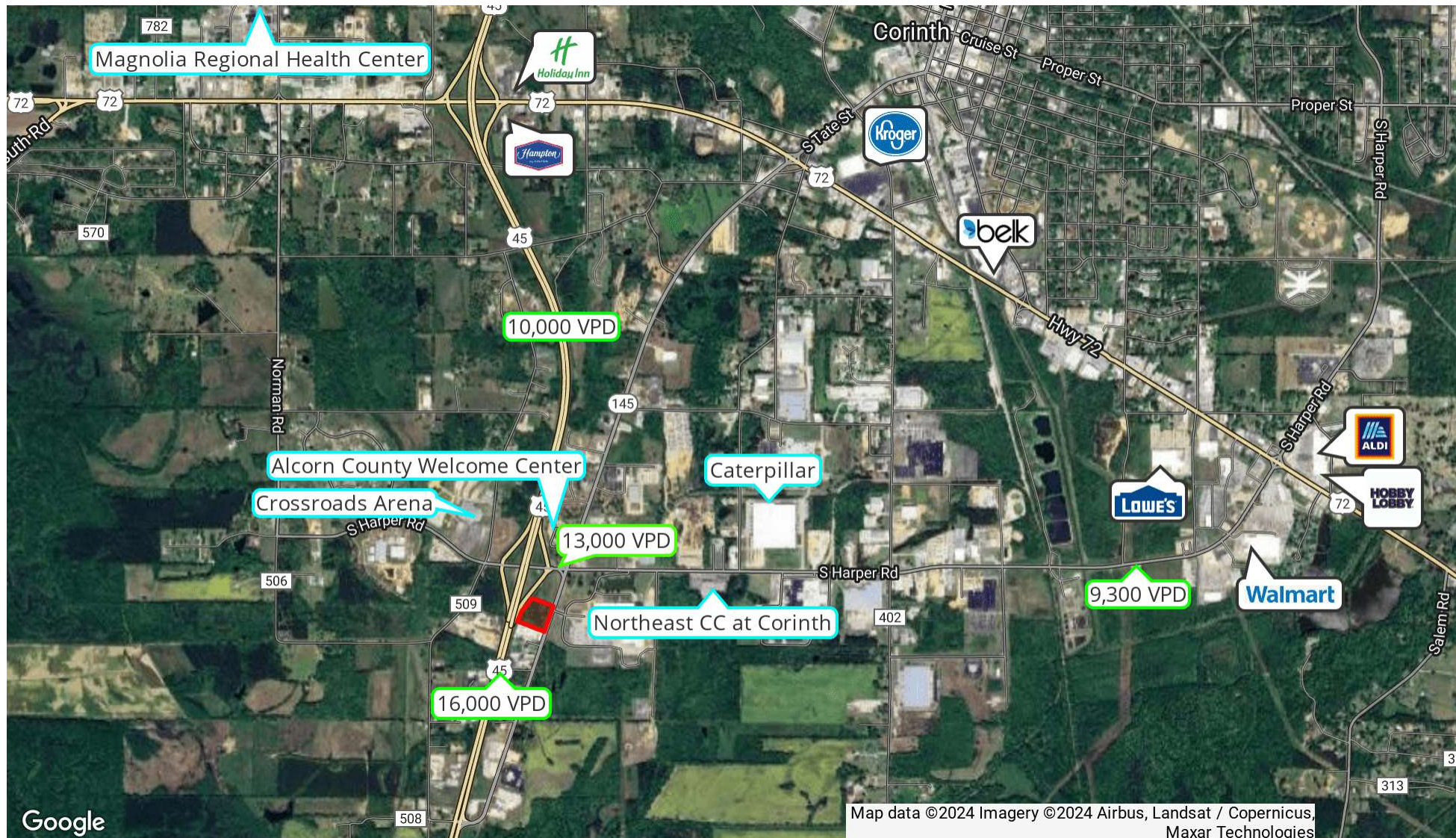
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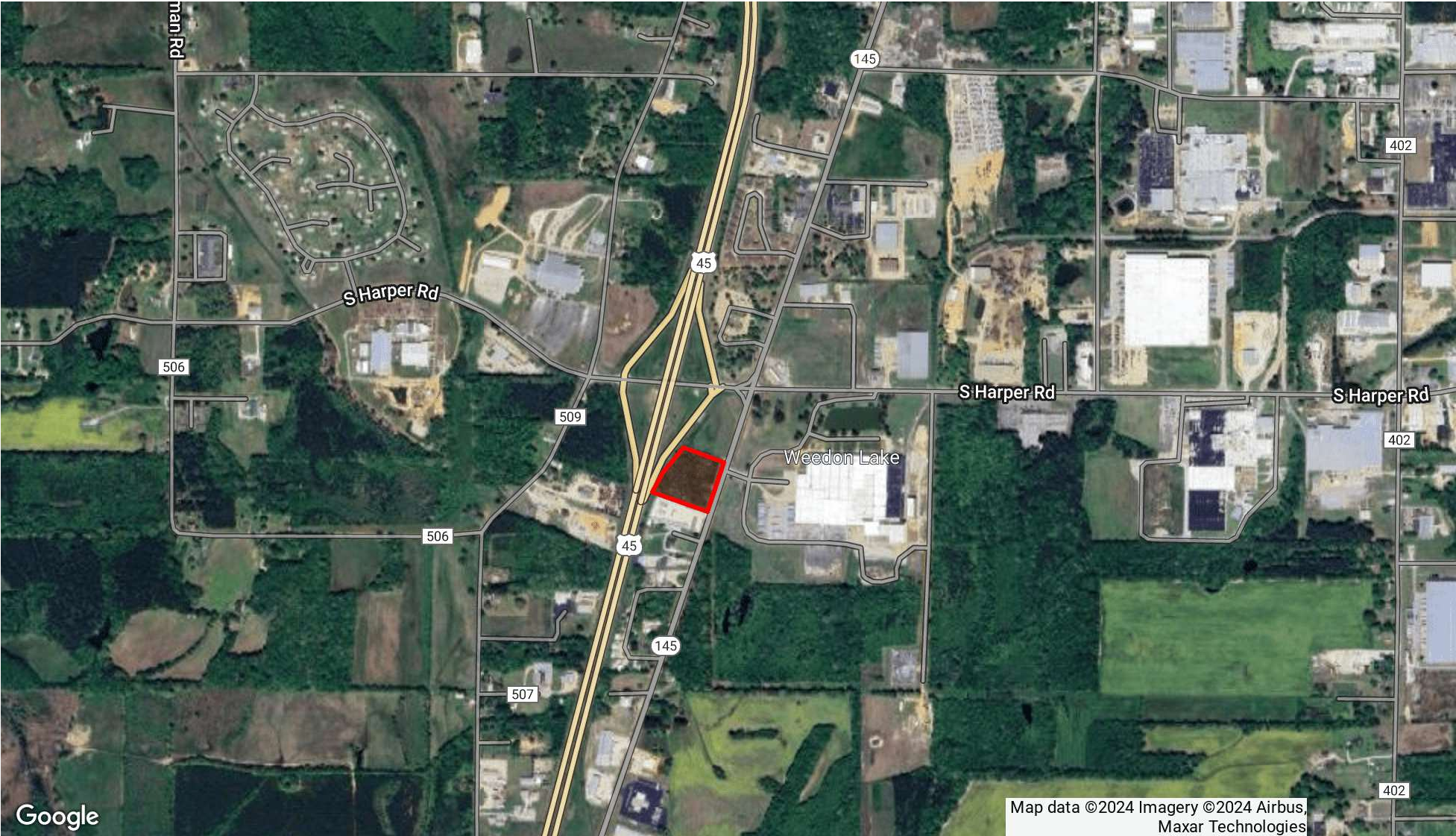
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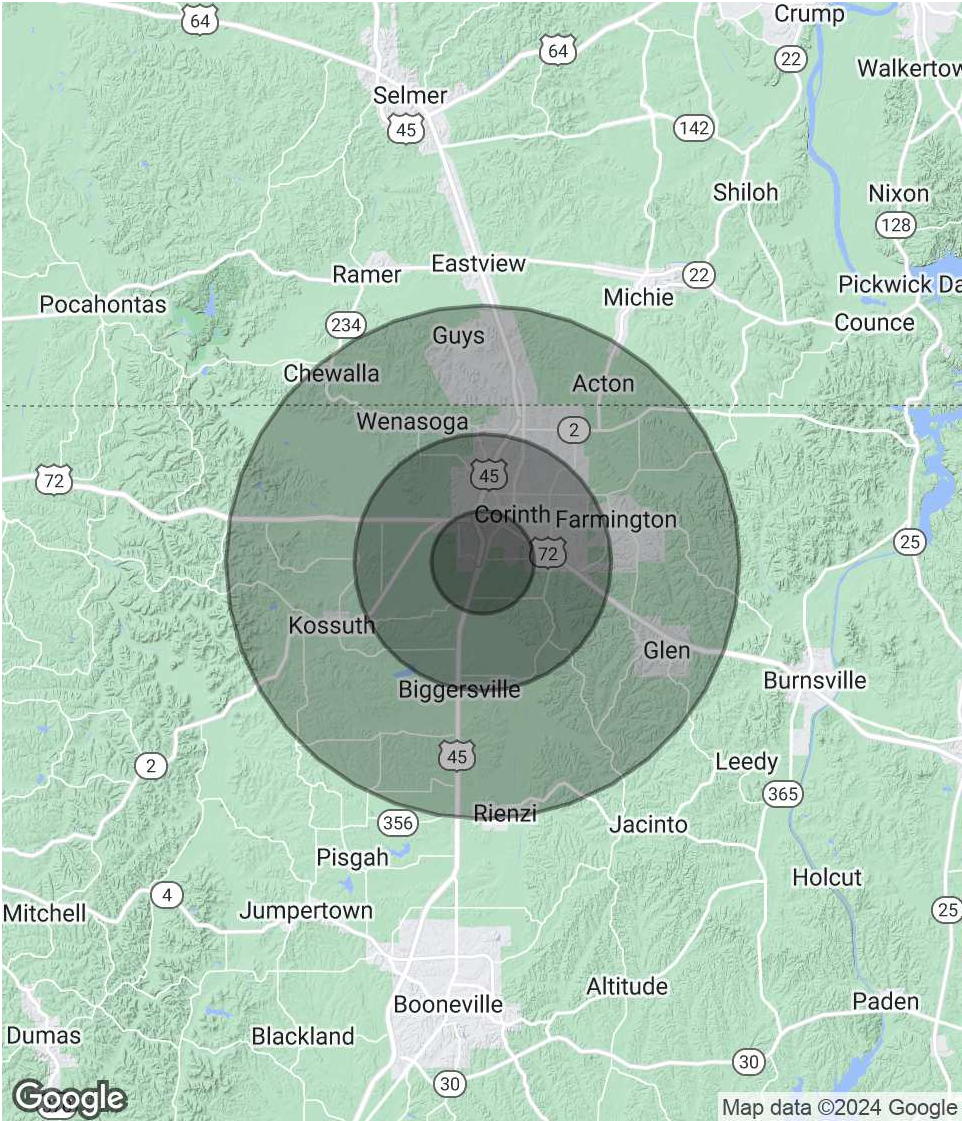
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	2,666	16,514	30,722
Average Age	38	41	42

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,110	7,043	12,860
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$49,849	\$69,685	\$74,448
Average House Value	\$136,107	\$179,397	\$183,928

Demographics data derived from AlphaMap



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