

# LAND FOR SALE

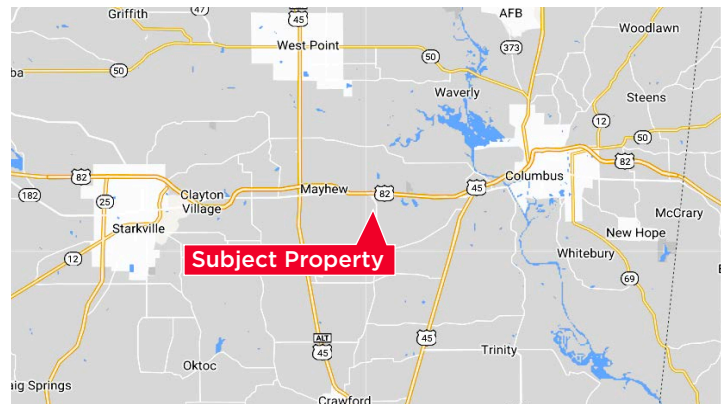
Columbus, MS



323 +/- Acres



±323 acres positioned along the Golden Triangle Airport / US Hwy 82 corridor in Columbus, MS, offering a strategic development opportunity serving the area's growing industrial base. The property features approximately **±3,400 linear feet of frontage on Airport Road**, providing strong visibility and access, and benefits from proximity to regional traffic corridors reporting 15,000–20,000 AADT. With **no existing hotels within a five-minute radius**, the site is ideally suited for phased hospitality and service-oriented retail development—including limited-service or extended-stay hotel, quick-service restaurants, and convenience retail—presenting a compelling opportunity to establish a purpose-built commercial node aligned with continued industrial corridor growth.



## PROPERTY HIGHLIGHTS

- +/-323 acres available
- Close proximity/direct access to highway
- Located near Columbus-Lowndes County Airport
- Strong water supply with 16" line
- Located in the Golden Triangle region, offering prime development potential
- Multi-modal destination with water, rail, road and air

Property Area **323+/- Acres**

**Asking Price \$32,500 per acre for the full parcel**

Commercial lots are priced differently – please call for pricing

*Subdivision pricing TBD on a case by case basis*

**Jeb Fields, SIOR, Dual Designation**

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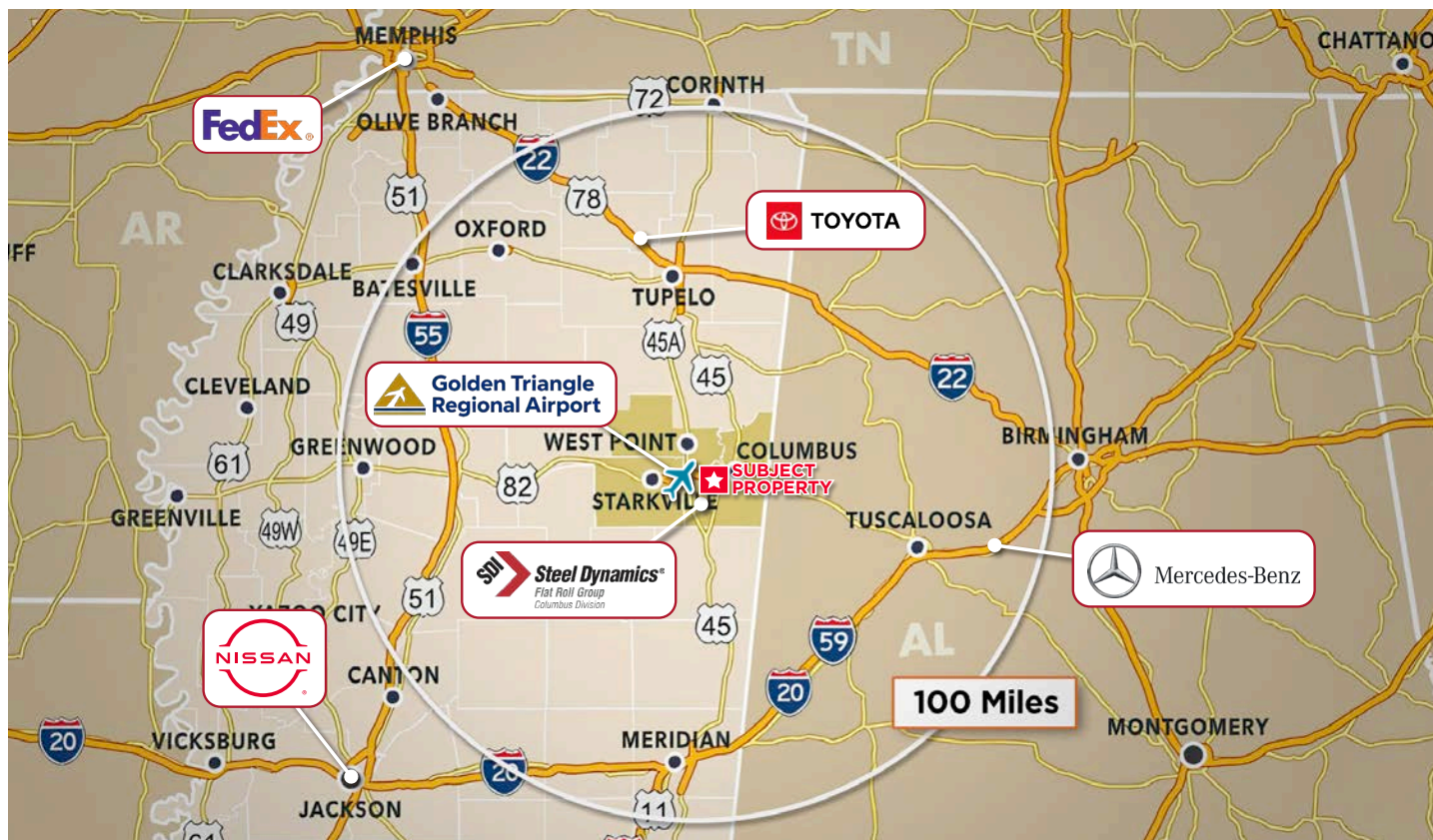
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## Columbus, MS

## 323 +/- Acres

### GOLDEN TRIANGLE REGION



#### DRIVE TIMES

| COLUMBUS, MS   | WEST POINT, MS  | STARKVILLE, MS  | TUPELO, MS      |
|----------------|-----------------|-----------------|-----------------|
| <b>16 MINS</b> | <b>20 MINS</b>  | <b>23 MINS</b>  | <b>60 MINS</b>  |
| TUSCALOOSA, AL | BATESVILLE, MS  | JACKSON, MS     | MONTGOMERY, AL  |
| <b>75 MINS</b> | <b>120 MINS</b> | <b>140 MINS</b> | <b>180 MINS</b> |

#### REGION HIGHLIGHTS

- Located in the Golden Triangle Industrial area - the “triangle” is formed by the cities of Columbus, Starkville, and West Point
- Centrally located for access to the automotive corridor
- The three counties are home to a population of over 128,000 and 500,000 workers are within 60 miles of the region
- Focus regionally on workforce training programs through training centers and local universities
- Successful economic development region - GTR has attracted \$5.9 billion in capital investment since 2008

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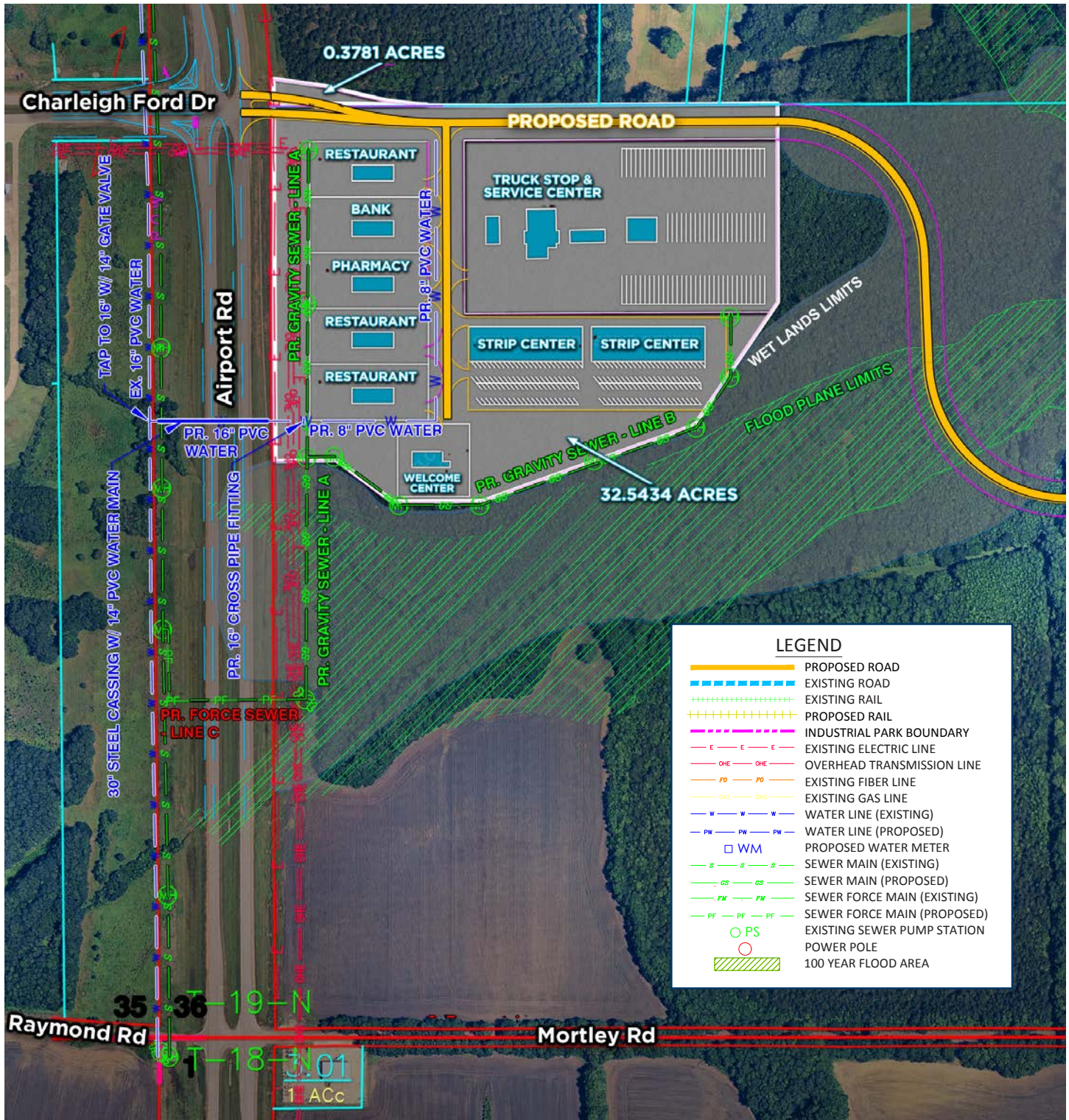
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## CONCEPTUAL SITE PLAN POTENTIAL COMMERCIAL USE



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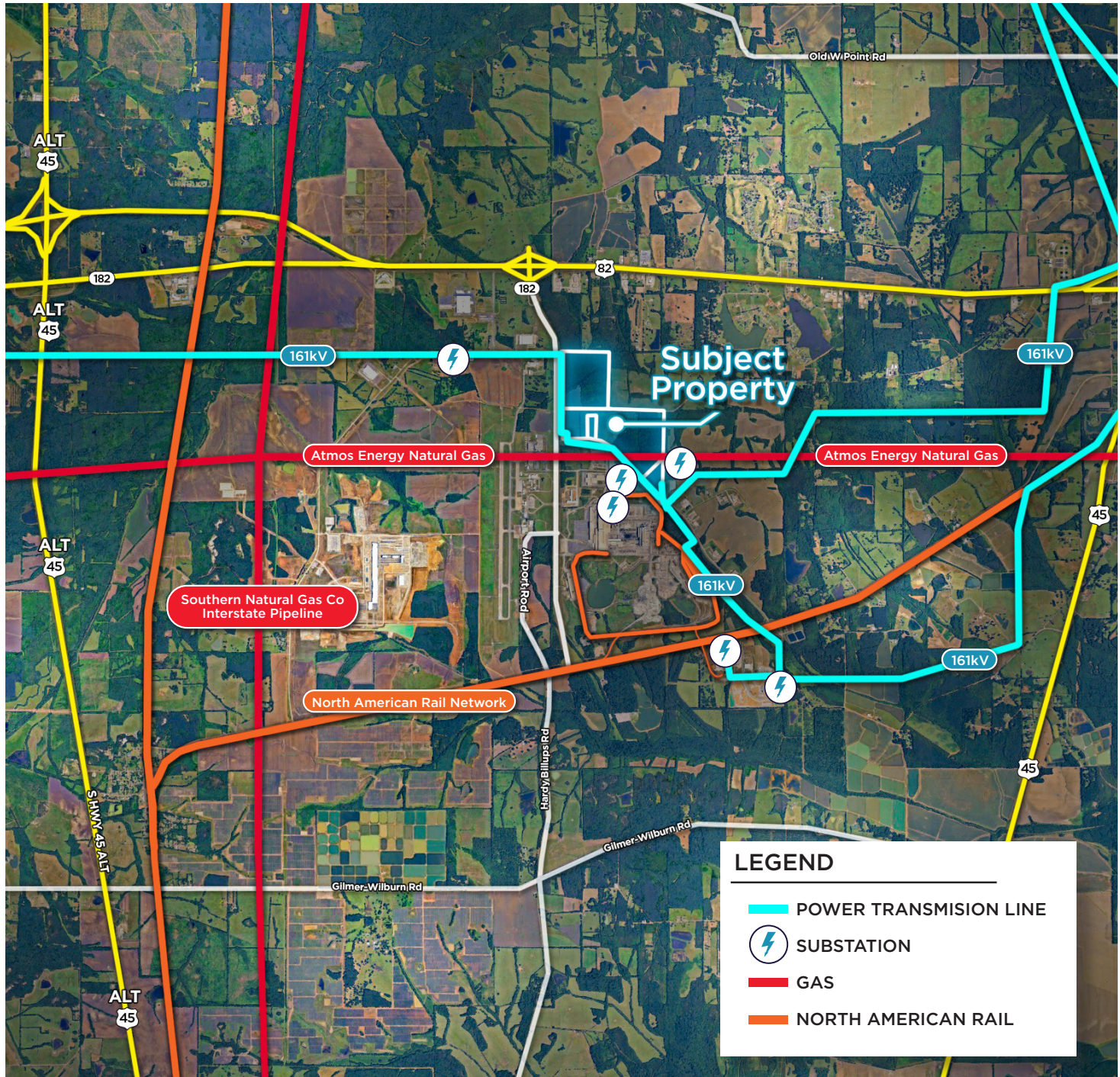
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## AREA INFRASTRUCTURE



### LEGEND

- POWER TRANSMISSION LINE
- SUBSTATION
- GAS
- NORTH AMERICAN RAIL

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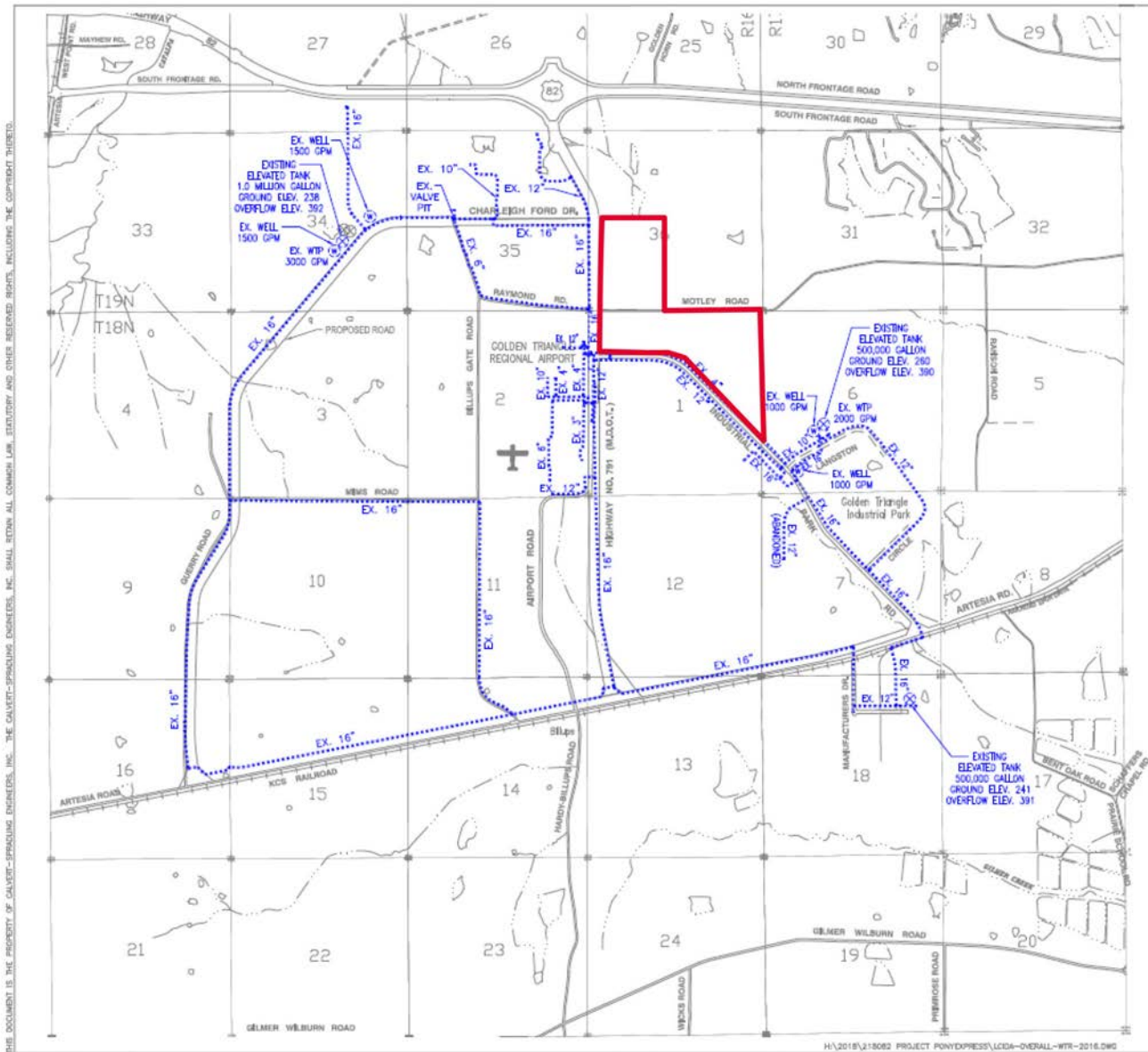
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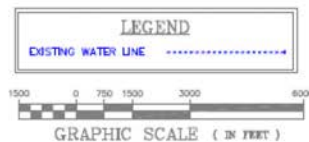
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## UTILITIES MAP



Water = 16" Line



|                                                                                                                                              |                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>LEGEND</b><br>EXISTING WATER LINE                                                                                                         |                                                                                   |
| <b>GRAPHIC SCALE ( IN FEET )</b><br>1500 0 750 1500 3000 6000                                                                                |                                                                                   |
| <b>OVERALL WATER SYSTEM LAYOUT</b>                                                                                                           |                                                                                   |
| CALVERT - SPRADLING ENGINEERS, INC.<br>Consulting Engineers<br>P. O. Drawer 10778 • P.O. Box 10881 694-7331<br>West Point, Mississippi 39773 | DESIGNED/REVISED BY:<br>DRAWN BY: MLL & JSE<br>CHECKED BY: CH<br>DATE: 09-24-2018 |
| LOWNDEN COUNTY INDUSTRIAL<br>DEVELOPMENT AUTHORITY<br>LOWNDEN COUNTY, MS.                                                                    | SELECT NO.<br>1                                                                   |

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### DEMOGRAPHICS

| YEAR 2025                 | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---------------------------|-----------|------------|------------|
| Population                | 63        | 924        | 9,554      |
| Median Age                | 48        | 48.1       | 39.3       |
| Avg Household Income      | \$108,147 | \$107,218  | \$85,066   |
| Per Capita Income         | \$55,144  | \$52,092   | \$39,384   |
| Total Businesses          | 28        | 144        | 983        |
| Total Employees           | 550       | 2,917      | 12,393     |
| Employment (White Collar) | 60%       | 56.00%     | 58.9%      |
| Employment (Blue Collar)  | 16.7%     | 23.80%     | 25.4%      |
| Employment (Services)     | 23.3%     | 20.20%     | 15.7%      |
| Unemployment Rate         | 0.00%     | 0.90%      | 5.3%       |

source: Esri

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