

FOR SALE



1751 DANCY BOULEVARD • HORN LAKE, MS 38637

Price: \$349,900.00

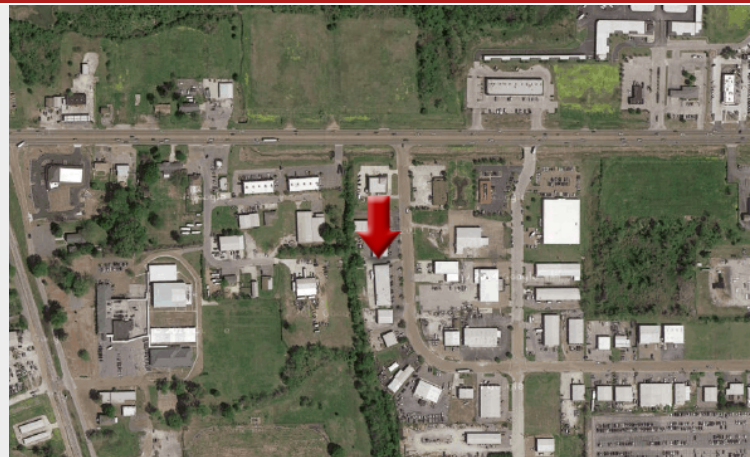
Building SF: 4,200 +/- SF

Lot Size: .54 +/- AC

Property Type: Commercial

APN: 108735050 0004300

Zoning: M-1



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Property Description

This Horn Lake commercial property includes three suites within a 4,200 ± SF building. Suite 1 offers 1,800 ± SF, while Suites 2 and 3 each provide 1,200 ± SF, giving owner-occupants or investors flexible options for use, configuration, or income potential. Located just one-tenth of a mile south of Goodman Road's 36,000 VPD corridor, the building features multiple offices, full HVAC, and versatile layouts suited for a wide range of business types in a high growth commercial area.

Location Overview

This location offers excellent regional access—less than half a mile from Highway 51, under 1.5 miles from I-55, and just 2.5 miles from the Mississippi/Tennessee state line. Whether you're looking to expand, relocate, or start fresh, this property offers a welcoming space in a highly visible and accessible area. If you'd like to learn more or schedule a visit, we'd be happy to connect and explore how this space could support your goals.

Highlights

- Positioned in a high-growth commercial corridor
- Located 0.1 mile south of Goodman Road (36,000 VPD)
- Multiple office configurations with full HVAC
- Investment potential / multi-tenant income opportunity



Property Photos



Location Maps



Business Map & Demographics



Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,418	50,955	111,038
Total Units	2,400	22,277	47,377
Median Income	\$54,830	\$61,032	\$64,442