



**PROPERTY DESCRIPTION**

We are pleased to present a 3.55-acre commercial development opportunity on Lowe Circle in Richland, Mississippi, adjacent to the new QuickTrip at Highway 49 and Lowe Circle. Located just off a signalized intersection along one of the area’s busiest corridors, the site offers strong visibility, convenient access, and excellent exposure.

The property is already zoned commercial, and Highway 49 has been expanded to six lanes with nearly 40,000 vehicles per day. With the existing structure slated for removal, the site is well suited for retail, restaurant, convenience, service, or mixed-use development.

**PROPERTY HIGHLIGHTS**

- Prime corner-adjacent site on Lowe Circle, Richland, MS: 3.55 acres next to the new QuickTrip at Highway 49 & Lowe Circle, with signalized access and close to 40K daily vehicles on a six-lane corridor.
- Zoned commercial and ready for development: Existing house can be removed for retail, restaurant, convenience/gas, service, or mixed-use aligned with highest-and-best use.
- Strong traffic driver and visibility: QuickTrip adjacency and Highway 49 frontage deliver consistent foot/vehicle traffic for high-exposure commercial uses.

**OFFERING SUMMARY**

<b>List Price:</b>	\$900,000.00
<b>Price Per Foot:</b>	\$5.82 SF
<b>Lot Size:</b>	3.55 +/- Acres 154,638 +/- SF
<b>Zoning:</b>	Commercial
<b>Traffic Count:</b>	36,000
<b>Market:</b>	Jackson, MS
<b>Sub-Market:</b>	Richland, MS

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	35	131	497
<b>Total Population</b>	102	366	1,358
<b>Average HH Income</b>	\$111,700	\$103,170	\$97,194

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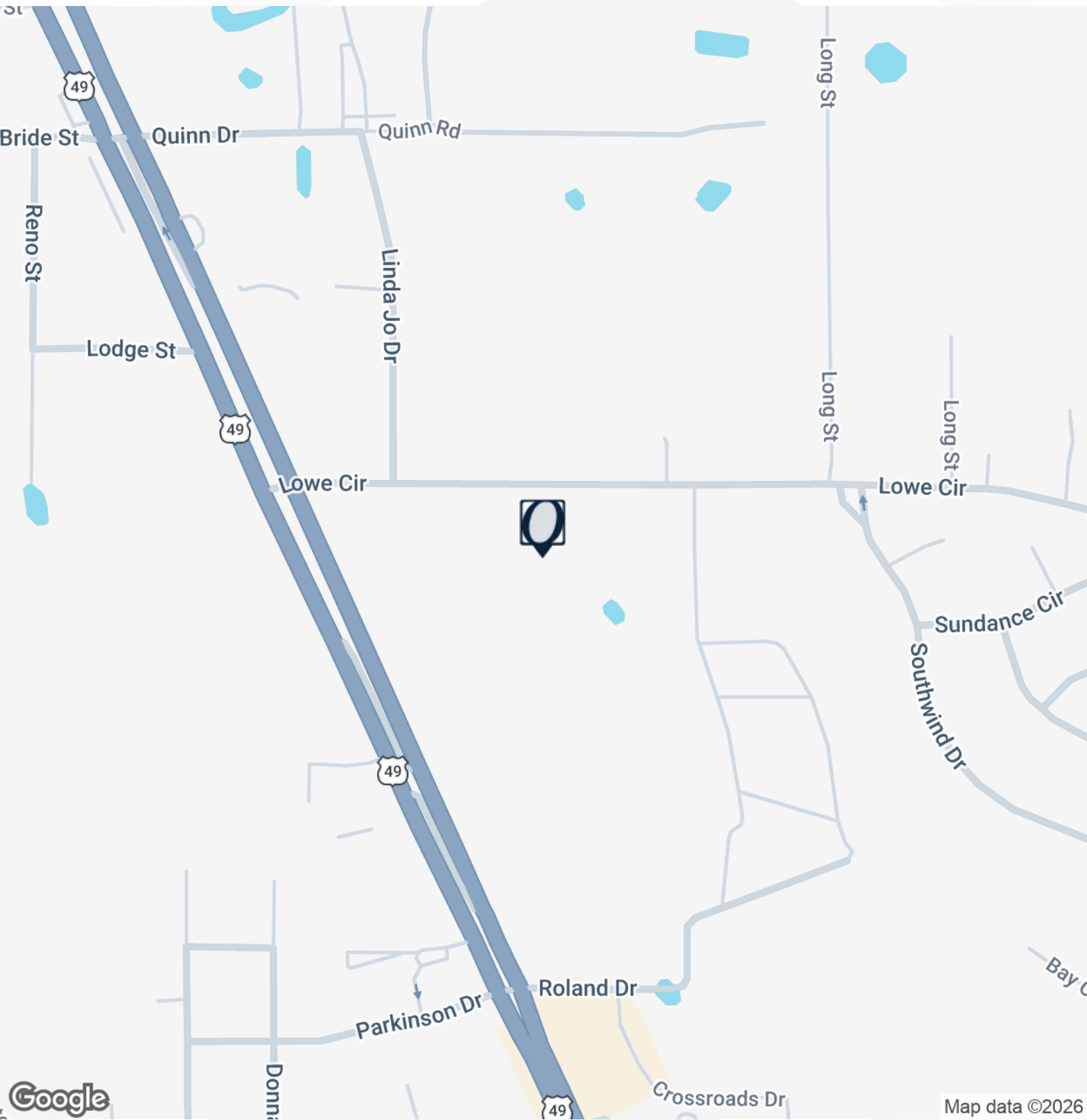




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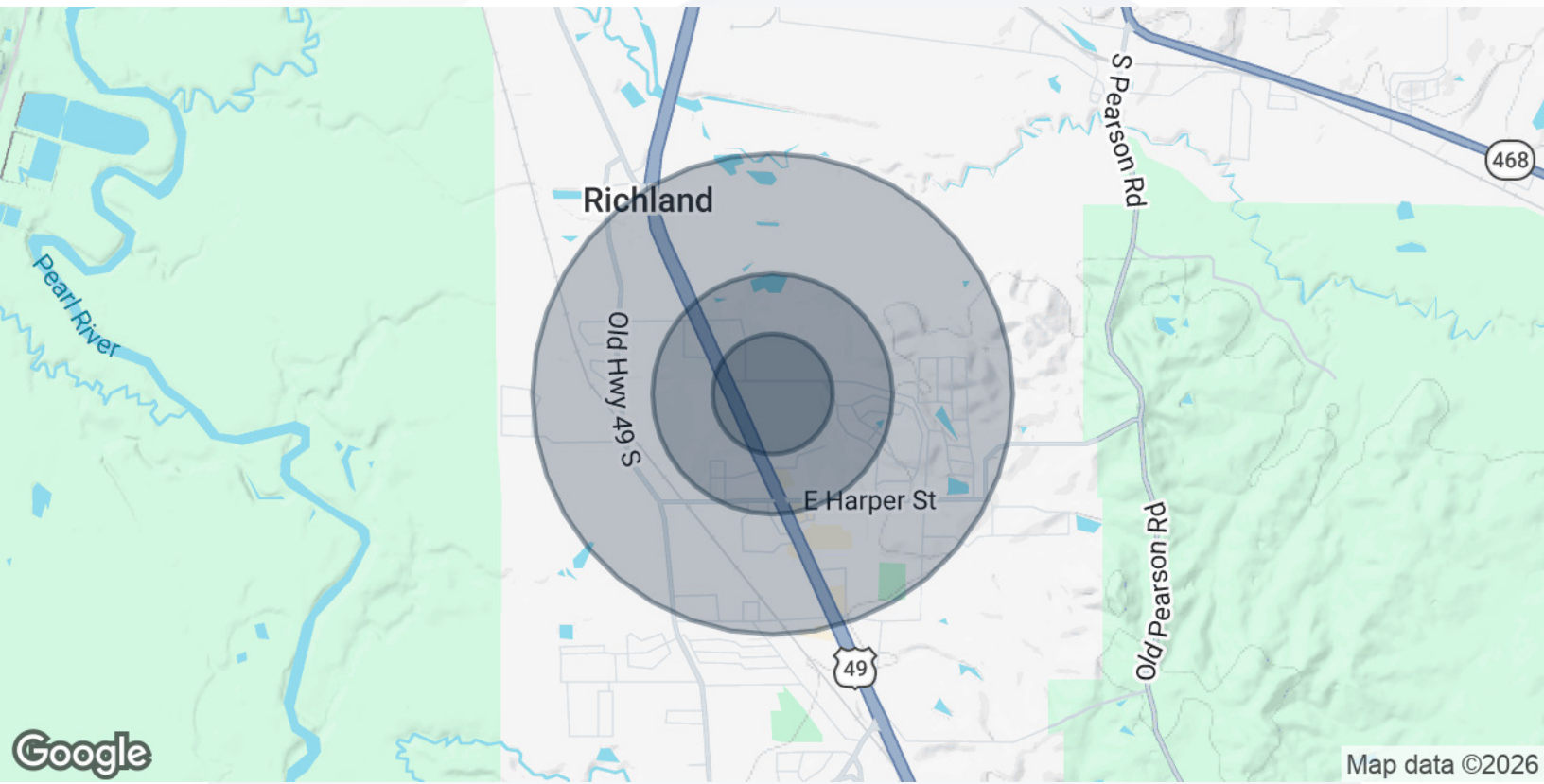


Map data ©2026

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	102	366	1,358
Average Age	32.4	35.8	36.5
Average Age (Male)	25.5	29.3	29.8
Average Age (Female)	37.7	40.7	41.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	35	131	497
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$111,700	\$103,170	\$97,194
Average House Value	\$188,148	\$181,815	\$172,514

2023 American Community Survey (ACS)

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