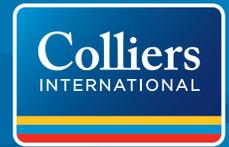
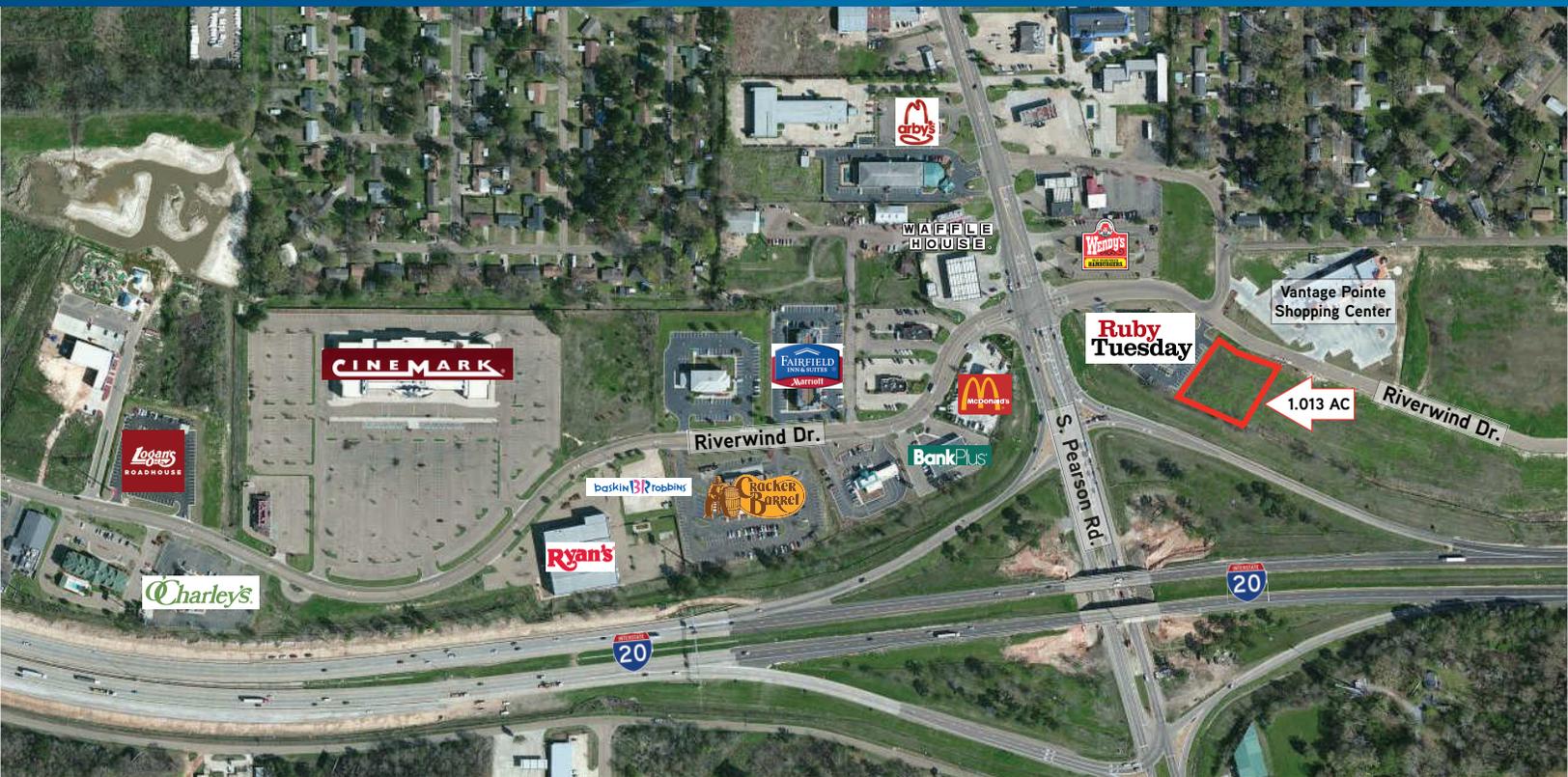


FOR SALE > 1.013+/- ACRES



# Vacant Land on Riverwind E. Dr.

S. PEARSON RD. & RIVERWIND E DR., PEARL, MISSISSIPPI 39208



This subject property is located just off I-20 and Pearson Rd and sits on +/- 1.013 acres. The property is located near the Bass Pro shops and new 325,000 SF Bloomfield Outlets under construction. This property has excellent visibility good ingress/egress.

Pearl is connected by Interstate 20 and Interstate 55 known as "The Crossroads of the South" intersect in western Rankin County near Pearl. Interstate 20 serves the City directly and provides an excellent transportation link to the east and the west coast. Interstate 55 provides an interstate route southward to New Orleans and northward to Memphis, St. Louis, and eventually Chicago. Highway 49 is also an important transportation route. It intersects interstate 20 in Pearl and provides a direct route to the Gulfport/Biloxi/Pascagoula MS.

## Property Features

- > 1.013+/- acre site
- > Located near the Bass Pro Shop & Outlet Mall
- > Great visibility off Interstate 20
- > Located near restaurants, retailers & hotels
- > Six major highway connectors

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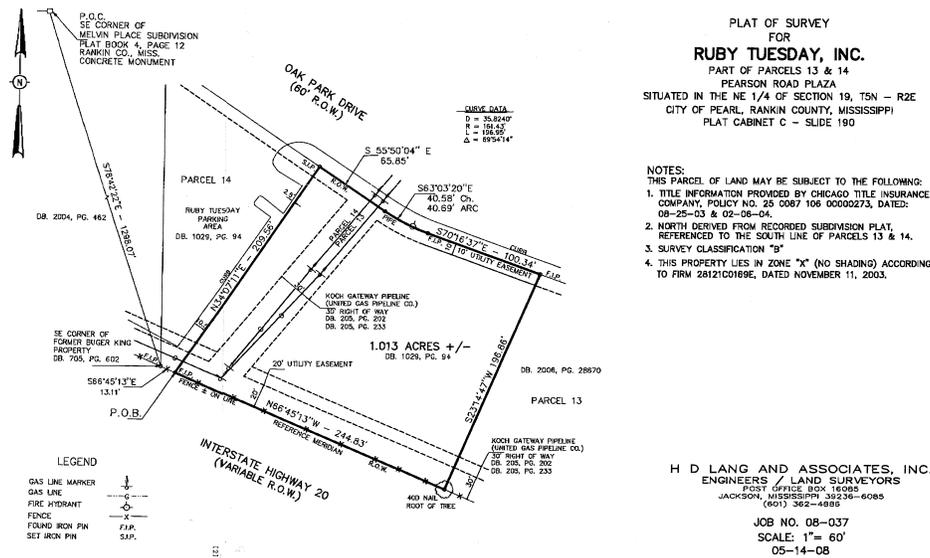
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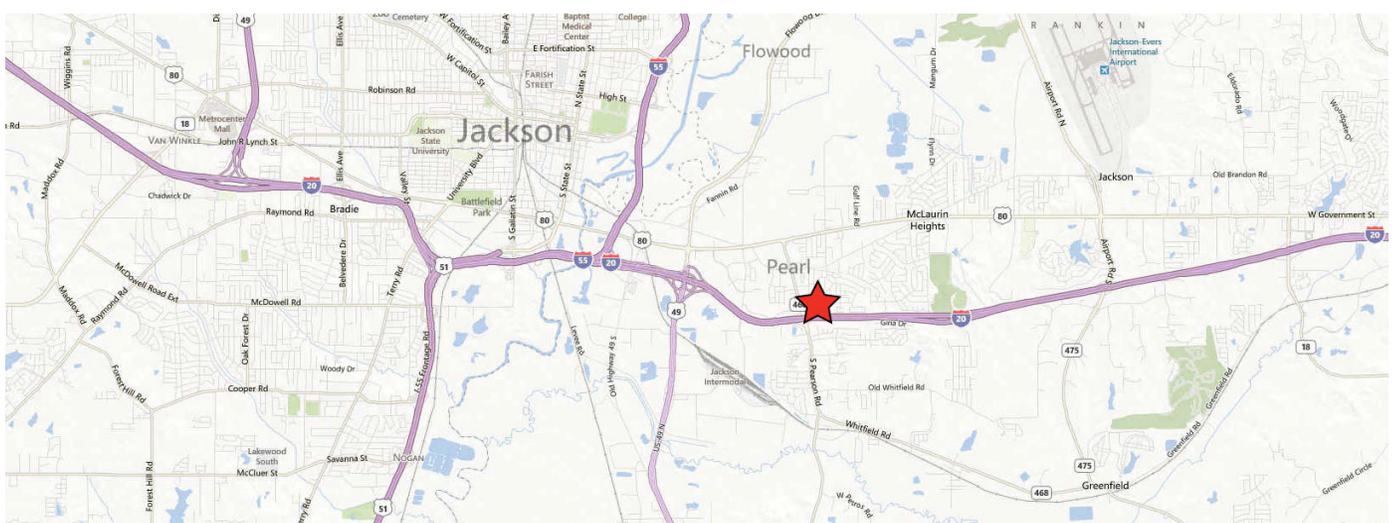
# 2012 Demographic and Income Profile

	1.0 Mile	3.0 Miles	5.0 Miles
Population	7,139	19,267	59,153
Households	2,785	7,437	20,610
Average Household Income	\$43,115	\$46,369	\$45,626

## Land Survey



## Location Map



Information contained herein was obtained from sources deemed to be reliable. It is submitted subject to errors, omissions, and without warranty.

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