## Vacant Land on Riverwind E. Dr.

Colliers
INTERNATIONAL
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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## 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


 RUBY TUESDAY, INC. PEARSON ROAD PLAZA CITY OF PEARL TH OF SECTION 19, TSN - R2E OF PEARL, RANKIN COUNT, MIS
PLAT CABINET C - SLIDE 190

NOTIS PARCL OF LAND MAY BE SUBMECT TO THE FOLOHNG: 1. MTE INFORMATON PROMDED BY CHICAGO MTE INSURANCE 2. NORTH DERVED FROM REORDED SUBDIUSION PLAT, 14.
3. SURVEY CLASSIFCATON " $B$ "
4. THIS PROPERT UES IN ZONE "X" (NO SHADING) ACCORDING
TO FIRM 28121CO169E, DATED NOVEMBER 11 , 2003.

H D LANG AND ASSOCIATES, INC.
 JOB NO. O8-037
SCALE: $1^{\prime \prime}=60^{\prime}$
$05-14-08$

## Location Map



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

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