

FOR SALE > 3.80 ACRE SITE



Lakeland Marketplace North

DEVELOPMENT OPPORTUNITY ALONG MEDICAL CORRIDOR, FLOWOOD, MS 39232



Property Description

Colliers International is pleased to announce this listing of 3.80 acres on Lakeland Drive (MS Hwy. 25) in Flowood, Mississippi, in the Lakeland Marketplace development. The subject property is positioned at the northeast corner of Lakeland Drive and Tree Tops Boulevard and is served by a signalized lighted four way intersection with superior ingress/egress. The site benefits from the completion of the two new 4-lane highways, giving maximum exposure to huge traffic counts of 65,000 vehicles per day on Lakeland Drive. Other Tenants within the development are GI Associates, Stix, Ruby Tuesdays, and Crye-Leike. This property is well positioned to capture both demographics of Hinds County and Rankin County, one of the fastest growing counties in Mississippi.

- > Excellent development opportunity for hotel or medical
- > Centrally located between two hospital anchors
- > Lowest property tax rates in the Jackson metropolitan area
- > Eligibility of area for financial and tax reduction incentives provided by MS Health Care Industry Zone

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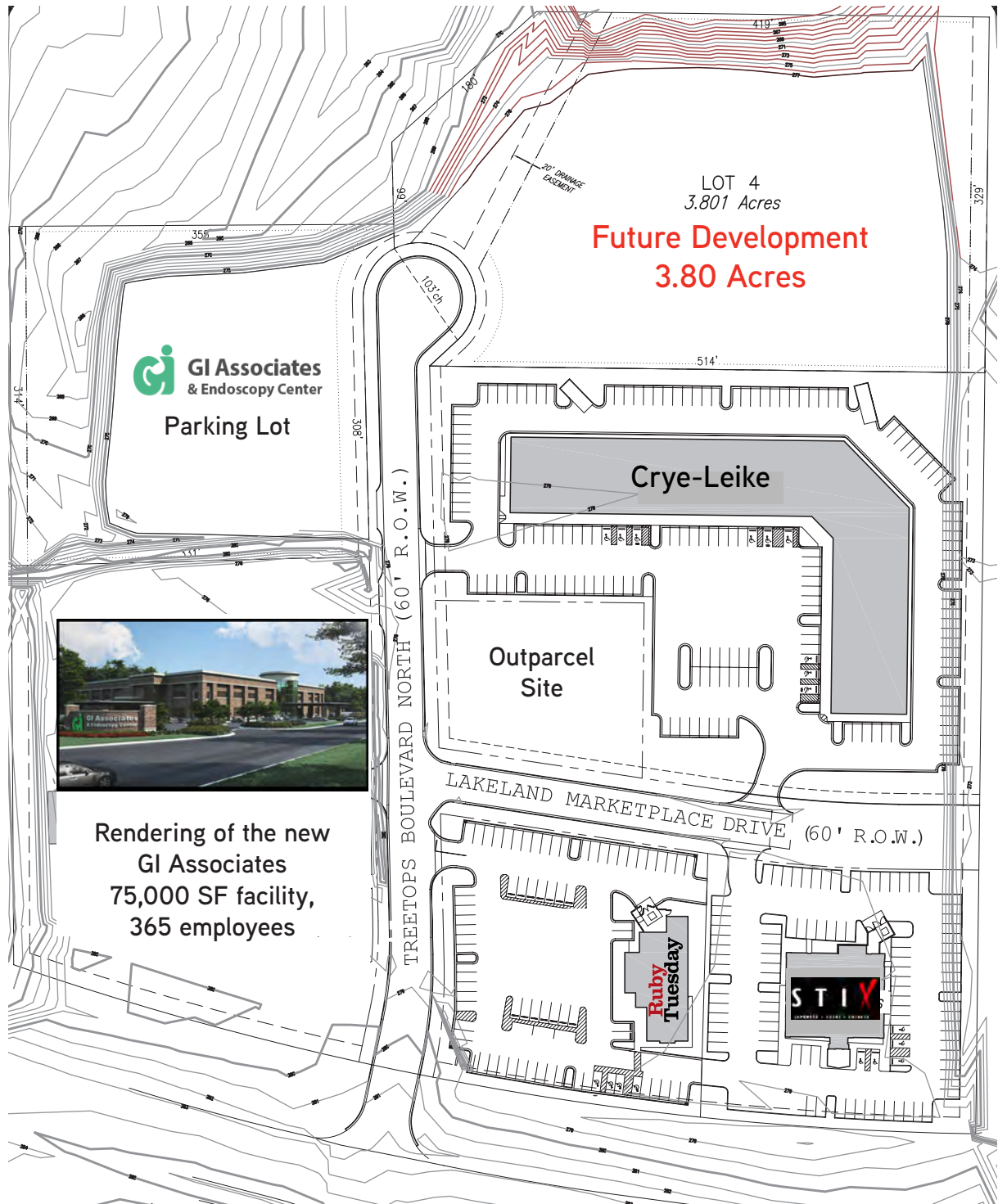
	1 Mile	3 Miles	5 Miles
Total Businesses	414	2,766	9,781
Total Employees	4,447	28,542	107,134

	3 Mile	5 Miles	10 Miles
Population	19,900	93,711	298,965
Households	8,667	39,167	114,386
Average HH Income	\$80,051	\$58,870	\$60,907

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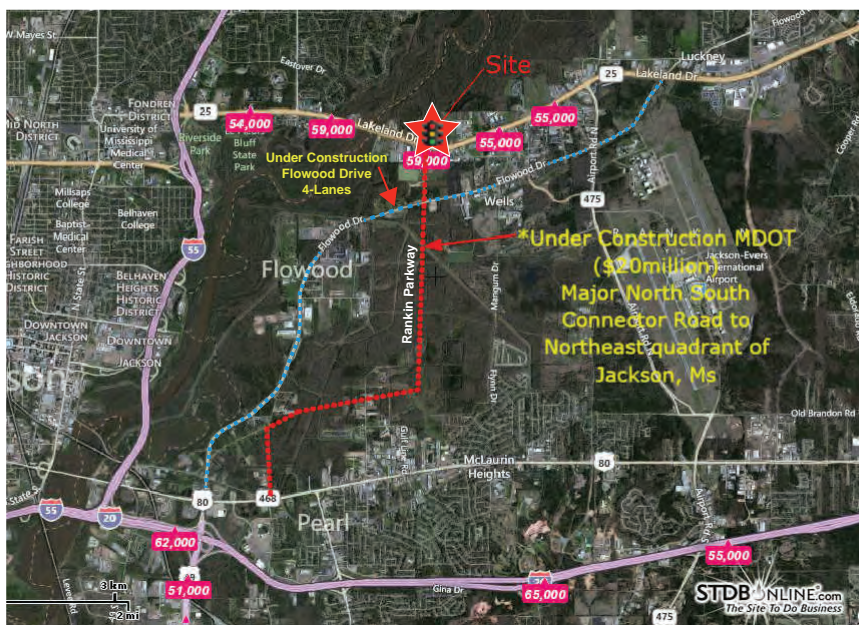
Area Highlights

Rankin County is one of the fastest growing counties in Mississippi. Located east of Jackson (the capital) and Hinds County, the half rural, half urban county has seven incorporated cities. The county has an area of 795 square miles and may be thought of as a 'bedroom' community environment to Jackson. Six colleges and universities are located within a twelve mile radius.

Flowood, Mississippi, offers the largest concentration of medical properties in the southeast region. The subject property is located in the center of the medical corridor with approximately ten major hospitals within a five-mile radius. The River Oaks Woman's Hospital in Flowood features world-class birthing suites and Rankin County's health-care index rating was higher than any rural county's in the nation.

The retail market in Flowood is growing leaps and bounds with approximately 2 million square feet of Class A power center anchors, lifestyle centers and neighborhood markets located approximately four-miles from the subject property.

Traffic Count Map



Contact Us

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