

Three Small Commercial Lots

"Priced To Sell In High Growth Area"



FOR (REDUCED) SALE

**Yandell Road & Clarkdell Road Extension
Gluckstadt Community, Madison County, Mississippi 39046**

Centrally Located to Serve South Madison County, especially the dynamic growth between Highway 51 and past Deerfield Country Club; Sites Offer Country Ambience with City Demand for Products and Services.

• **Price and Lot Size:** Site 1... \$217,800 (\$4.00 psf)/**reduced to \$206,910 (\$3.80 psf)** ~ 1.25± acres, Site 2... \$130,680 (\$3.00 psf)/**reduced to \$121,968 (\$2.80 psf)** ~ 1.00± acre, Site 3... \$130,680 (\$3.00 psf)/**reduced to \$121,968 (\$2.80 psf)** ~ 1.00± acre • **Frontage:** Site 1—209.60± feet on Yandell Road & 259.79± feet on Clarkdell Road Extension, Site 2—167.69± feet on Yandell Road, Site 3—167.69 feet on Yandell Road • **Zoning:** Site 1 C-1 General Commercial District, Sites 2 & 3 C-1A Restricted Commercial District • **Traffic Counts:** From the Highway 51 and Yandell Road Intersection south/14,000 AADT & east of subject on Yandell Road/6,500 AADT • **Utilities:** Bear Creek Water Association advises public water/sewer lines are along Yandell Road and adequate for the development of these properties. • **Topography:** The front portions of all three sites lie in the 500-year and 100-year flood plain classifications per Flood Hazards Map revised March 17, 2010. • **2017 Ad Valorem Taxes:** \$1,108.49 • **Remarks:** Agent represents the Seller. Information deemed reliable but not guaranteed by Agent; price subject to change without further notice. Demographic Studies are available from Agent.

See Aerial Photo on Reverse Side

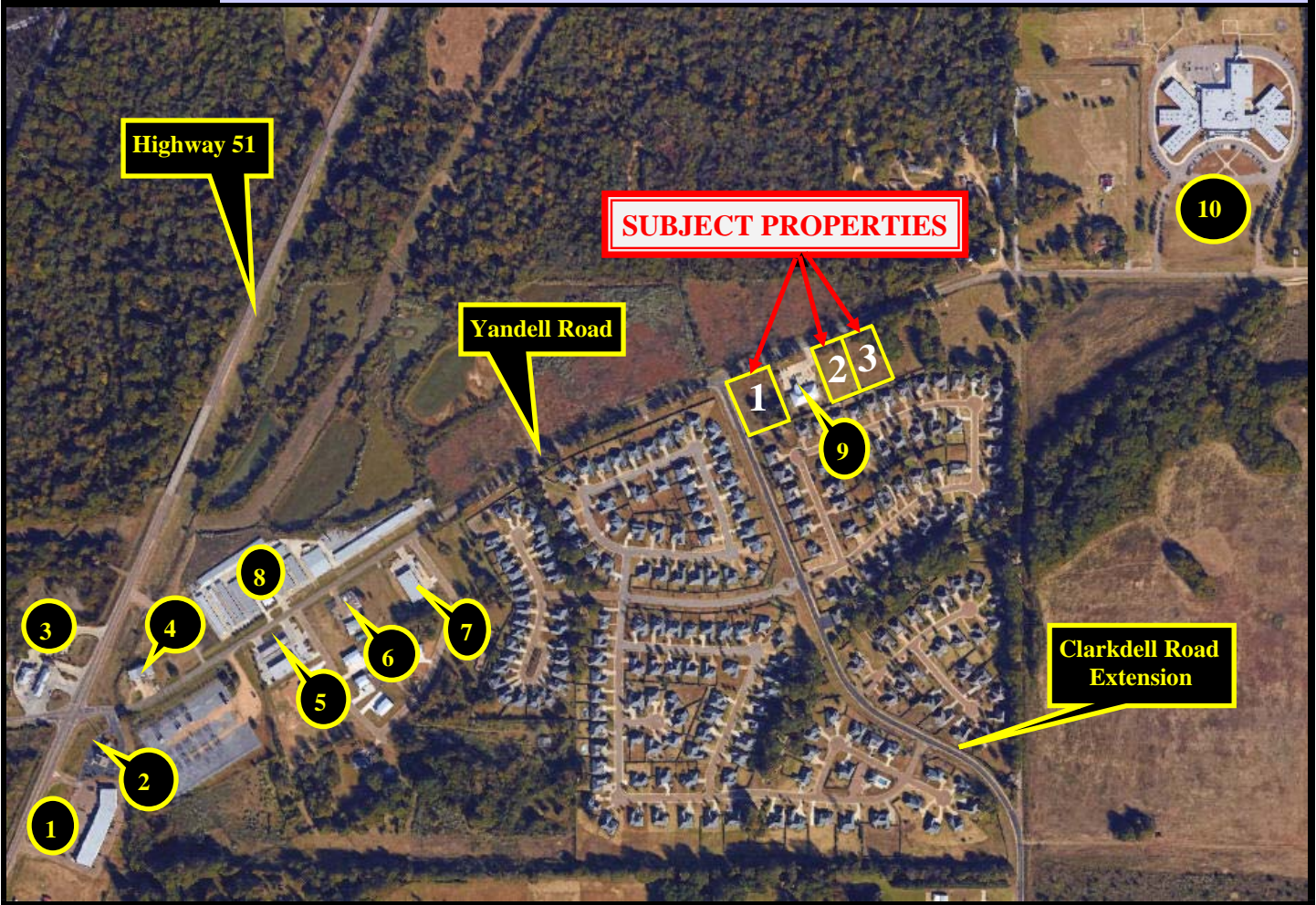


Commercial Real Estate Services

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**Three Commercial Sites
Yandell Road & Clarkdell Road Extension
Gluckstadt Community, Madison County, Mississippi**



Subject Properties - Site 1 (54,450± SF), Site 2 (43,560± SF), Site 3 (43,560± SF)

- (1) Twin Cedars Shopping Center**
- (2) Magnolia Federal Credit Union**
- (3) Texaco Jazz Depot**
- (4) Gluckstadt Fire Department**
- (5) Shell Food Mart**
- (6) Carr Plumbing Supply**
- (7) Dollar General**
- (8) Smart Stop Self Storage**
- (9) Building Blocks of Madison Crossing**
- (10) Madison Crossing Elementary School**