



PROPERTY ONE

FOR SALE

# FLOWOOD DEVELOPMENT SITES

0 W Pineview Dr, Flowood, MS 39232



*Presented by:*

**CAMDEN ST. ROMAIN**

504.681.3403

MS #S-59601

camden@propertyone.com



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OFFERING SUMMARY

Sale Price:	\$18.00 / SF
Available Lots:	2
Lot Sizes:	1.02 Acres
Access:	West Pineview Dr
Zoning:	C3 - General Commercial

PROPERTY OVERVIEW

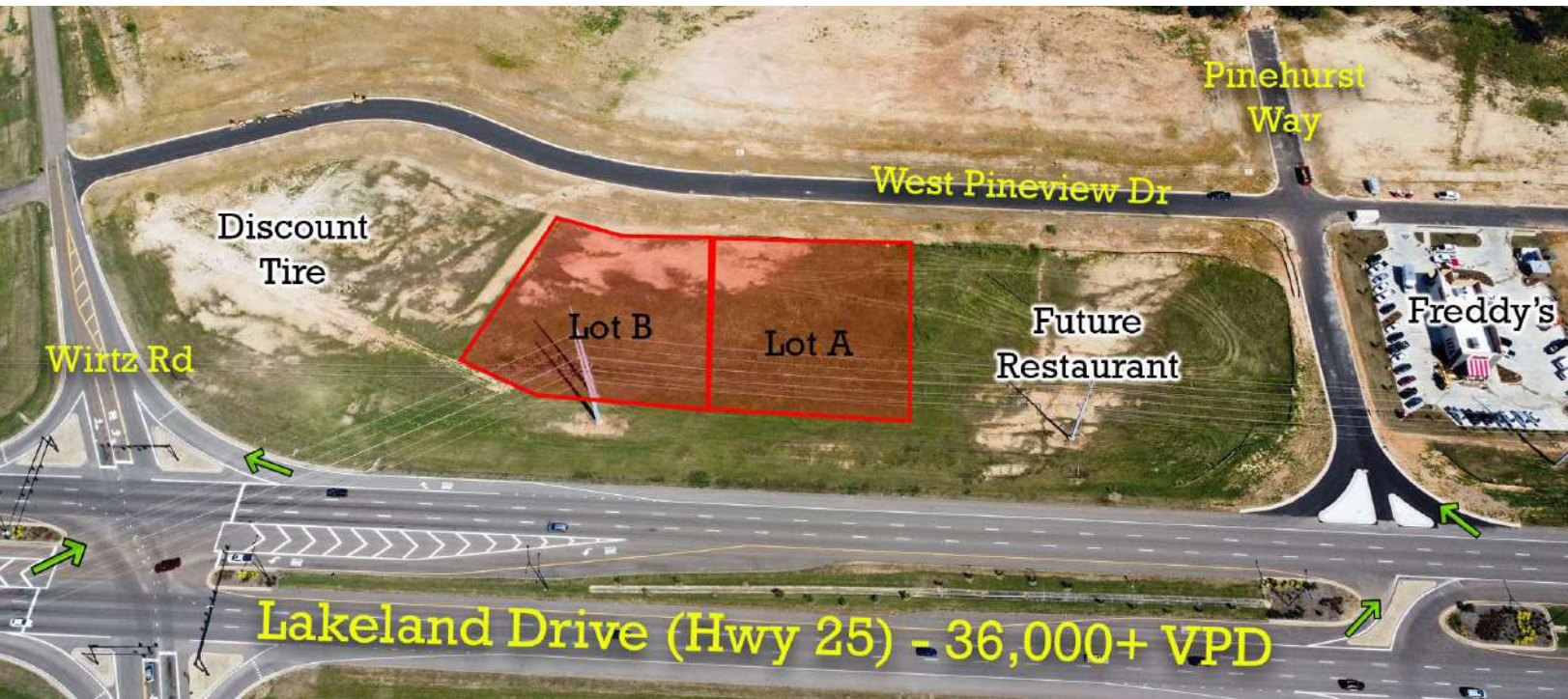
This is an opportunity to purchase a 1-acre development ready parcel in the fast-growing market of Flowood, MS. There are two parcels with frontage on Lakeland Dr which is the main east/west corridor north of Jackson International Airport. Easy access into these parcels from West Pineview Dr. Come join some great brands that have opened along this corridor - Smalls Sliders, 7Brew Coffee, Dunkin Donuts, Bojangles and many more.

- This Site is Visible to Over 36,000 Vehicles Per Day Driving on Lakeland Dr
- New Residential Developments Located on the North and South Sides
- Part of a Massive 100+ Acre Mixed Use Development that Includes Retail, Housing, Parks, and a Proposed 2-Mile Trail that Will Connect 23,000 Homes to this Development
- Nearby Demand Drivers Include Walmart Supercenter, ALDI, Kroger, Target, ROSS, Kohl's, Hobby Lobby, JCPenny, Lowe's & Many More



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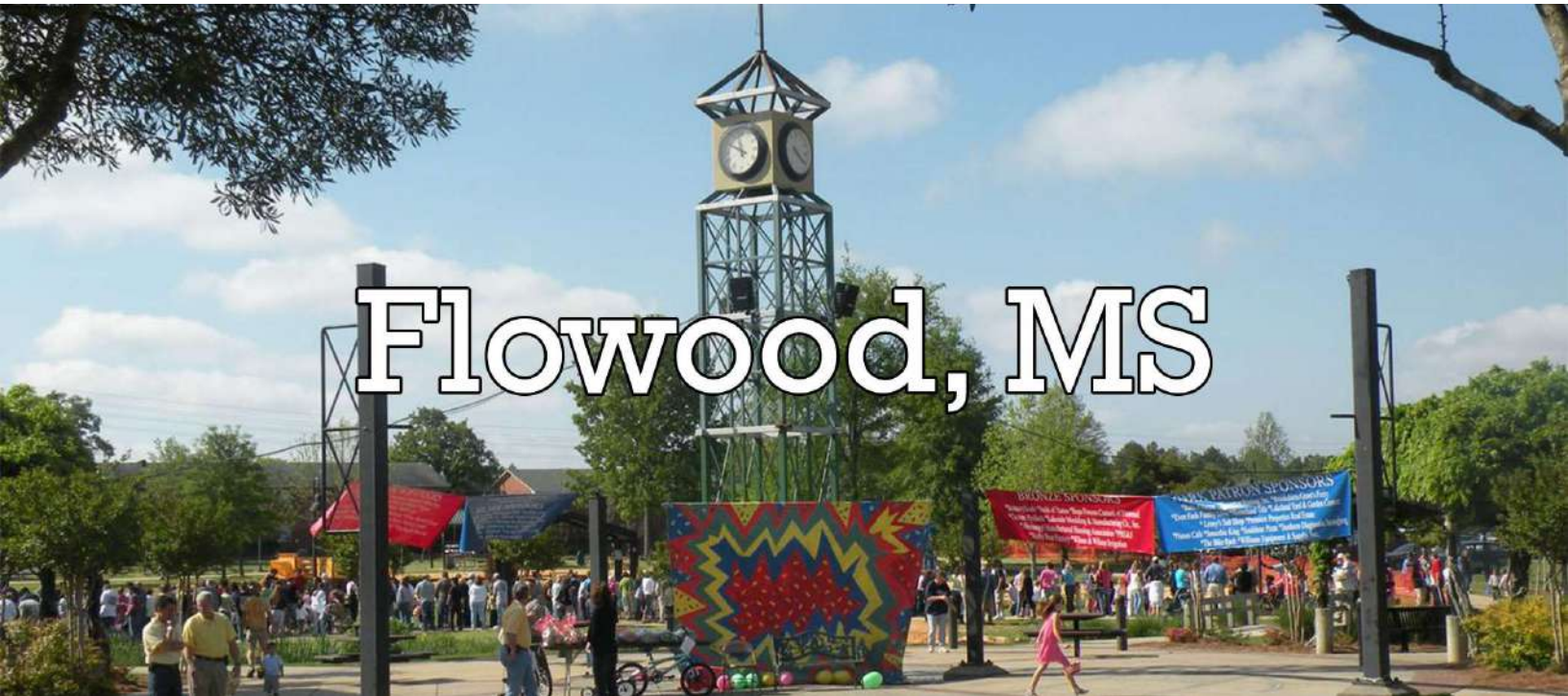
CAMDEN ST. ROMAIN • 504.681.3403

02/04/2025



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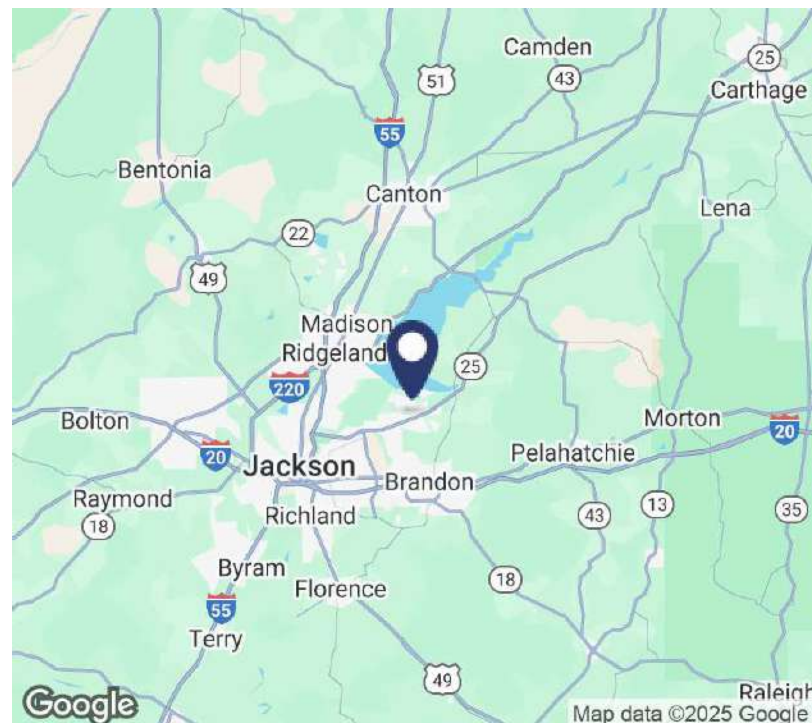


## MARKET DESCRIPTION

Flowood is a thriving suburb in Rankin County, the fourth largest county in Mississippi with a population of 161,856, which has grown by 2.99% since 2020. Strategically positioned less than 10 minutes (5.1 miles) from Jackson-Evers International Airport, Flowood benefits from excellent access to Interstate 55 and 20, which experience traffic volumes exceeding 100,000 vehicles daily.

The area is bolstered by significant employers such as the State of Mississippi, the University of Mississippi Medical Center, Jackson Public School District, and Mississippi Baptist Medical Center, making it a hub of economic activity.

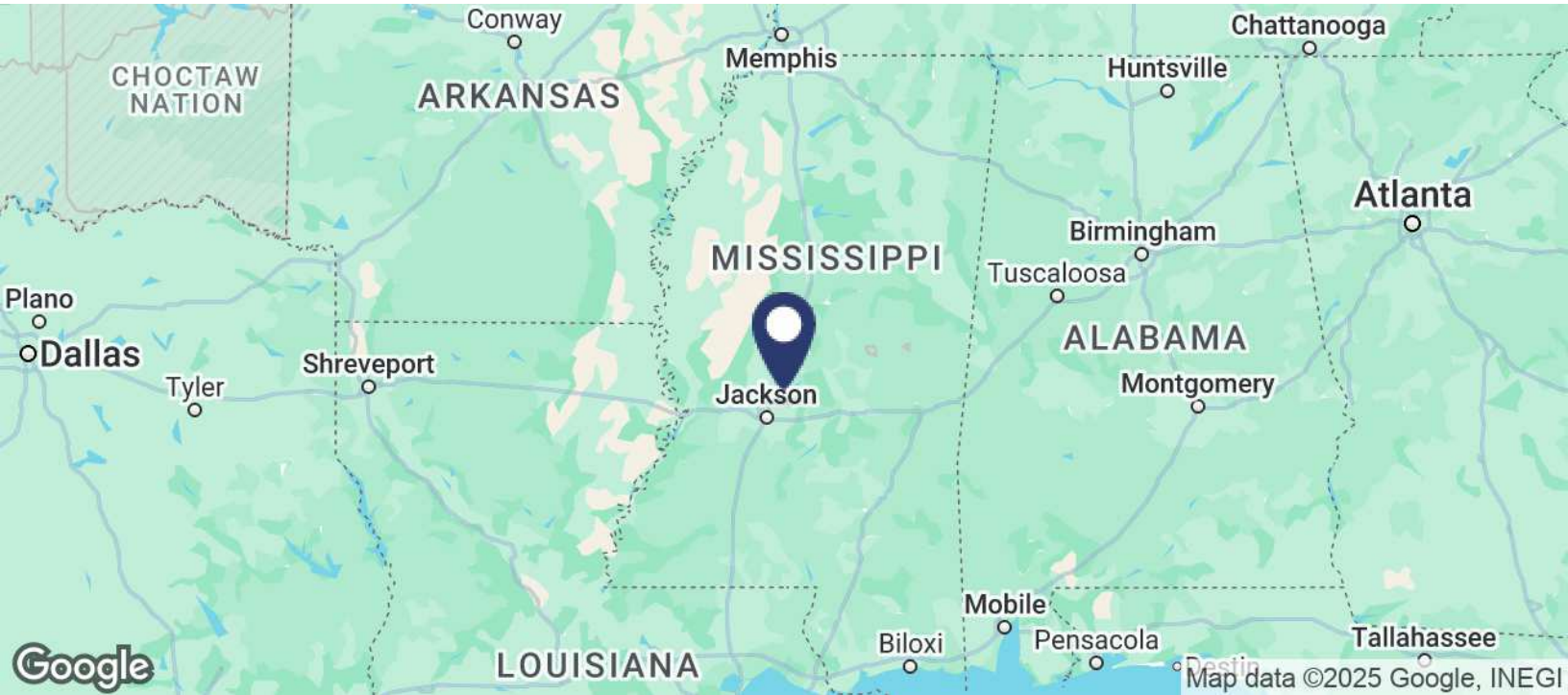
The Flowood area offers a prime demographic profile with over 55% of residents earning more than \$100,000 annually. The median household income is currently \$105,492 and is projected to rise to \$114,323 by 2029.





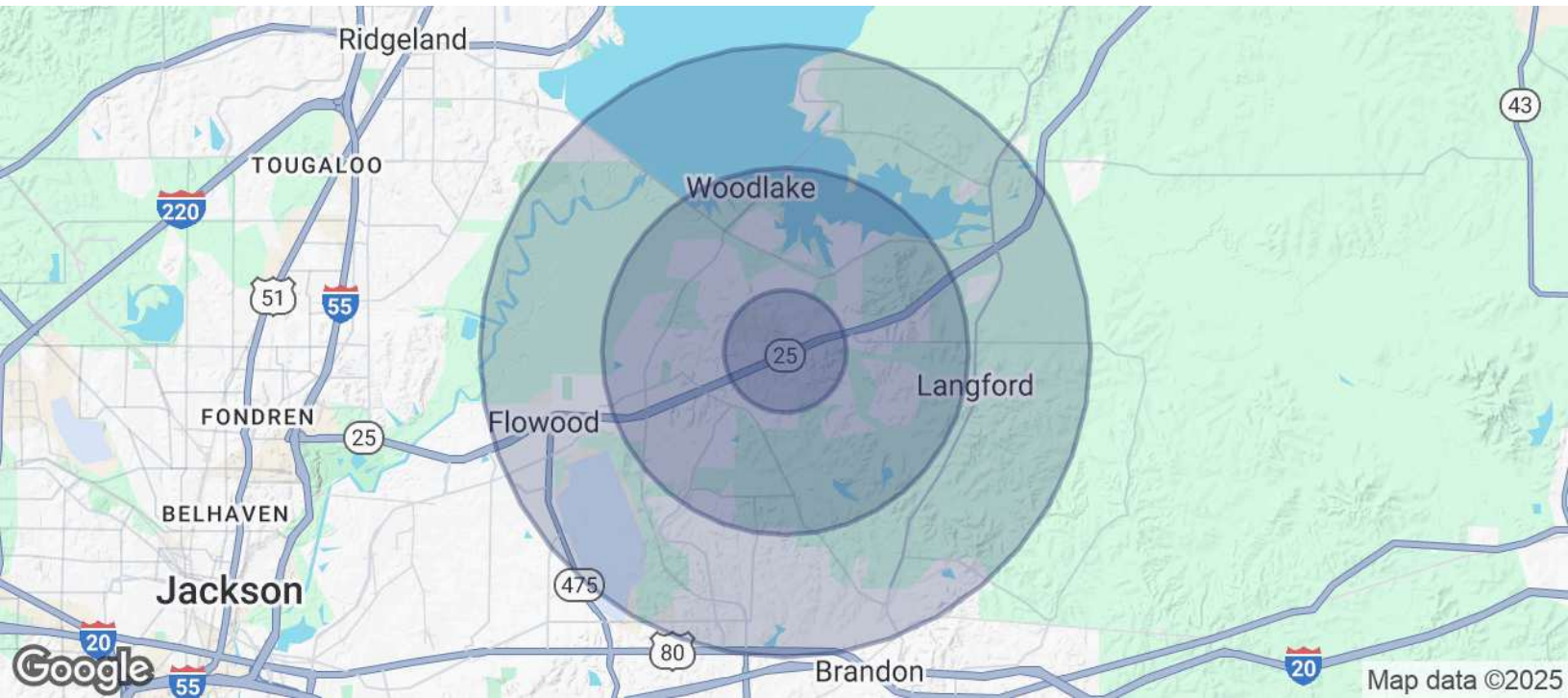
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,501	33,646	55,992
Average Age	40	40	41
Average Age (Male)	38	39	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,753	13,711	22,785
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$117,926	\$117,163	\$115,398
Average House Value	\$319,503	\$319,894	\$321,059

Demographics data derived from AlphaMap





## **Customer Information Form**

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What Customers Need to Know When Working with Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Seller/Lessor:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_





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FOR MORE INFORMATION, PLEASE CONTACT:

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**3500 N Causeway Blvd., Suite 600 | Metairie, LA 70002 | 504.681.3400 | [propertyone.com](http://propertyone.com)**

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