




FOR SALE

3.42 Acres of Commercial Property
5820 Terry Road, Byram, MS



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 **Commercial Real Estate, LLC**
1315 Carrollton Avenue
Baton Rouge, LA 70806



Speed Commercial Real Estate
805 S. Wheatley Street, Suite 180
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Broker of Record: William J. Speed, Speed Commercial Real Estate, LLC. The information provided in this presentation has been obtained from the property owner, their assigns and/or reliable public resources and Speed Commercial Real Estate, LLC makes no warranty, whether expressed or implied, to the exactness and accuracy of this information and that all references to dimensions, age, or other physical characteristics of the property displayed herein are approximate. Interested purchasers/tenants should perform their own due diligence and assume all risks for any inaccuracies unintentionally displayed herein.



Overview

5820 Terry Road, Byram, MS



7 South Commercial Real Estate and Speed Commercial Real Estate have teamed up to offer this property located in the commercial/retail hub of Byram, Mississippi. This undeveloped tract has over 249' of frontage directly across from a Wal-Mart Supercenter and is ideal for retail, restaurant, medical, office, hotel, storage and other commercial and professional uses.

- **Size:** 3.42 Acres +/-
- **Price:** \$10.00/SF or \$1.49 MM for the entire parcel. Smaller parcels negotiable.
- **Zoning:** C-3 General Commercial District.

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Site Aerial

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Market Aerial

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Retailers & Restaurants:

- Wal Mart
- Walgreen's
- McDonalds
- Chick Fil A
- Raising Cane's
- Hibbett Sports
- Bojangles
- Waffle House
- Newk's
- Burger King
- Checker's
- Moe's SW Grill
- McAlister's
- Pizza Hut
- Papa John's
- Subway
- Tractor Supply
- Sonic
- Starbucks



Trade Area Info

3.42 Acres of Commercial Property

5820 Terry Road, Byram, MS



Byram is located just off exit 85 on I-55 a few miles south of Jackson in southern Hinds County. It has the only Wal-Mart within 7 miles in the south Jackson metro area and offers both local shopping and interstate accommodations with hotels and restaurants within a few blocks of the interchange. Many new subdivisions have been developed over the last few decades and population has grown by over 50% this century.

	<u>3 Miles</u>	<u>5 Miles</u>
Population	16,149	37,106
Median Age	32.91	34.57
Median HH Income	\$61,570	\$53,420

Daily Traffic: 10,000+ VPD



Photos

3.42 Acres of Commercial Property
5820 Terry Road, Byram, MS



South on
Terry Road



North on
Terry Road





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Front of Site



Site



Site

North across
front of site