

LAND FOR SALE

PROPERTY SUMMARY

This subdividable 67.53-acre property, strategically located between Highway 51 and Interstate 55 in Magnolia, Mississippi, offers a prime opportunity for a wide range of commercial and industrial developments. Situated outside the flood zone, the land is ideally suited for a fuel stop or travel center, providing excellent visibility and access for travelers and long-haul truckers. With its proximity to major highways, the property is also an exceptional location for a distribution center, offering ease of transportation for goods and services. The zoning and expansive size make it highly versatile, suitable for various industrial uses, including warehousing, manufacturing, or logistics operations. This is a rare find in a rapidly growing area, offering both convenience and potential for future growth.

TOTAL SIZE

- 67.53 Acres

SALE PRICE

- \$995,000

NEARBY LANDMARKS

- Interstate 55
- Pike County Motor Speedway
- Mississippi/Louisiana State Line

TRAFFIC COUNTS (ADT 2024)

- Interstate 55: 15,000
- MS Highway 568: 1,200
- US Highway 51: 1,036

2024 DEMOGRAPHICS

	3 MI	5 MI	10 MI
Population	1,468	4,719	24,784
Avg. HH Income	\$56,989	\$55,458	\$53,497



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67.53 ACRES

FRONTING I-55 AND HWY 51

Highway 51, Magnolia, MS 39652

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