

LAND FOR SALE

PROPERTY SUMMARY

This 110.08-acre parcel in Magnolia, Mississippi, is a prime development opportunity located along the high-traffic corridor of Interstate 55 and Highway 48. With frontage on both major highways, the property offers exceptional visibility and access, making it perfect for a variety of commercial, retail, or mixed-use development projects. The location's strategic positioning in a growing area ensures strong potential for success, whether for a commercial center, retail outlets, or residential community. Zoned for commercial or mixed-use development, this property provides easy access to local amenities and regional markets, offering a unique chance to capitalize on one of the area's most sought-after locations.

TOTAL SIZE

- 110.08 Acres

SALE PRICE

- \$1,651,200

NEARBY LANDMARKS

- Interstate 55
- Gateway Industrial Park - a new 210-acre business park featuring Coca Cola Bottling and Distribution Center and Loggins Logistics Inc.
- McComb/Pike County Regional Airport

TRAFFIC COUNTS (ADT 2024)

- On Interstate 55: 22,000
- MS Highway 48: 710

2024 DEMOGRAPHICS

	3 MI	5 MI	10 MI
Population	3,012	6,852	32,585
Avg. HH Income	\$54,399	\$62,174	\$55,353



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110 ACRES

FRONTING I-55 AND HWY 48

Highway 48 W, Magnolia, MS 39648

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