



FOR SALE

0.66 ACRE +/- COMMERCIAL LOT

N. FLOWOOD DRIVE, FLOWOOD, MS 39232

SALE PRICE: \$186,875.00

Overby Land • 1808 N State St • Jackson, MS 39202 • 601.366.8511 • Overby.net



For More Information:

Paul Gonwa, ALC 601.214.7985 paul@paulgonwaland.com

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This lot is in the heart of the Flowood Medical District minutes from many professional offices and hospitals. Nice level open lot with a corner on N. Flowood Drive and the road to Brentwood. Priced at \$6.50 per square foot.

LOCATION DESCRIPTION

Located just south of Lakeland Drive on N. Flowood Drive. From Lakeland, go south and the property will be on the left just past Dental Masters. Frontage on two roads.

C-2 ZONING

- Any use permitted in the C-1 Neighborhood Commercial District is also allowed.
- Allows for a wide range of commercial activities including retail and service establishments.
- Professional office space including medical or dental offices.
- Drug stores, hardware stores, antique shops, self-service laundries, barber & beauty shops and many other establishments as provided in the zoning ordinance.
- Churches and child-care facilities.
- Business, institutional & governmental headquarters.

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AERIAL PHOTOGRAPH



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LOCATION MAP



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0.66 ACRES +/- COMMERCIAL LOT IN FLOWOOD

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SELECT BUSINESS LOCATIONS



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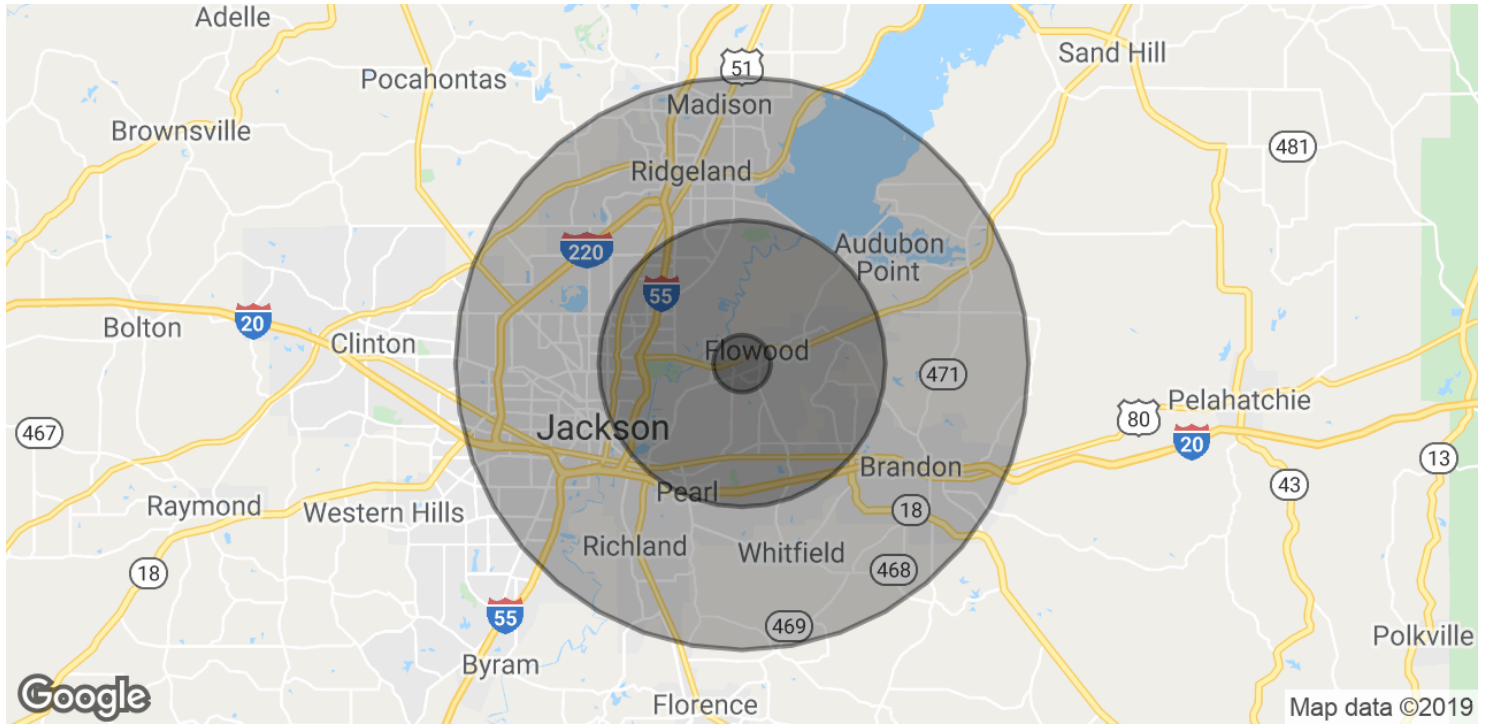
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,020	77,967	291,330
Median age	30.2	34.5	34.4
Median age (Male)	30.0	33.6	33.3
Median age (Female)	30.6	35.3	35.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	482	32,263	110,950
# of persons per HH	2.1	2.4	2.6
Average HH income	\$58,973	\$74,214	\$64,212
Average house value	\$141,298	\$199,395	\$177,380

* Demographic data derived from 2010 US Census

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BROKER INFORMATION

PAUL GONWA, ALC

Broker Associate



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PROFESSIONAL BACKGROUND

For Paul Gonwa, what once was a distant world of opportunity on the pages of a monthly magazine became his life's passion. And he wouldn't have it any other way.

It's a scene reminiscent of almost any 20th century American household – a stack of old magazines all with matching distinctive yellow spines providing a glimpse of worlds otherwise unknown. For many, National Geographic exposed us to diverse cultures and faraway destinations through stunning photography and expert narrative. Paul Gonwa was no different. In fact, Paul was raised a “city boy,” but he credits his parents' National Geographic magazines for developing a lifelong affection for the outdoors.

“For a kid living in the city, those magazines opened my eyes to many different places and cultures,” Paul says. “It made me want to get out in the open and explore the world, something I still enjoy doing to this day.”

Where some might reserve their passion for the outdoors to weekend escapes, Paul made it his livelihood. Following his heart, he attended the University of Illinois and graduated with a degree in forest management. For many years, he worked in the logging and lumber industry before transitioning into land development. He's traveled to many different countries and experienced different cultures, but there's nowhere he's more passionate about than the land in his own backyard in Mississippi.

Paul enjoys hunting and the outdoors, and he eventually parlayed his passion for the land with his forestry and development background and turned his professional sights to helping others buy and sell land as a Realtor®. Whether you're buying or selling recreational land, a home site, acreage to develop or investment-grade timberland, there's no better resource throughout Mississippi than Paul to assist in your transaction.

When you work with Paul, his forestry background can expose you to investment opportunities you might not have otherwise considered. He always takes time to educate buyers about potential uses for a piece of land, and he utilizes an impressive suite of tools – including aerial photos and topographic maps – to ensure you have all the information you need in order to make the best decisions for your individual needs and desires.

He's a member of the Realtors® Land Institute and is an Accredited Land Consultant (ALC). Accredited Land Consultants are more than land professionals. They're the most accomplished, the most experienced, and the highest performing land experts across the country – whether they specialize in agricultural land, timberland, ranch and recreational properties, or vacant land for development.

Unlike many investments, land ownership allows you to touch the trees, dig in the dirt and walk through the woods. If you're considering the sale or purchase of land in Mississippi, make the most of your opportunities with Paul Gonwa at your side. Contact him today to discuss your needs, including the purchase and sale of recreational property, 1031 tax-deferred exchanges and timber investments.

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