

Commercial Opportunity

5717 Medgar Evers Blvd, Jackson, MS 39213



\$319,000

Welcome to your new business location. This 4.18± acre parcel is triangular shaped with 571± frontage feet along the west side of Medgar Evers Boulevard (Highway 49). The zoning is C-3 General Commercial. The property is fenced with an electric gate in place and a gravel parking area is established for all your equipment and/or customer parking needs. This opportunity includes two metal buildings: Building #1 is approximately 40' x 60' which includes 1,228± square feet of built out office area (reception, office, break area, & conference room). The back portion is an insulated shop area (1,179± square feet) with a one bed/one bath apartment. This building enjoys a brick front with two entrance doors upfront and one exit & rollup door in the back of the shop area. Building #2 (built 2020) is 1,400± square feet with insulation & wiring in place, two rollup doors, and one entrance door. According to MDOT, the nearest traffic count along Highway 49 is 22,000 cars per day. If you have been looking for a new location for your business, give Michael Oswald a call today.



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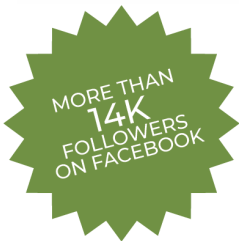
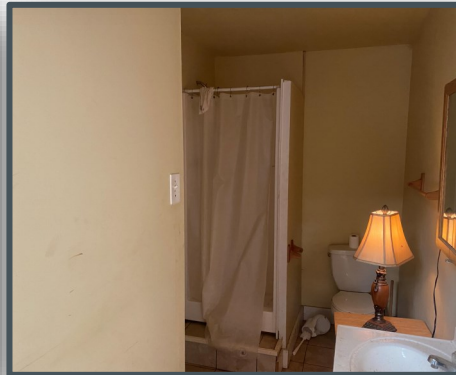
MICHAEL OSWALT, ASSOCIATE BROKER®
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601.898.2772 office | 662.719.3967 cell
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Information is believed to be accurate but not guaranteed.

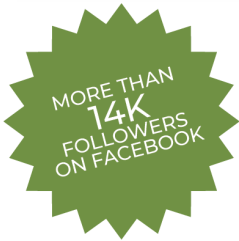


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AERIAL MAP



Click [HERE](#) for an Interactive Map



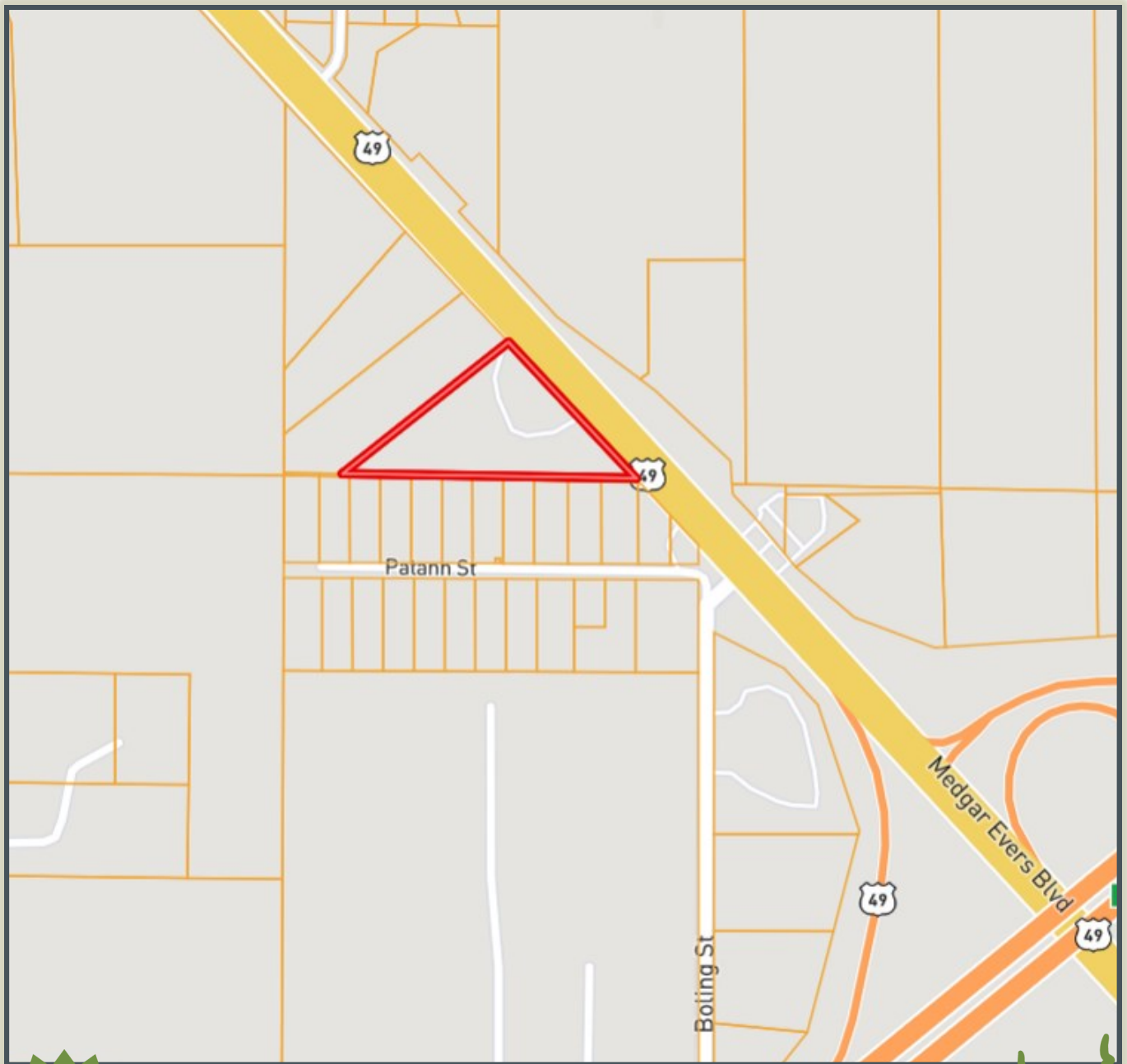
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OWNERSHIP MAP



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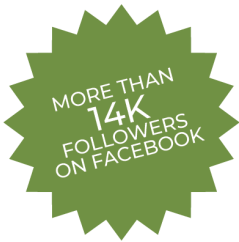
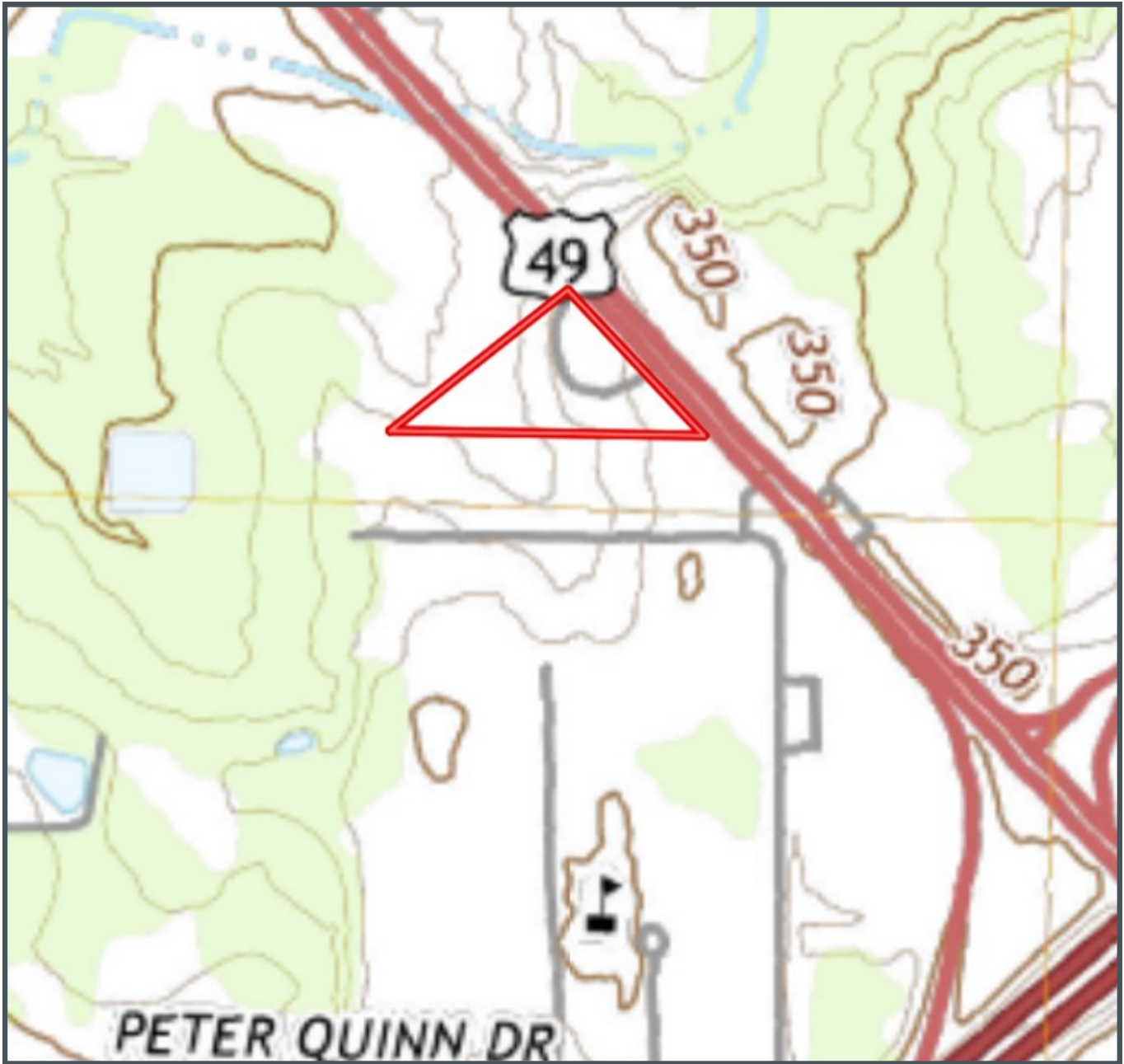
LandReport
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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BrC2	Byram silt loam, 5 to 8 percent slopes, eroded	4.4	92.24	0	47	3e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	0.37	7.76	0	47	4e
TOTALS		4.77(*)	100%	-	47.0	3.08

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



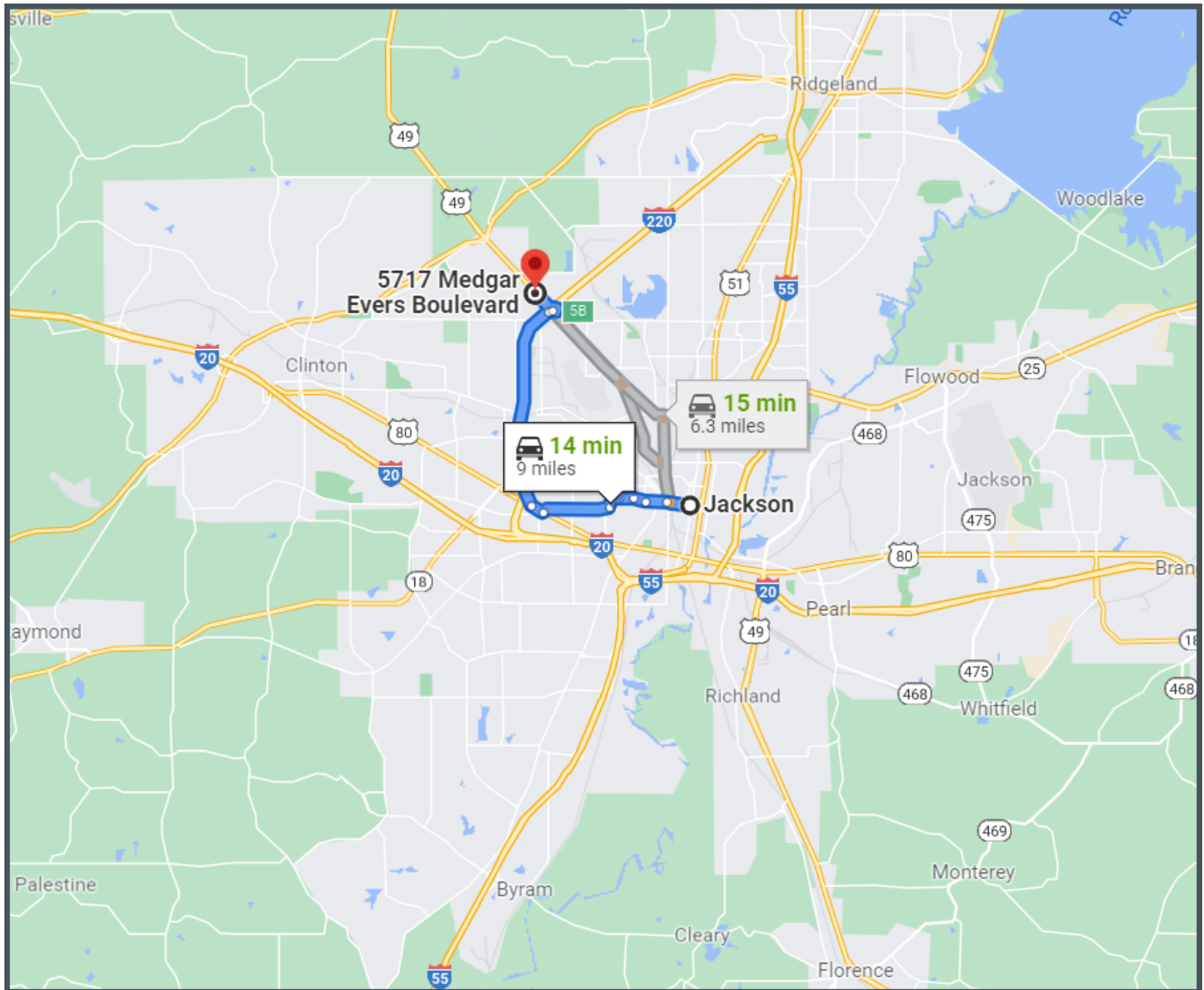
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DIRECTIONAL MAP



Directions From Intersection of I-55S and I-220 N in Jackson, MS: Travel on US 49N, follow signs for I-220/N Jackson/Yazoo City for 5.1 miles. Take exit 5B for US-49N toward Flora/Yazoo City and travel for .4 miles. Continue onto US 49N/Delta Dr/Medgar Evers Blvd for .6 miles. Make a U-turn and the destination will be on your right. Click [HERE](#) for Google Maps



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