



FOR SALE

12.24 ACRES +/- INDUSTRIAL LAND IN MADISON, MS

U.S. HIGHWAY 51, MADISON, MS 39110

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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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lot Size:	12.24 Acres
Zoning:	I-1
Market:	Madison, MS
Traffic Count:	14,000

PROPERTY OVERVIEW

Industrial Zoned property in the City of Madison. Fronts both U. S. Hwy 51 on the east and the Canadian National Illinois Central Railroad on the west. The site is zoned I-1, Limited Industrial District. Permitted uses include any uses permitted in C-2 General Commercial districts, light or limited manufacturing conducted wholly within completely enclosed buildings, except that the temporary storage of articles, materials, or other matter to be processed, assembled, or otherwise changed may be permitted if conducted in I-1 districts shall, in general, be dependent upon raw materials refined elsewhere. Processing, canning, packaging, and other treatment of food products, manufacturing of plastics, glass, paper, precious or semi-precious metals or stones, fabrication of metal products including the manufacture of: machinery, electrical equipment and supplies, manufacturing of pottery or similar ceramic products, manufacturing of textile mill products, assembly, painting, upholstery, automobiles, trucks, farm machinery, and any other uses as defined in the Zoning Ordinance.

LOCATION OVERVIEW

From Madison, MS go north on Hwy 51. The property will be on the left just past the Mississippi Department of Rehabilitation Services. Just past the property is Tisdale Road on the right.

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EXPANDED AERIAL VIEW



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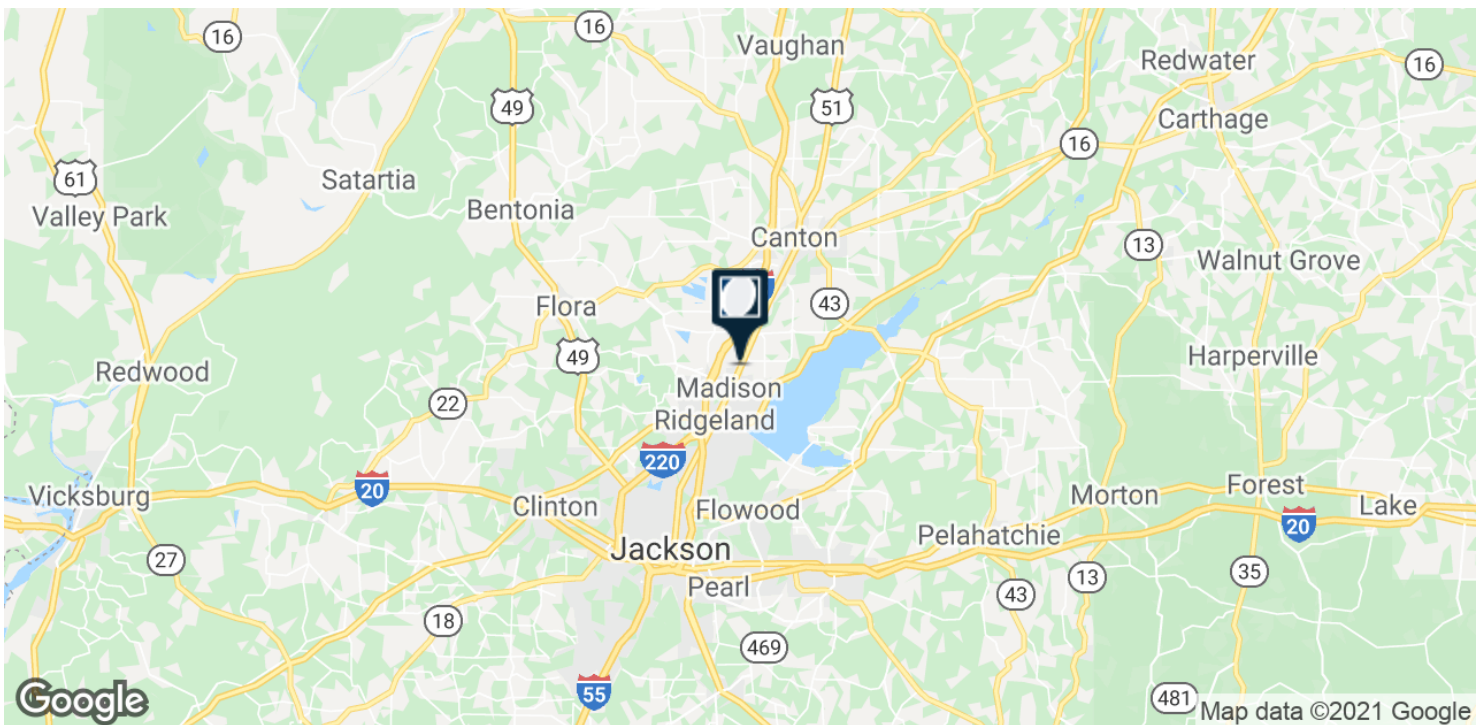
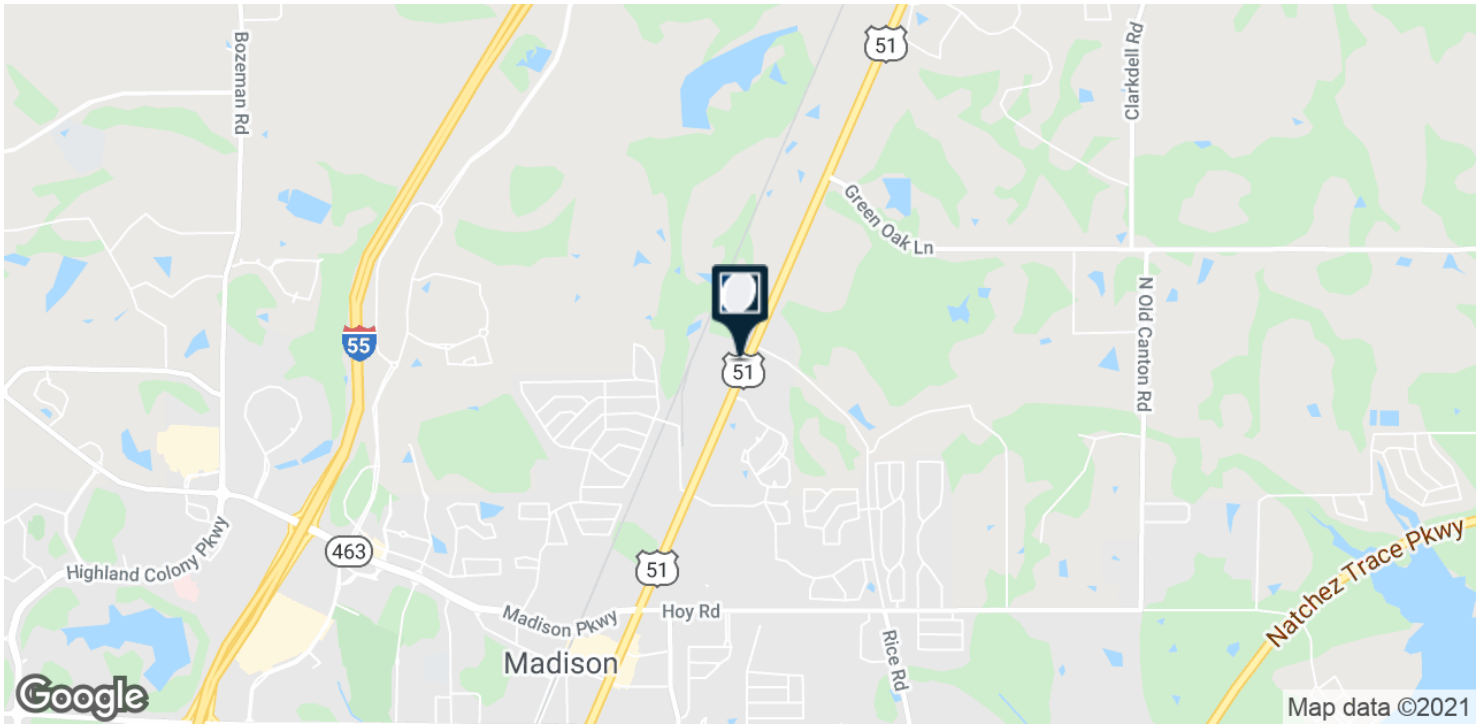
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LOCATION MAPS



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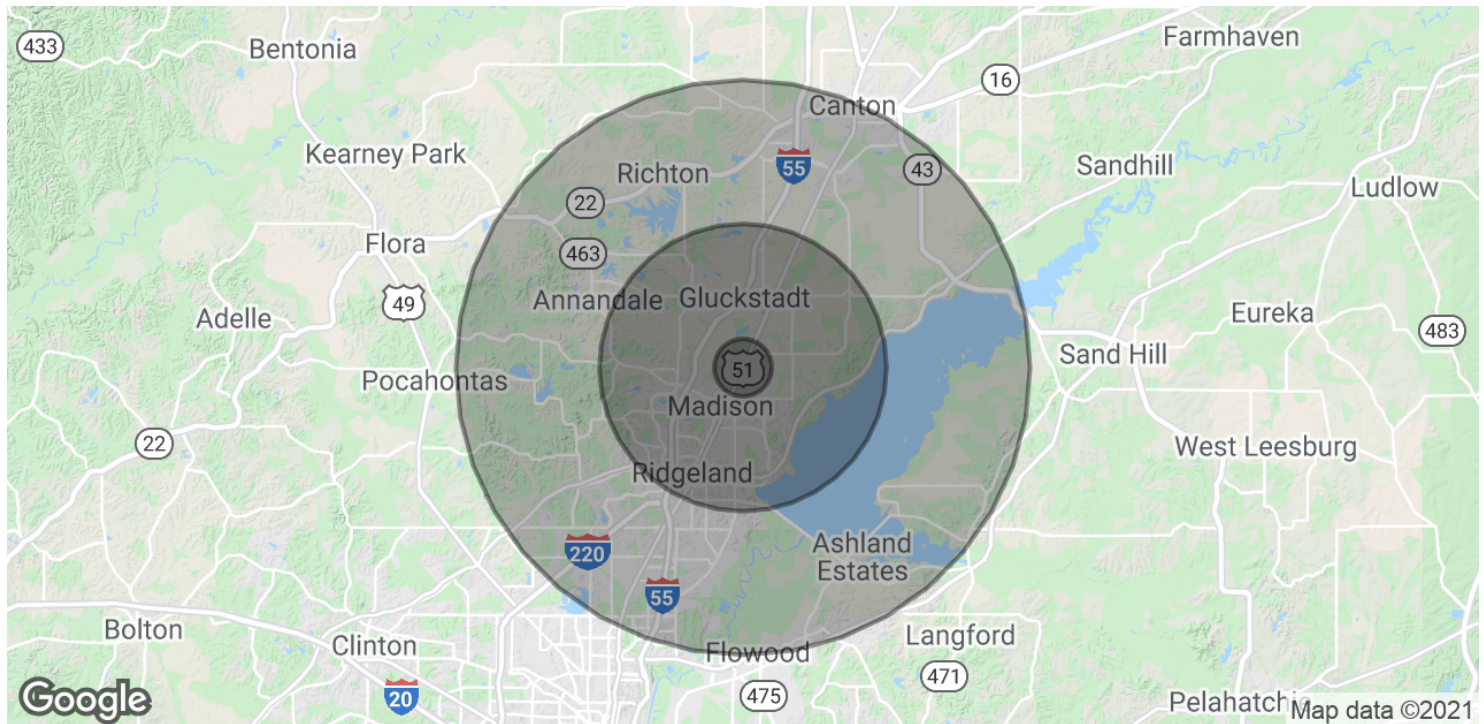
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,889	58,190	164,023
Average age	39.3	36.0	36.1
Average age (Male)	38.1	35.4	35.4
Average age (Female)	40.3	36.5	36.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,432	23,602	64,965
# of persons per HH	2.7	2.5	2.5
Average HH income	\$103,840	\$89,758	\$81,679
Average house value	\$241,055	\$232,583	\$222,497

TRAFFIC COUNTS

14,000/day

* Demographic data derived from 2010 US Census

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RETAILER MAP



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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.

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