



FOR SALE

COMMERCIAL & INDUSTRIAL LAND

MCRAVEN ROAD, JACKSON, MS 39209

SALE PRICE: \$40,000.00

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

9.70 ACRES +/- COMMERCIAL & INDUSTRIAL LAND

MCRAVEN ROAD, JACKSON, MS 39209

PROPERTY DETAILS



OFFERING SUMMARY

Sale Price: \$40,000

Lot Size: 9.7 Acres

Price / SF: \$0.10

PROPERTY OVERVIEW

Zoned I-1, this level property has over a quarter mile of road frontage on paved McRaven Road. Zoned Light Industrial, this zoning classification allows for a wide range of commercial and light manufacturing uses. All utilities are available. WILL DIVIDE.

DIRECTIONS: From Clinton, go south on Springridge Road to Maddox and turn left. Go 0.60 miles and the property will be on your right. Conveniently located to Clinton, Jackson & Raymond.

PROPERTY HIGHLIGHTS

- Water - 16" line
- Sewer - 8" line
- Natural gas
- Overhead electric
- Fire hydrants.

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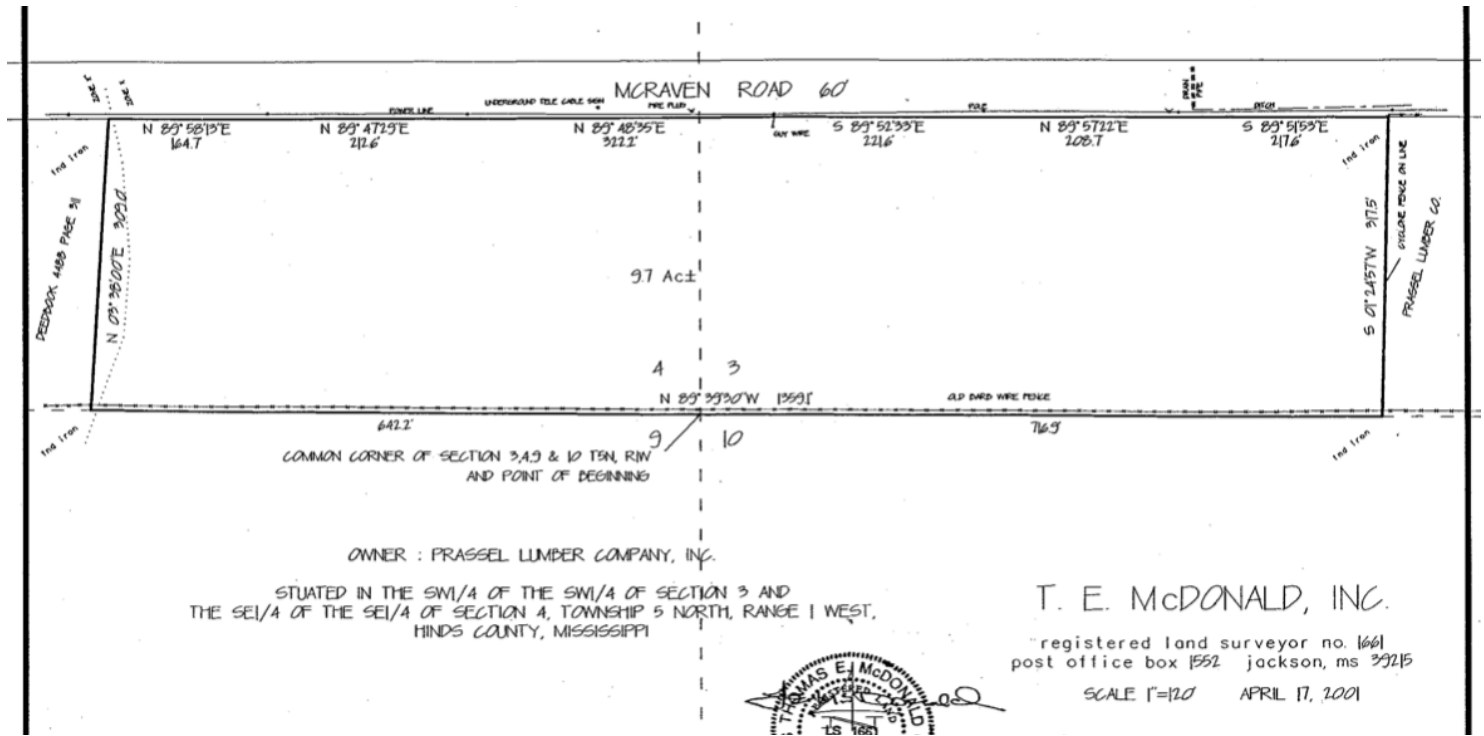


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9.70 ACRES +/- COMMERCIAL & INDUSTRIAL LAND

M CRAVEN ROAD, JACKSON, MS 39209

SURVEY AND TOPOGRAPHIC MAP



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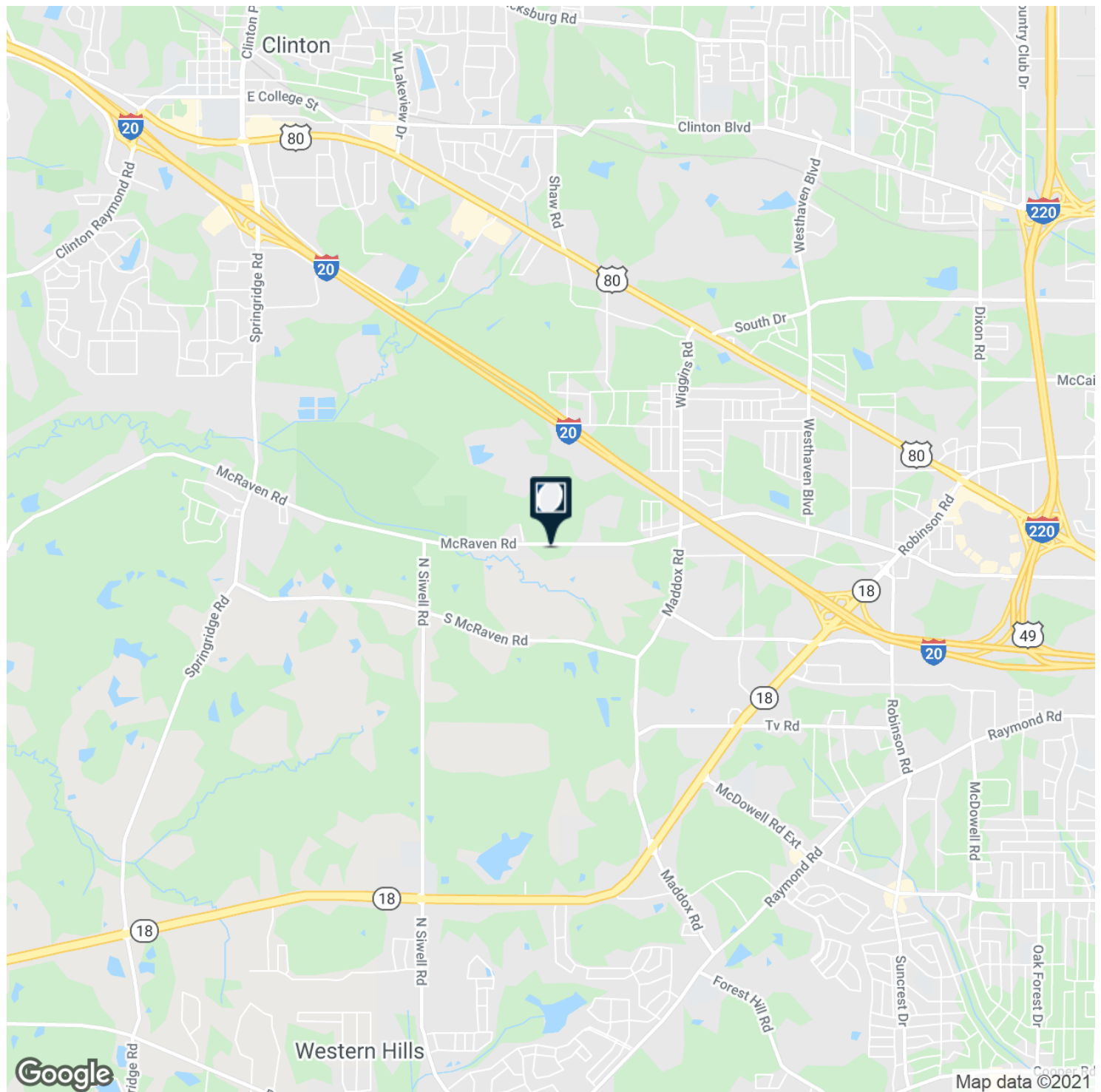
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LOCATION MAP



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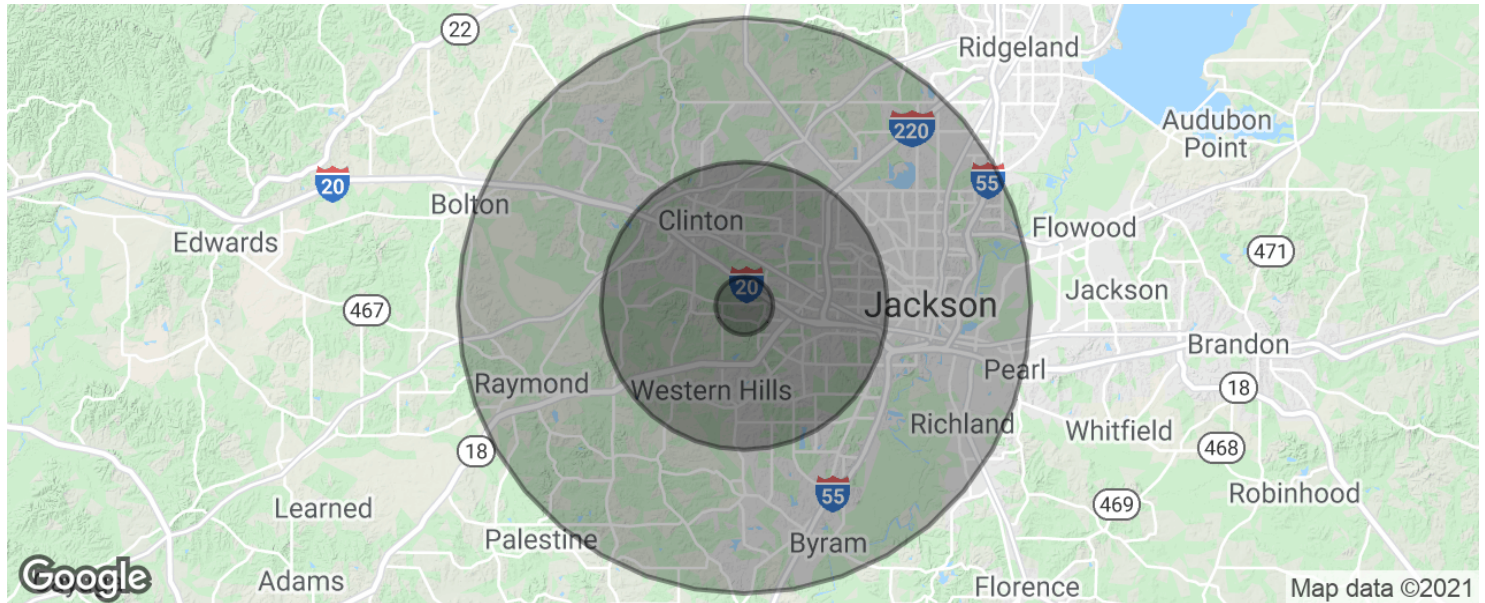
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,753	55,398	189,202
Median age	34.2	33.1	32.4
Median age (Male)	30.7	30.8	30.2
Median age (Female)	36.9	35.0	34.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	635	19,568	64,710
# of persons per HH	2.8	2.8	2.9
Average HH income	\$59,354	\$56,700	\$46,955
Average house value	\$178,856	\$145,781	\$126,777

* 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.

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