

Commercial Site

> Abuts B & B Archery <



Priced To Sell

River Ridge Parkway
Pearl, Rankin County, Mississippi 39208

• **Price:** *Owner Financing Is Negotiable* - \$107,500 (\$1.75± per square foot) ~ 1.41± acres/61,440± square feet • **Frontage:** Site has frontage and access to River Ridge Parkway • **Zoning:** C-2 General Commercial District • **Traffic Count:** On Pearson Road at its intersection with River Ridge Parkway ~ 16,000 AADT • **Utilities:** Along south side of River Ridge Parkway/8-inch water line with fire hydrant; In front of B & B Archery/sewer manhole • **Topography:** Site is outside of all flood plain classifications per Flood Hazards Map revised June 9, 2014. • **2020 Ad Valorem Taxes:** Unable to differentiate, part was sold. • **Remarks:** Agent represents the Seller. Information deemed reliable but not guaranteed by Agent; price subject to change without further notice. Demographic Studies are available from Agent.

See Aerial Photo Location Map on Reverse Side



Commercial Real Estate Services

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Subject Site - 1.41± Acres/61,440± Square Feet

- (1) Riverwind Shopping District**
- (2) Country Inn & Suites**
- (3) LaQuinta Inn & Suites**
- (4) Grand at Pearl Apartment Complex**
- (5) Family Dollar**
- (6) Dollar General & Anytime Fitness**
- (7) Candlewood Suites**
- (8) Family Dentistry - R. Mark Owens, D.M.D.**
- (9) River Ridge & The Gardens of River Ridge Subdivisions**
- (10) B & B Archery**