

**1.4± ACRES**  
**HINDS COUNTY, MS**  
**\$1,250,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 888-2522**

# THE HINDS 1.4

# PROPERTY PROFILE

## LOCATION:

- 5402 N Highway 55  
Jackson, MS 39211
- Hinds County

## COORDINATES:

- 32.37453, -90.14722

## PROPERTY USE:

- Commercial – Zoned C-2  
(General Commercial)
- Investment

## PROPERTY INFORMATION:

- 1.4± Acres
- Frontage on Interstate 55
- Paved Parking Area

## TAX INFORMATION:

- 2023 - \$22,848.11



**WILSON BRITT** | LAND SPECIALIST  
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**CODY BELLIPANNI** | LAND SPECIALIST  
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# WELCOME TO THE HINDS 1.4

## NOW AVAILABLE FOR PURCHASE: A PRIME 1.4± ACRE COMMERCIAL PROPERTY!

Located at 5402 N Highway 55 in Jackson, MS, this C-2 zoned lot is highly visible as it faces the busy I-55 corridor with a traffic count of approximately 101,000 vehicles passing daily, offering unbeatable exposure for businesses. Previously utilized as a used car dealership, the property features a large, paved area, ideal for parking or further development. This location is surrounded by established businesses, including a large car dealership, Mac Haik Chrysler Dodge Jeep Ram, Pendleton Security, and Jaki's Bridal & Formal Wear. With ample space, existing infrastructure, and premium visibility, this property is perfect for automotive, retail, or other commercial uses. Don't miss this exceptional opportunity to secure a prime commercial property in one of Jackson's most dynamic commercial districts.

**Contact Wilson Britt or Cody Bellipanni today to schedule a viewing or for more information**



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## KEY FEATURES

- **HIGH TRAFFIC EXPOSURE:** Situated along the bustling I-55 corridor, this property benefits from an impressive average daily traffic count of approximately 101,000 vehicles, ensuring maximum visibility for any business venture.
- **ESTABLISHED COMMERCIAL HUB:** The site is surrounded by prominent automotive dealerships and is adjacent to businesses such as Pendleton Security and Jaki's Bridal & Formal Wear. Directly across the highway is Mac Haik Chrysler Dodge Jeep Ram, further enhancing the commercial appeal of the location.
- **INFRASTRUCTURE READY:** A significant portion of the property remains paved, providing ample parking space and reducing initial development costs.
- **HISTORICAL USE:** Previously operated as a used car dealership, the property is well-suited for automotive-related businesses but offers flexibility for various commercial enterprises.



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## INVESTMENT HIGHLIGHTS

- **STRATEGIC LOCATION:** Proximity to major highways and established businesses makes this property ideal for retail, automotive, or service-oriented developments.
- **ZONING ADVANTAGE:** The C-2 zoning designation allows for a wide range of commercial uses, offering versatility to potential investors.
- **MARKET POTENTIAL:** Jackson's growing economy and the property's prime location present a lucrative opportunity for business expansion or new ventures.



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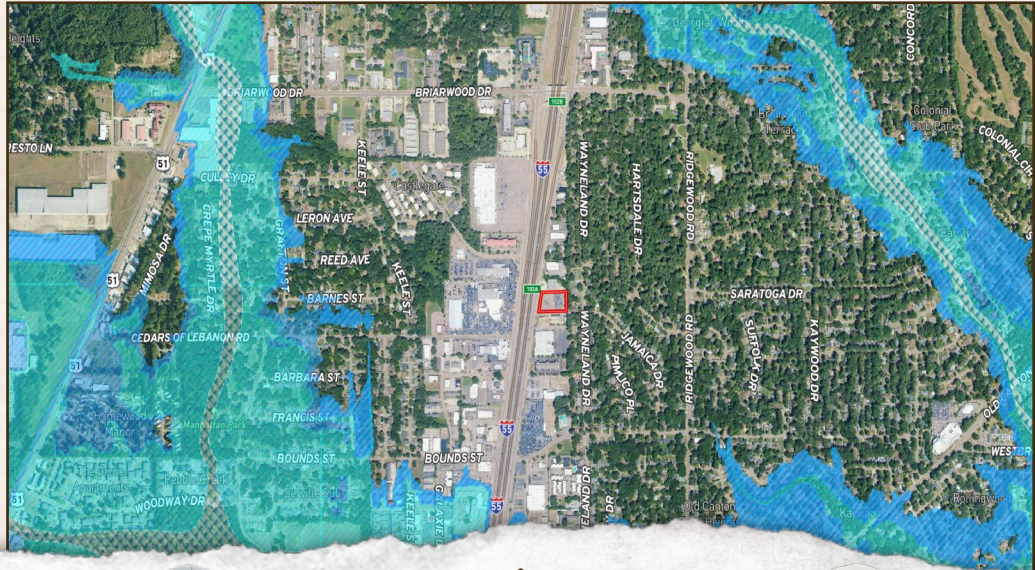
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*Information is believed to be accurate but not guaranteed.*

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land id. LINK



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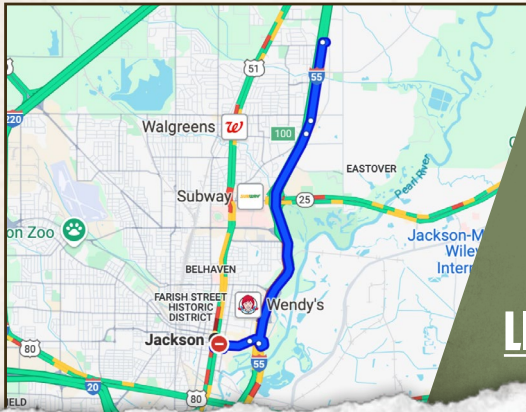
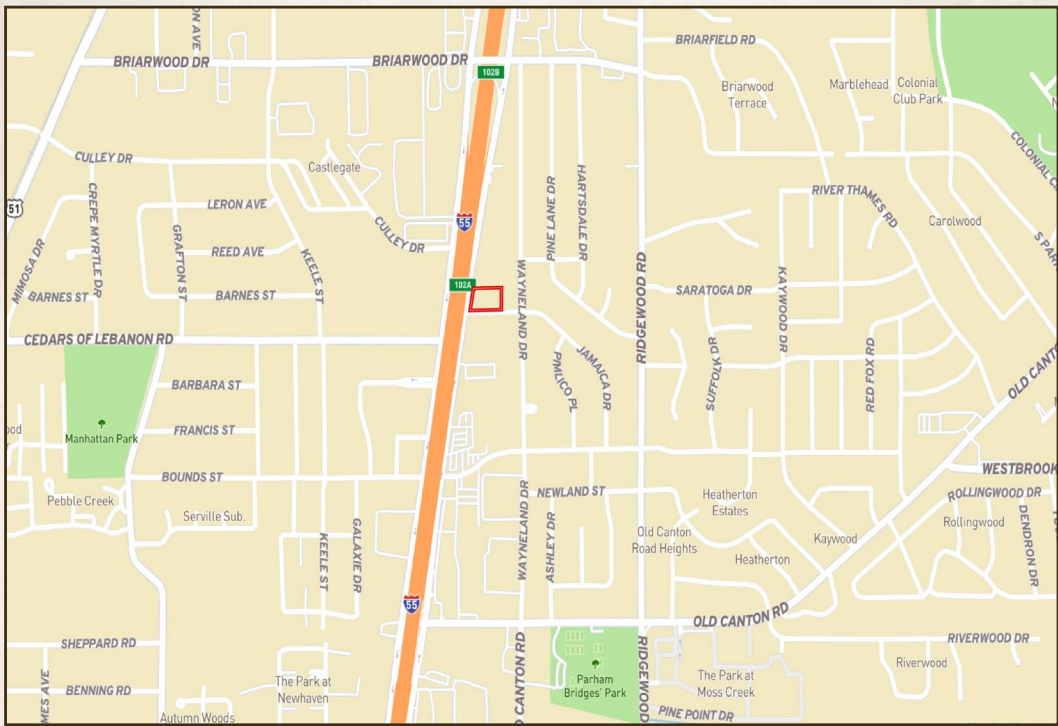
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Directions from E Pascagoula Street in Jackson, MS: Travel 1.3 miles on I-55 N. Follow I-55 N to Interstate 55 North Frontage Road. Take exit #100, proceed 1.5 miles on Interstate 55 North Frontage Road to your destination on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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