

RAILROAD DEVELOPMENT

COLONY PARK AND HWY 51 RIDGELAND, MS 39158



DEVELOPMENT SUMMARY

Railroad Development is located at the new red-light intersection of Colony Park and Highway 51 in Ridgeland, MS. Colony Park Blvd is a new 4-lane road opened in the Spring of 2019. The new 4-lane boulevard was constructed to move the traffic off of smaller artery roads in Ridgeland and provide a faster means of travel from Interstate 55 to Hwy 51 connecting the residential communities of Northeast Ridgeland and Southeast Madison with a more direct route to I-55. With traffic counts already in excess of 25,000 CPD, Railroad Development is poised to service the densely populated and growing areas of North Ridgeland and South Madison.

Currently, Railroad Development will be constructed in two phases with phase I consisting of three out parcels and strip retail and phase II being large box retail or grocery store. Property will have access from three fronts with full access from HWY 51 and Madison Dr. and a right in/right out along Colony Park.

HIGHLIGHTS

- 13 Acre Development Ridgeland, MS
- Out Parcel Sites Available
- Retail Lease Opportunities
- Located at Red-light Intersection with Access from Three Sides
- Located along the New 4 Lane Colony Blvd and HWY 51
- Over 6700 Households and over \$94,250 Avg Income in 2 Miles

CHAD HIRN, CCIM

601.707.1300

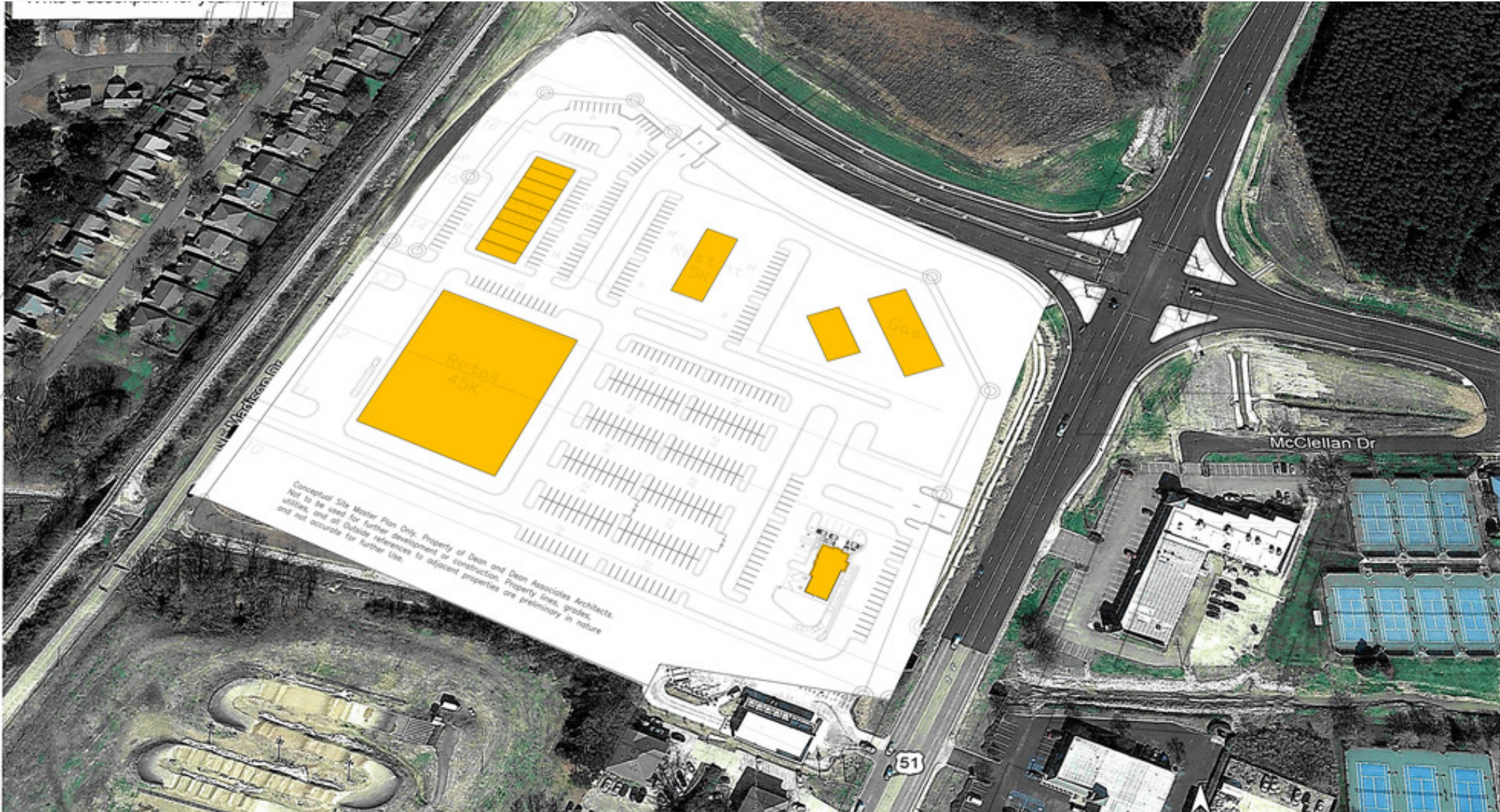
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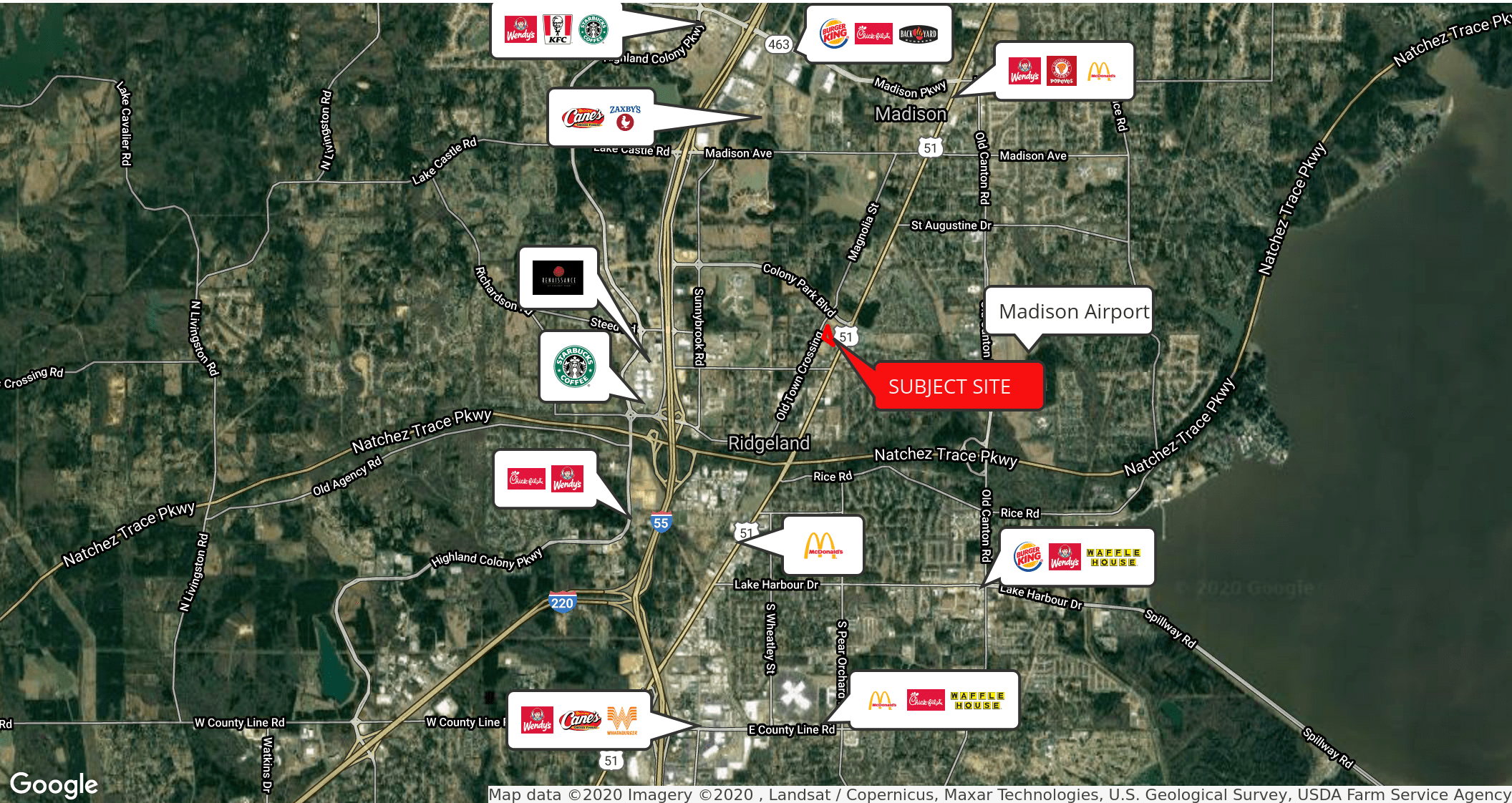
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THE CRESSGROUP
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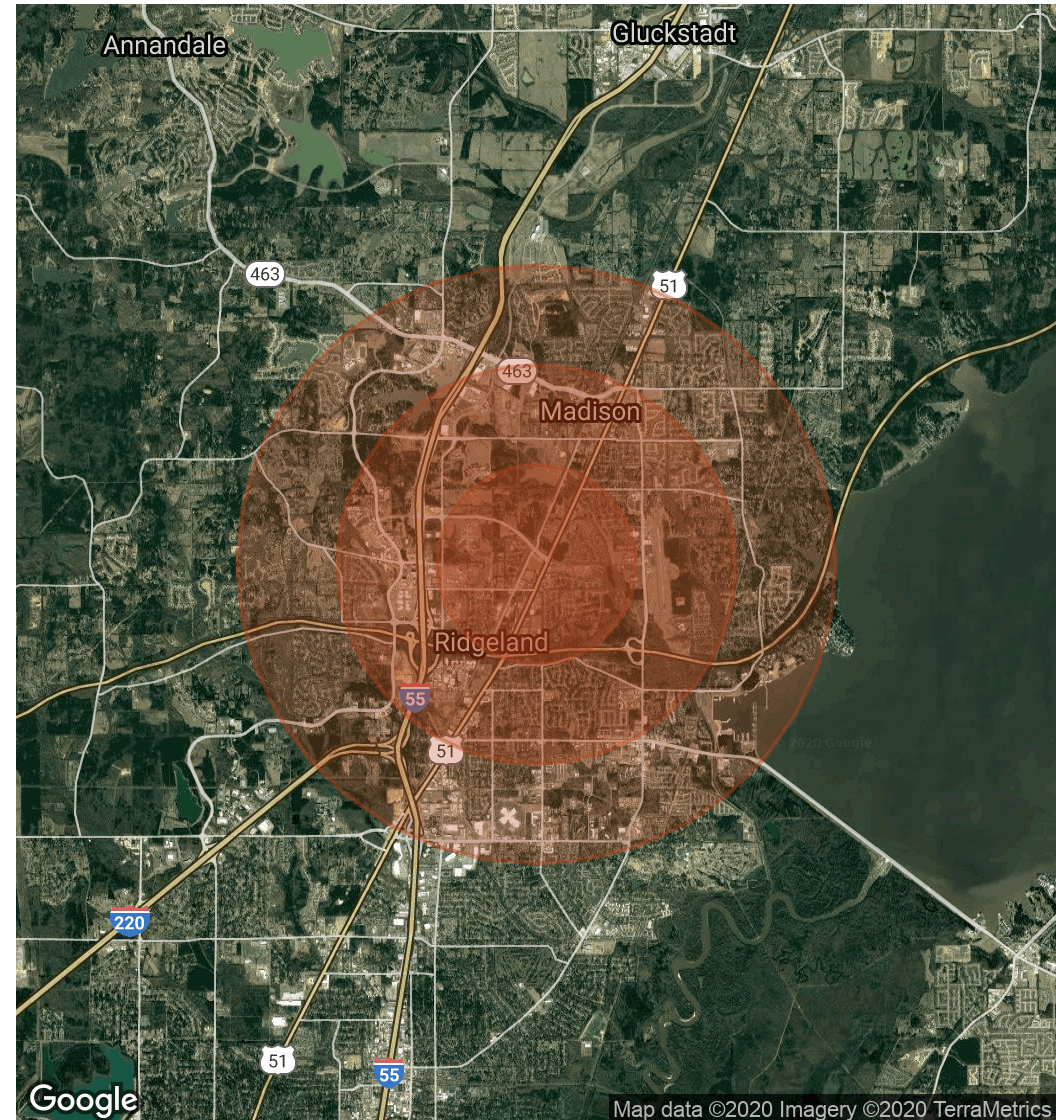
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,692	15,930	44,455
Average age	40.3	37.9	36.3
Average age (Male)	39.4	37.2	35.5
Average age (Female)	41.3	38.7	37.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	1,565	6,705	18,800
# of persons per HH	2.7	2.6	2.4
Average HH income	\$91,933	\$94,258	\$93,791
Average house value	\$253,688	\$255,164	\$234,942

* Demographic data derived from 2010 US Census



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