



**FOR SALE**

COMMERCIAL LOT - BYRAM, MISSISSIPPI

5741 TERRY ROAD, BYRAM, MS 39272

**SALE PRICE: \$195,000.00**

Overby Land • 800 Woodlands Pkwy., Ste. 206 • Ridgeland, MS 39157 • 601.366.8511 • [Overby.net](http://Overby.net)



*For More Information:*

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# 1.54 ACRES +/- COMMERCIAL LOT - BYRAM, MS

5741 TERRY ROAD, BYRAM, MS 39272

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

1.54 acre +/- commercially zoned lot in the heart of the Byram commercial district. Located just north of the Terry Road and Siwell Road intersection. Priced at \$2.90 per square foot.

### LOCATION

From the intersection of Siwell Road and Terry Road in Byram, go north on Terry Road for a quarter mile. The property will be on the left just past and adjoining Central Baptist Church and across from NAPA Auto Parts.

### TRAFFIC COUNTS (2021 ADT)

- Siwell Road 21,000
- Terry Road 7,600
- I-55 50,000

### ZONING INFORMATION

- C-3 General Commercial District
- A wide range of commercial businesses & offices such as:
  - Day care
  - Dry cleaners
  - Hotels & Restaurants
  - Groceries & Pharmacies
  - Retail, Medical & Veterinary Clinics
  - Many other conditional uses

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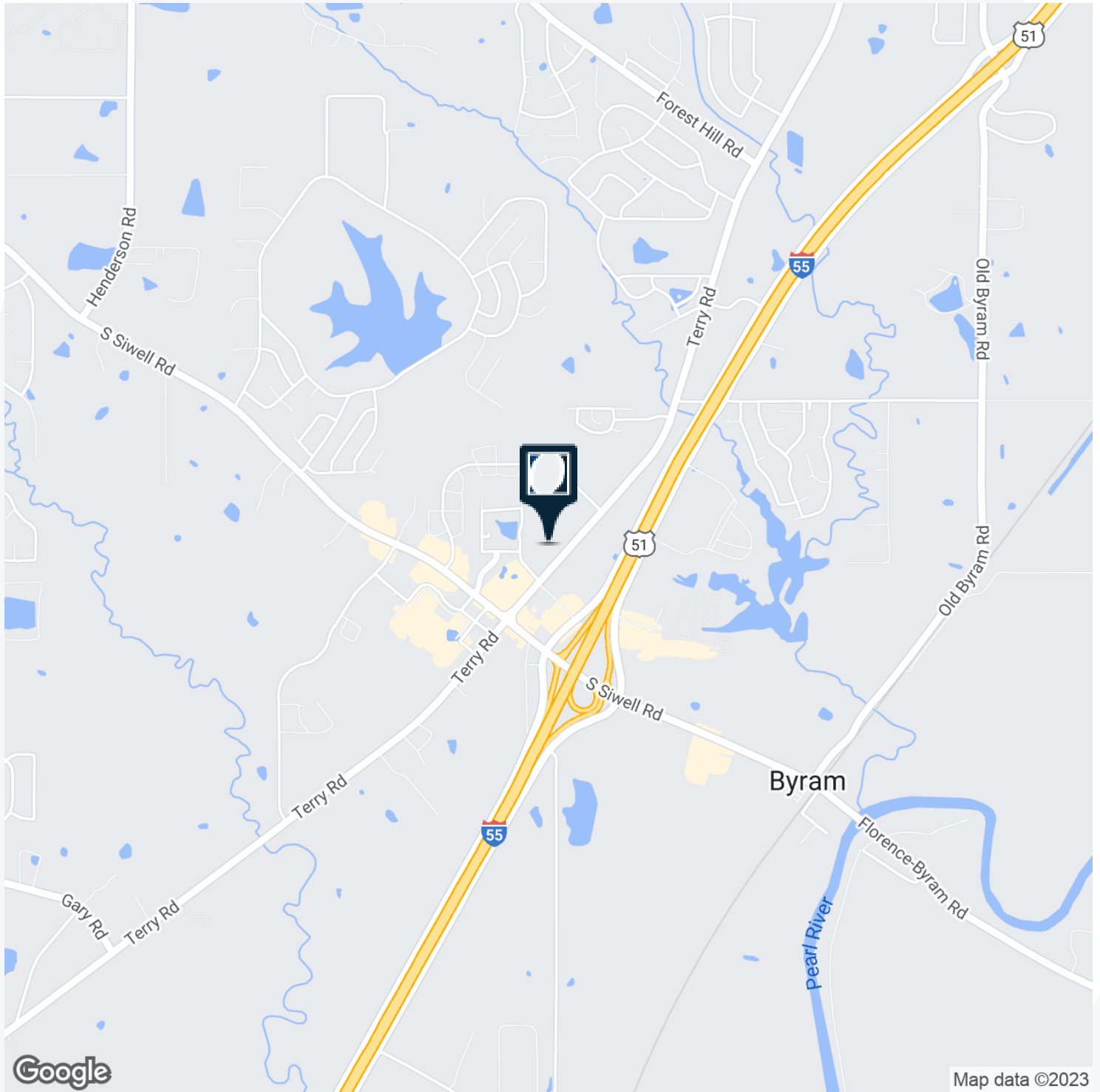
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LOCATION MAP



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## SELECT BUSINESS LOCATIONS



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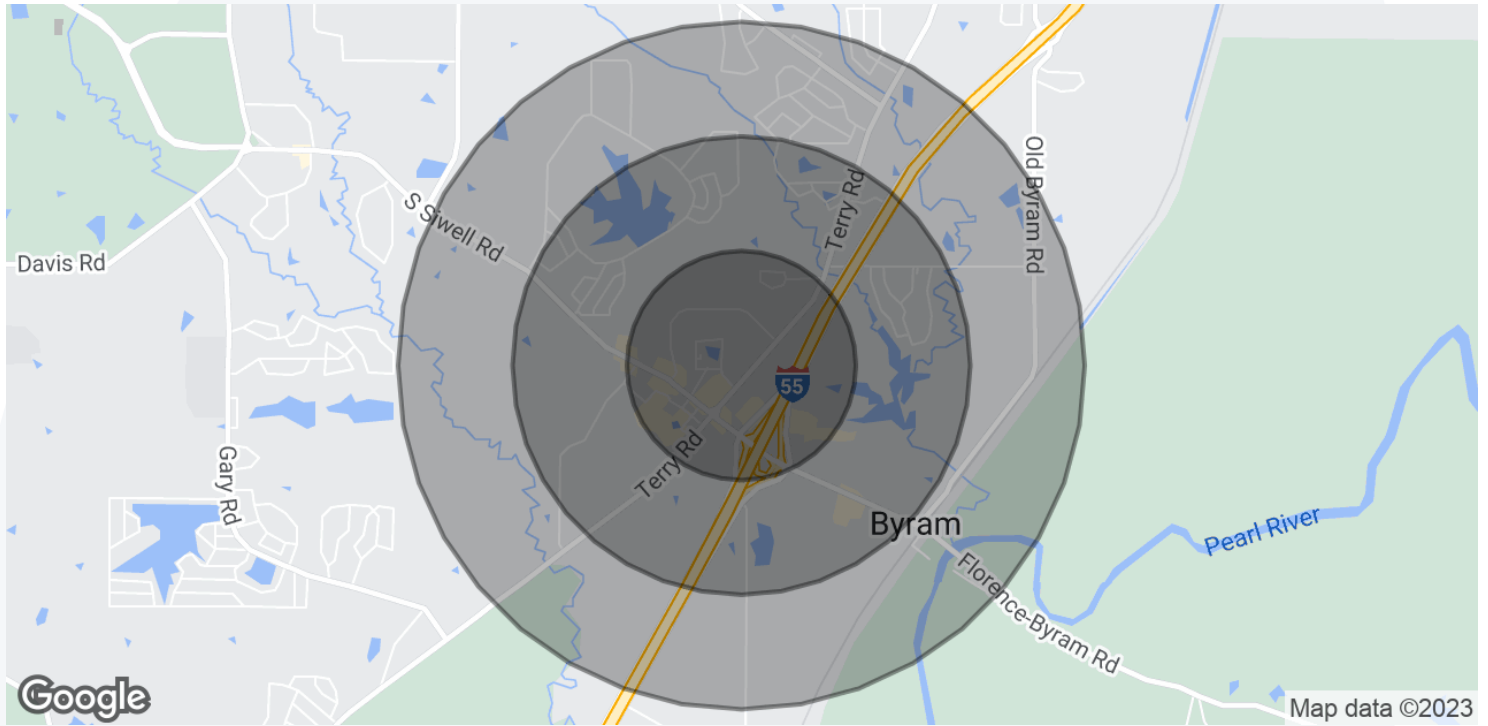
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,103	2,708	4,744
Average Age	30.0	32.0	33.7
Average Age (Male)	25.9	27.6	28.7
Average Age (Female)	36.8	38.2	39.4

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	522	1,198	1,993
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$51,310	\$58,543	\$64,793
Average House Value	\$139,329	\$141,318	\$143,457

\* Demographic data derived from 2020 ACS - US Census

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