

Rail Spur on Poleyard

22642 Poleyard Road

Saucier, MS 39574

Price: \$165,000

Seller Financing Available

15+/- ACRES
FOR SALE

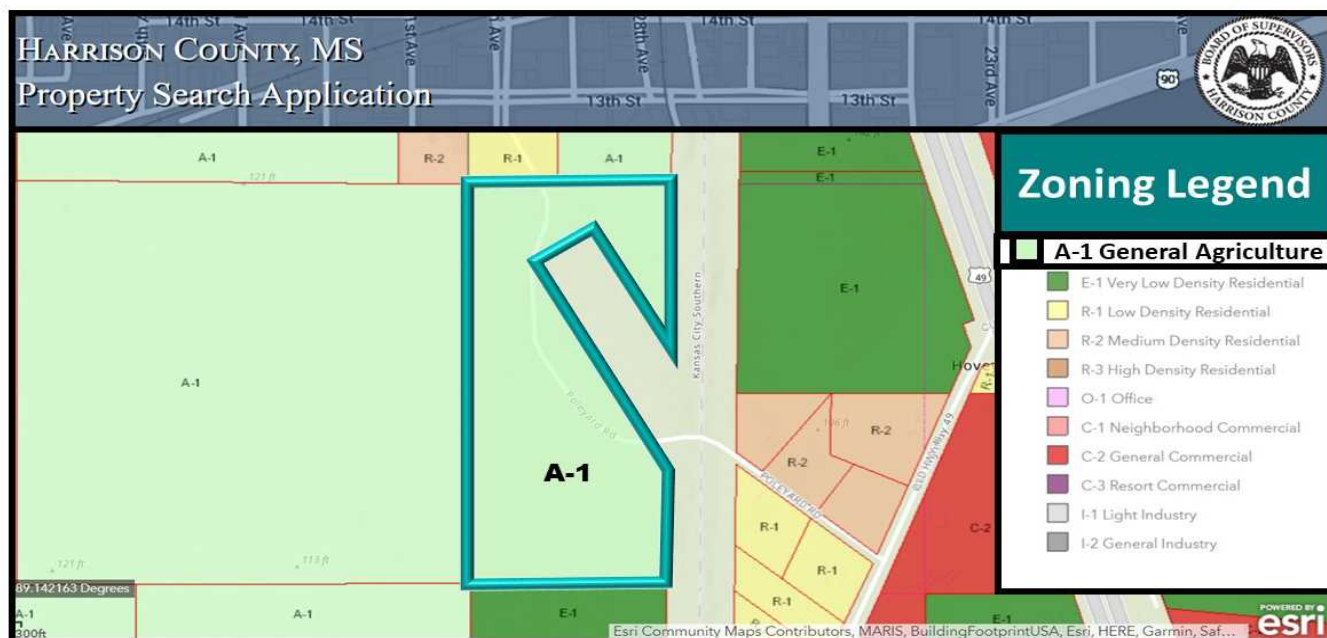


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PROPERTY SUMMARY

Rail Spur on Poleyard
22642 Poleyard Road | Saucier, MS 39574



Property Summary

Price:	\$165,000
Lot Size:	15.0 Acres
Price / Acre:	11,000.00
Access:	Poleyard Road
Cross Streets:	Old Hwy 49
Frontage:	990 feet on Poleyard Road
Drainage:	Good
Utilities:	Water, Power
Zoning:	A-1
APN:	0703D-01-015.000
Rail Switch	Removed

Property Overview

Poleyard Rd. runs all the way through the 15 acre tract, making it a potential site for a small subdivision for spec or mobile homes. Could also serve community, or just a large single family residence with ample land for privacy! Owner Financing available: - 20% Down, 5% Interest Amortized over 10yr

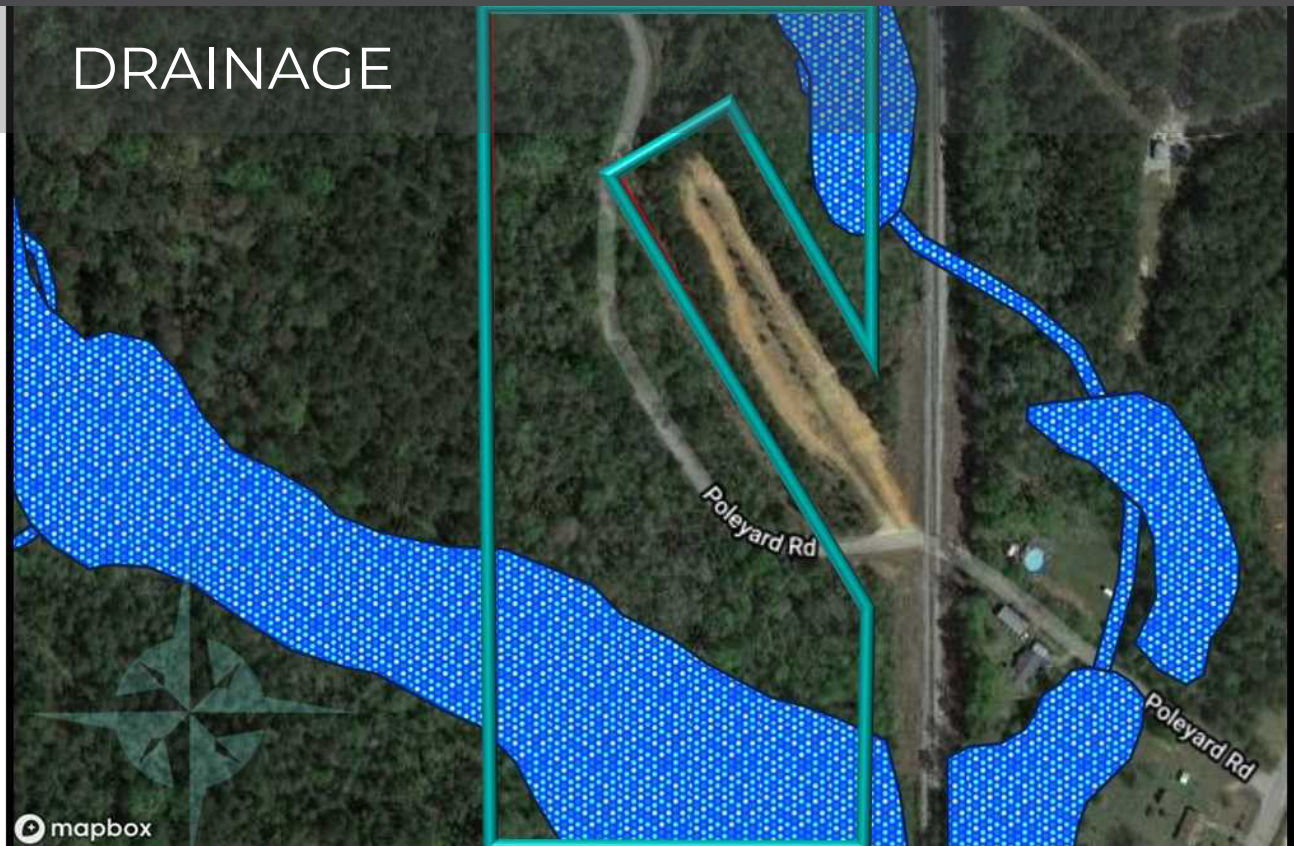
Location Overview

Just off US Highway 49, this location is very centrally located to all 6 Coastal Counties, making for easy commute.

PROPERTY PHOTOS

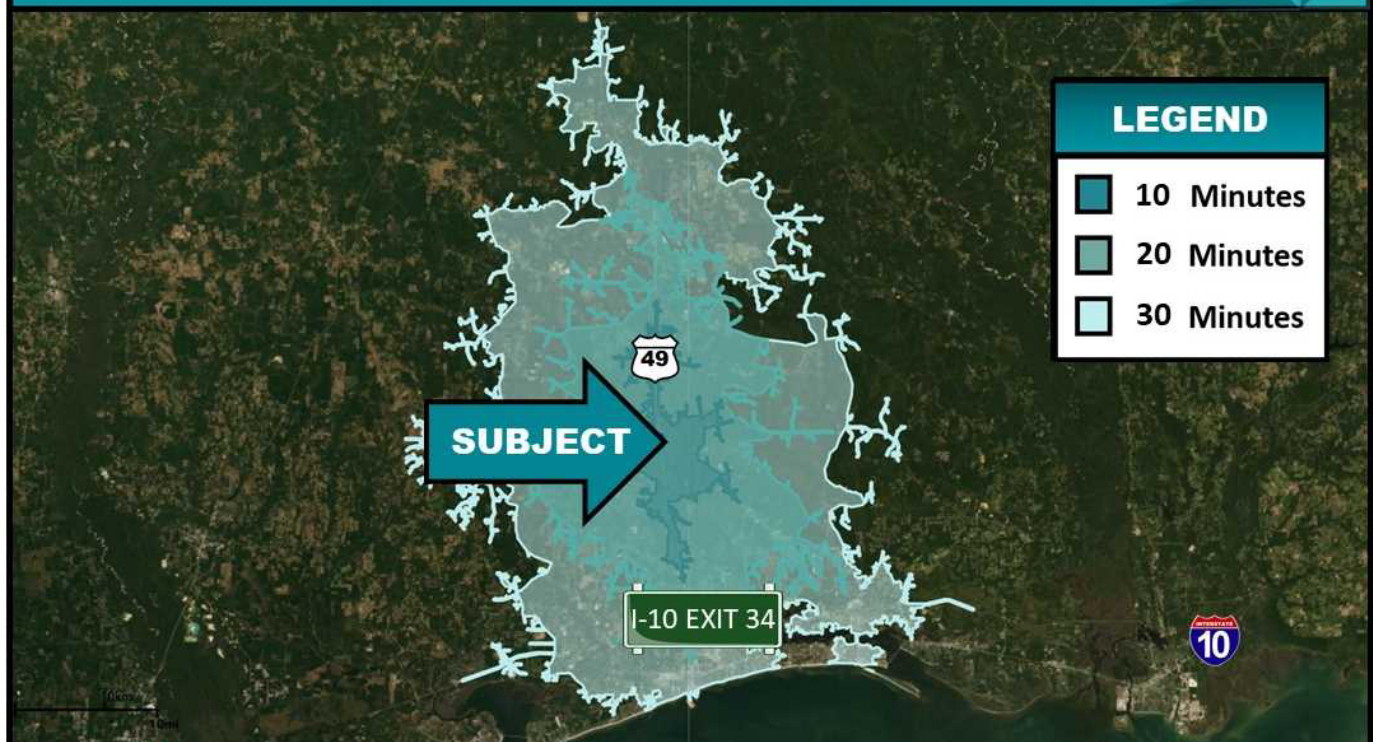
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DRAINAGE



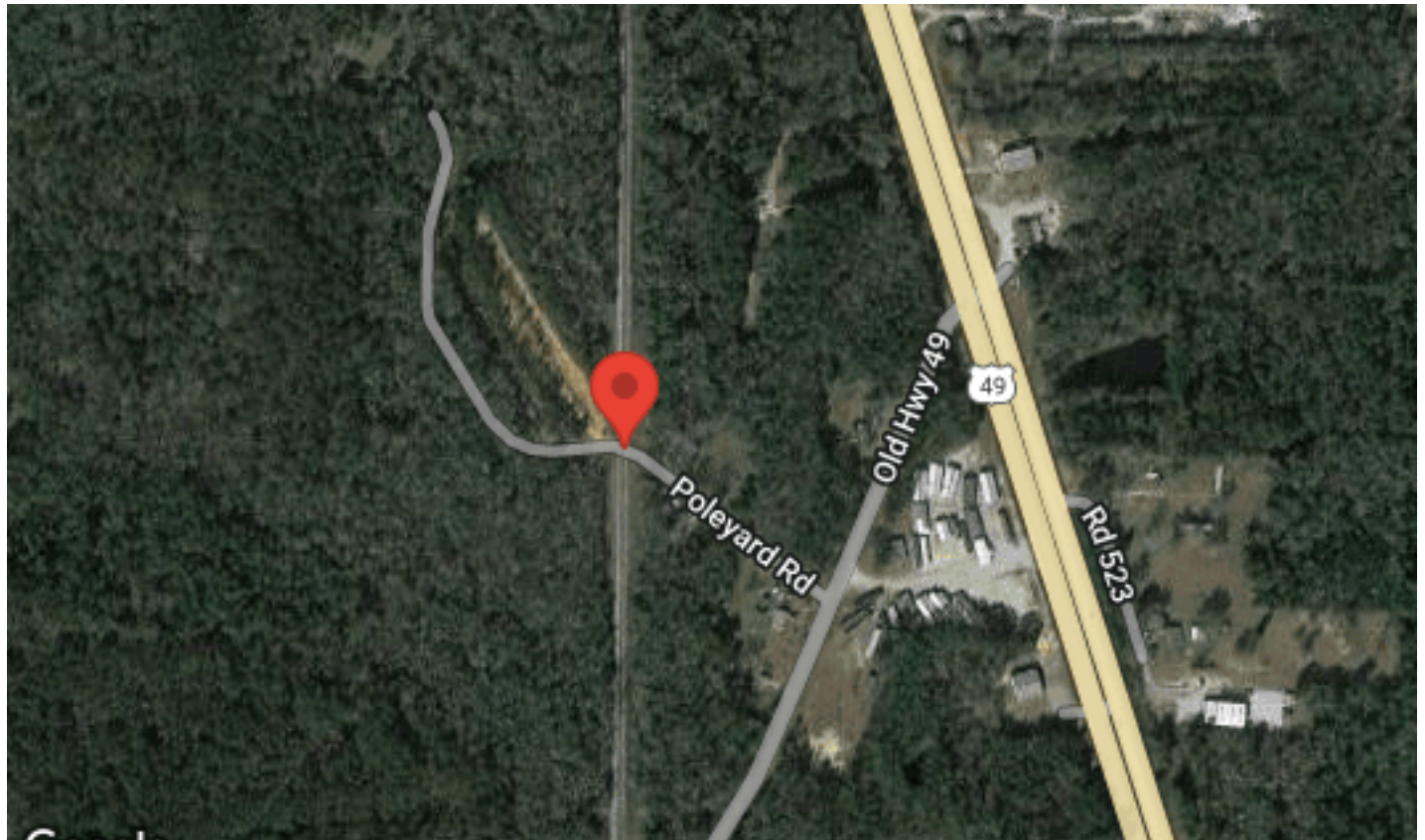
DRIVE TIMES

CENTRAL LOCATION MAKES FOR AN EASY COMMUTE FROM ALL 6 COASTAL MISSISSIPPI COUNTIES

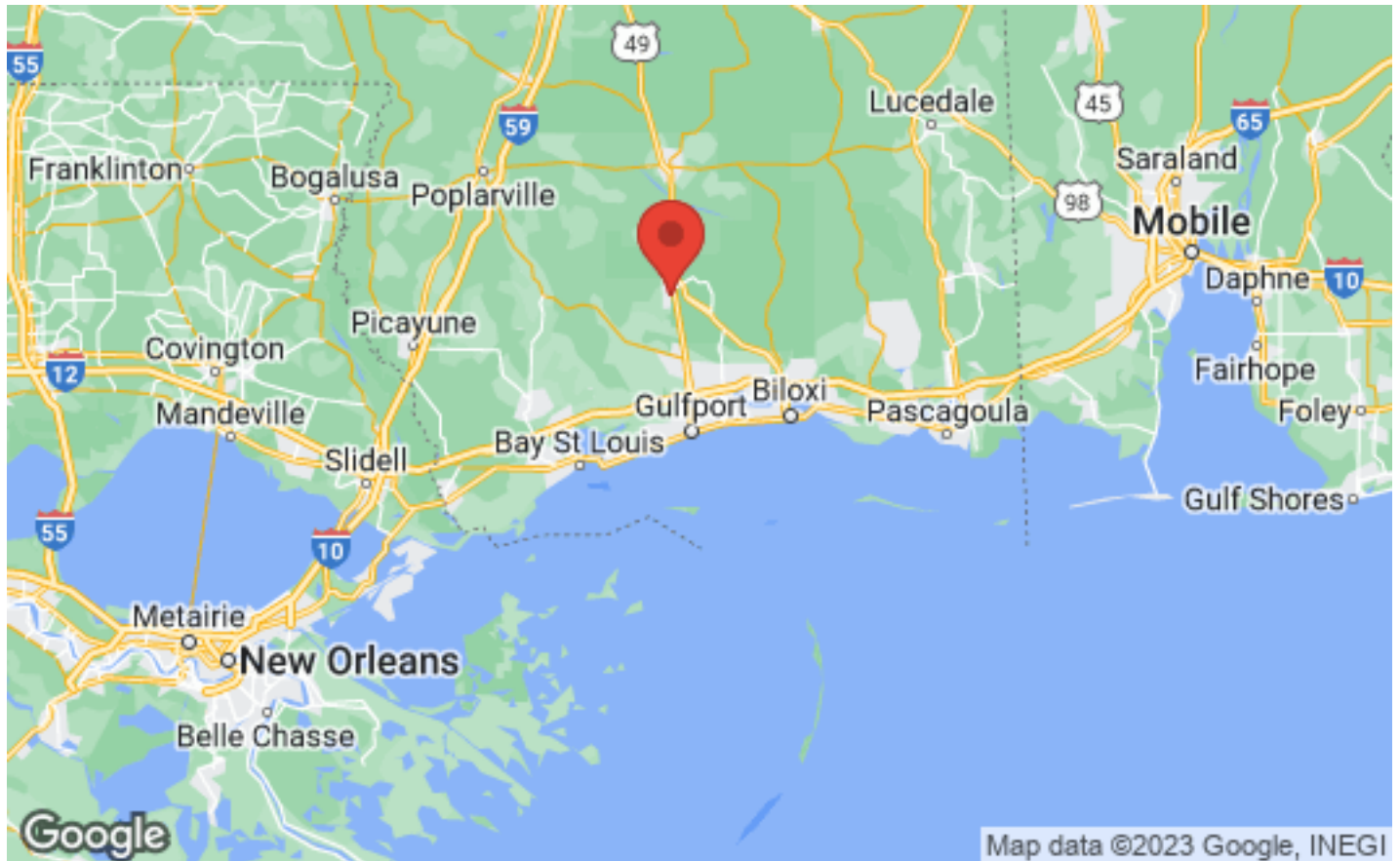


LOCATION MAPS

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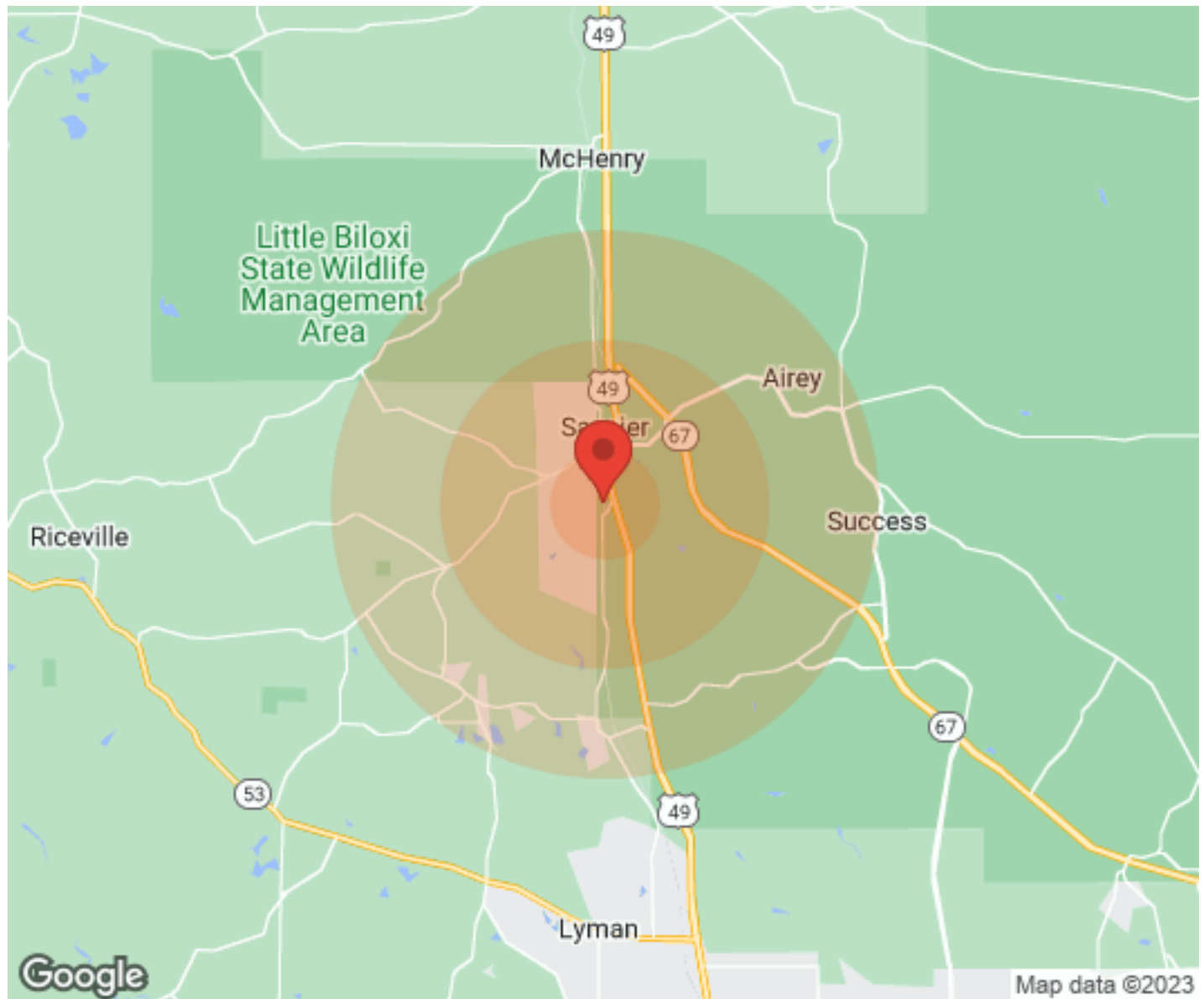
Google Technologies, Mississippi GIS Coordinating Council, U.S. Geological Survey, USDA/FPAC/GEO



Map data ©2023 Google, INEGI

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	1,548	3,456	Median	N/A	\$46,045	\$55,569
Female	N/A	1,628	3,473	< \$15,000	N/A	204	325
Total Population	N/A	3,176	6,929	\$15,000-\$24,999	N/A	147	337
				\$25,000-\$34,999	N/A	112	201
				\$35,000-\$49,999	N/A	212	320
				\$50,000-\$74,999	N/A	263	525
				\$75,000-\$99,999	N/A	125	408
				\$10,000-\$149,999	N/A	63	282
				\$150,000-\$199,999	N/A	N/A	17
				> \$200,000	N/A	19	19
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	690	1,554	Total Units	N/A	1,262	2,536
Ages 15-24	N/A	462	1,018	Occupied	N/A	1,108	2,264
Ages 55-64	N/A	374	860	Owner Occupied	N/A	880	1,877
Ages 65+	N/A	383	858	Renter Occupied	N/A	228	387
				Vacant	N/A	154	272
Race	1 Mile	3 Miles	5 Miles				
White	N/A	2,925	6,433				
Black	N/A	175	366				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	21	81				
Multi-Racial	N/A	152	234				

DISCLAIMER

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