

LAND
FOR SALE107
ADELINE
LN

Newton, MS 39345

Jon-David Johnson,
CCIMOwner Broker
601.707.5555
jd@jdcrc.com164 Watford Parkway
Drive, Canton, MS 39046
601.707.5555
jdcrc.com**PROPERTY DESCRIPTION**

This 2.2-acre commercial property offers a high-profile location at the corner of Hwy 15 and Hwy 15 Loop/Adeline Lane in Newton, Mississippi. Just off I-20 between Jackson and Meridian, it provides exceptional visibility and easy access for both local residents and interstate travelers. Surrounded by successful national and local businesses such as Walmart, KFC, Hardee's, and Chevron, the site benefits from steady traffic and strong customer draw. The corner lot configuration allows flexible design options for retail, service, or mixed-use development, with plenty of space for parking and customer access. Newton's business-friendly environment and consistent growth make this an excellent investment for developers and entrepreneurs seeking a thriving market.

LOCATION DESCRIPTION

On the corner of Hwy 15 and Old Hwy 15 loop/Adeline Lane

OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	2.2 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	219	1,558	2,266
Total Population	498	3,883	5,597
Average HH Income	\$47,794	\$59,597	\$61,432

LAND
FOR SALE

107 ADELINE LN

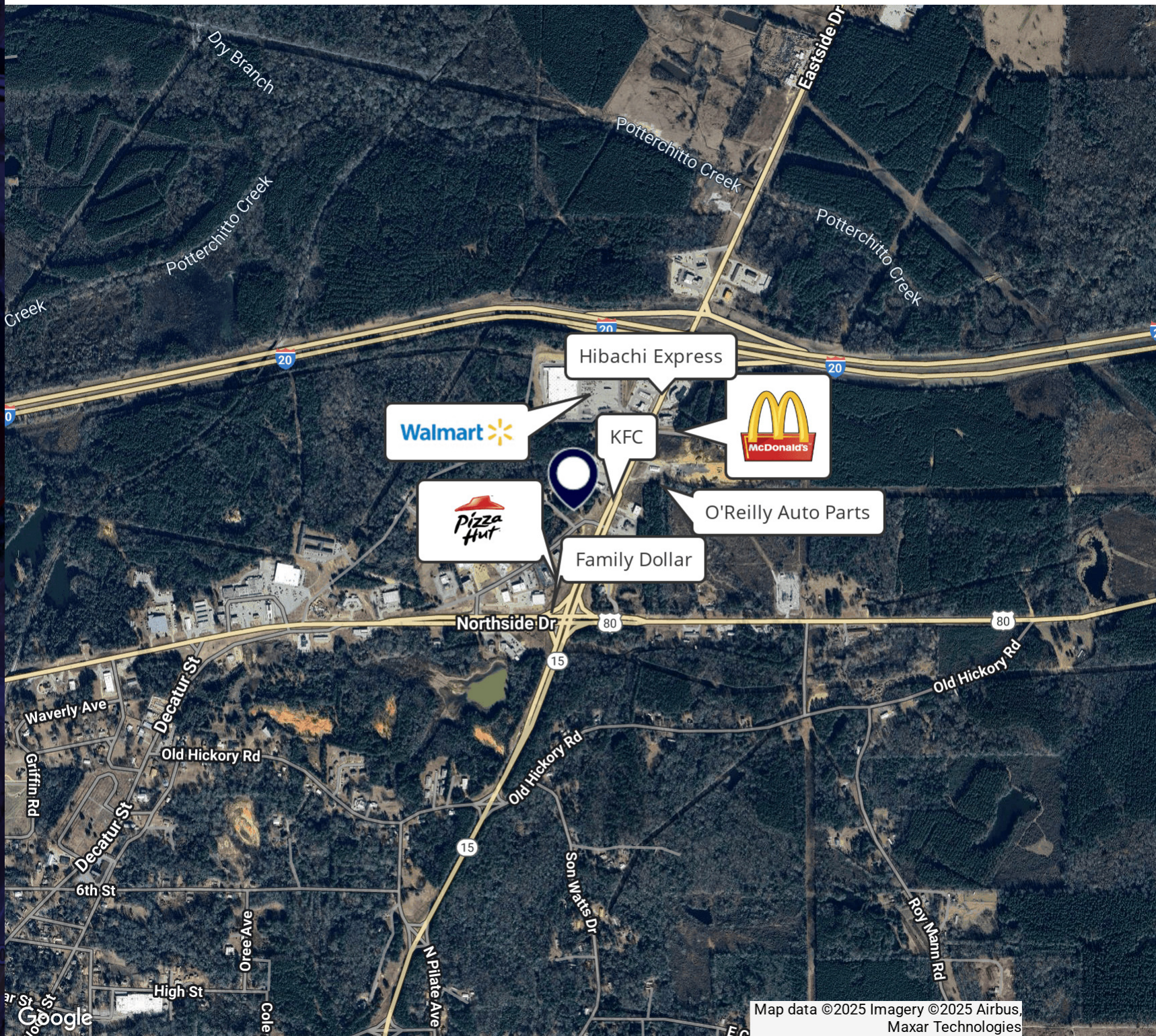
Newton, MS 39345

Jon-David Johnson,
CCIM

Owner Broker
601.707.5555
jd@jdjcre.com



164 Watford Parkway
Drive, Canton, MS 39046
601.707.5555
jdjcre.com



LAND
FOR SALE

107 ADELINE LN

Newton, MS 39345

Jon-David Johnson,
CCIM
Owner Broker
601.707.5555
jd@jdjcre.com



164 Watford Parkway
Drive, Canton, MS 39046
601.707.5555
jdjcre.com



397 ft

LAND
FOR SALE

107 ADELINE LN

Newton, MS 39345

Jon-David Johnson,
CCIM

Owner Broker
601.707.5555
jd@jdcrc.com



164 Watford Parkway
Drive, Canton, MS 39046
601.707.5555
jdcrc.com

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	498	3,883	5,597
Average Age	41	41	41
Average Age (Male)	38	39	39
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	219	1,558	2,266
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$47,794	\$59,597	\$61,432
Average House Value	\$131,478	\$145,932	\$151,003

2020 American Community Survey (ACS)

DEMOGRAPHICS MAP & REPORT

