

Prime Commercial Land

13.2 +/- Acres in Rankin County, MS



REDUCED!

\$285,000

Location, Location, Location! Take a look at this 13.2+/- acre commercial property in Rankin County, MS. The land consists of two adjoining tracts, both zoned C-1, with frontage on Hwy 80 in Pearl, With frontage at a crossover, allowing easy east and westbound access to the site. The Property is just west of Airport Road, and near Miskelly's furniture store, only 3 miles from the airport, and offers quick access to I-20 and Hwy 475 to Lakeland Drive. Traffic volume is around 20,000 vehicles per day. Utilities are available. Contact Pete for more details!

Directions from Pearl, MS: Take Hwy 80 east towards Brandon. Turn right on to the property at mailbox 3951.

Address: 3949 Hwy 80E Pearl, MS 39208



Call me today!

PETE PRISOCK, REALTOR®
Pete@TomSmithHomes.com
601.898.2772 office | 601.291.5863 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



PETE PRISOCK, REALTOR®
Pete@TomSmithHomes.com
601.898.2772 office | 601.291.5863 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Flood Map



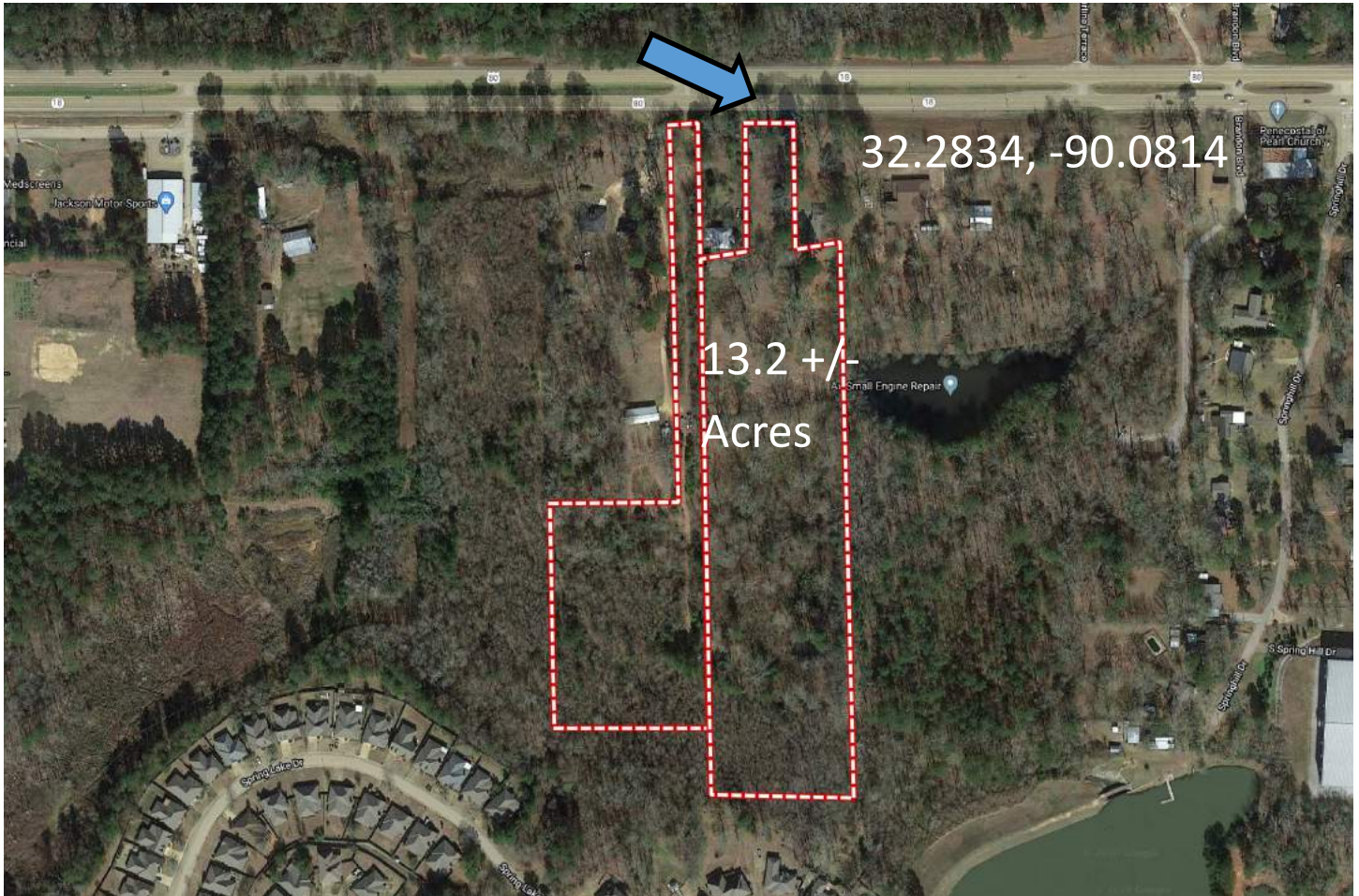
PETE PRISOCK, REALTOR®
Pete@TomSmithHomes.com
601.898.2772 office | 601.291.5863 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Aerial Map



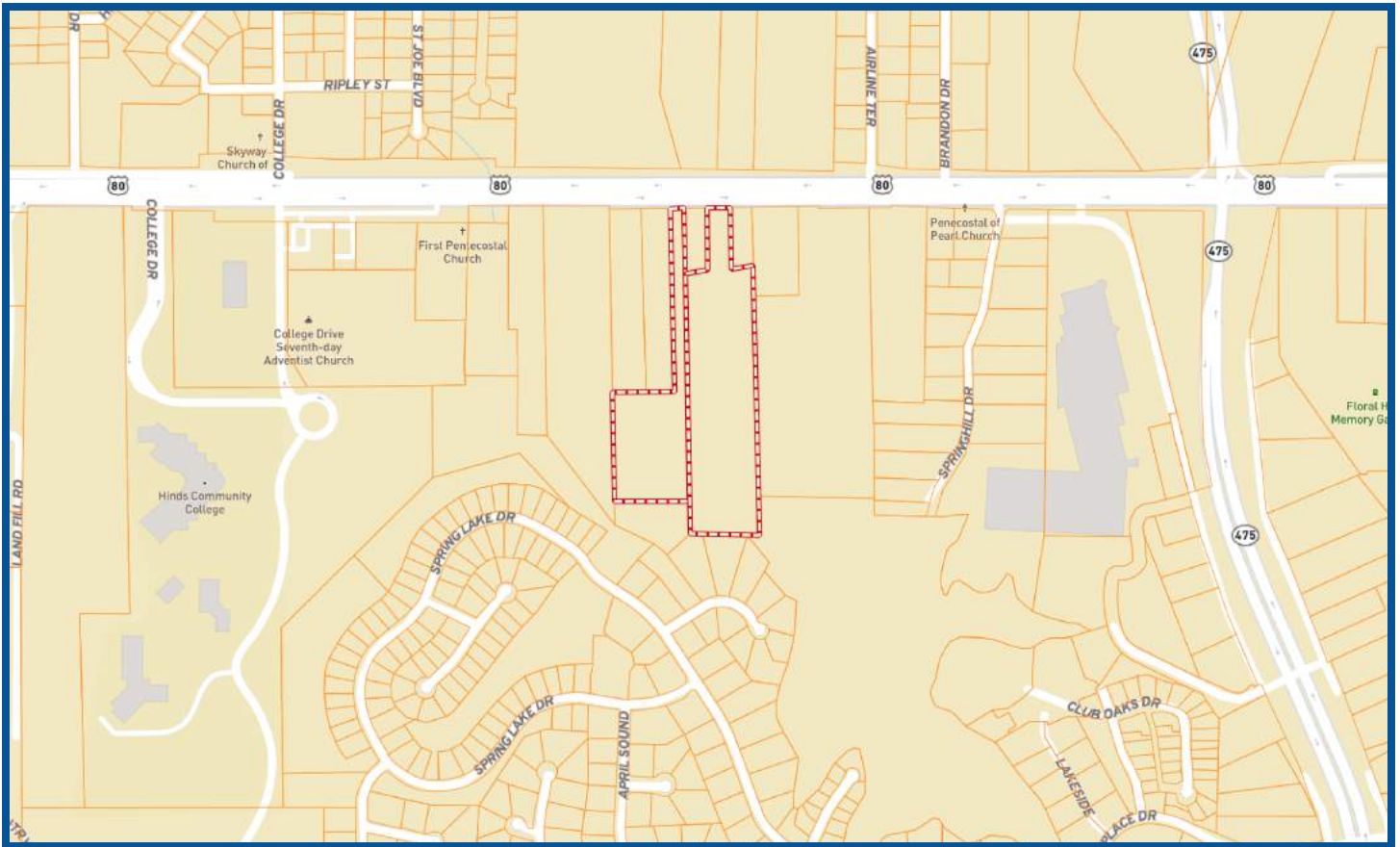
PETE PRISOCK, REALTOR®
Pete@TomSmithHomes.com
601.898.2772 office | 601.291.5863 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Ownership Map



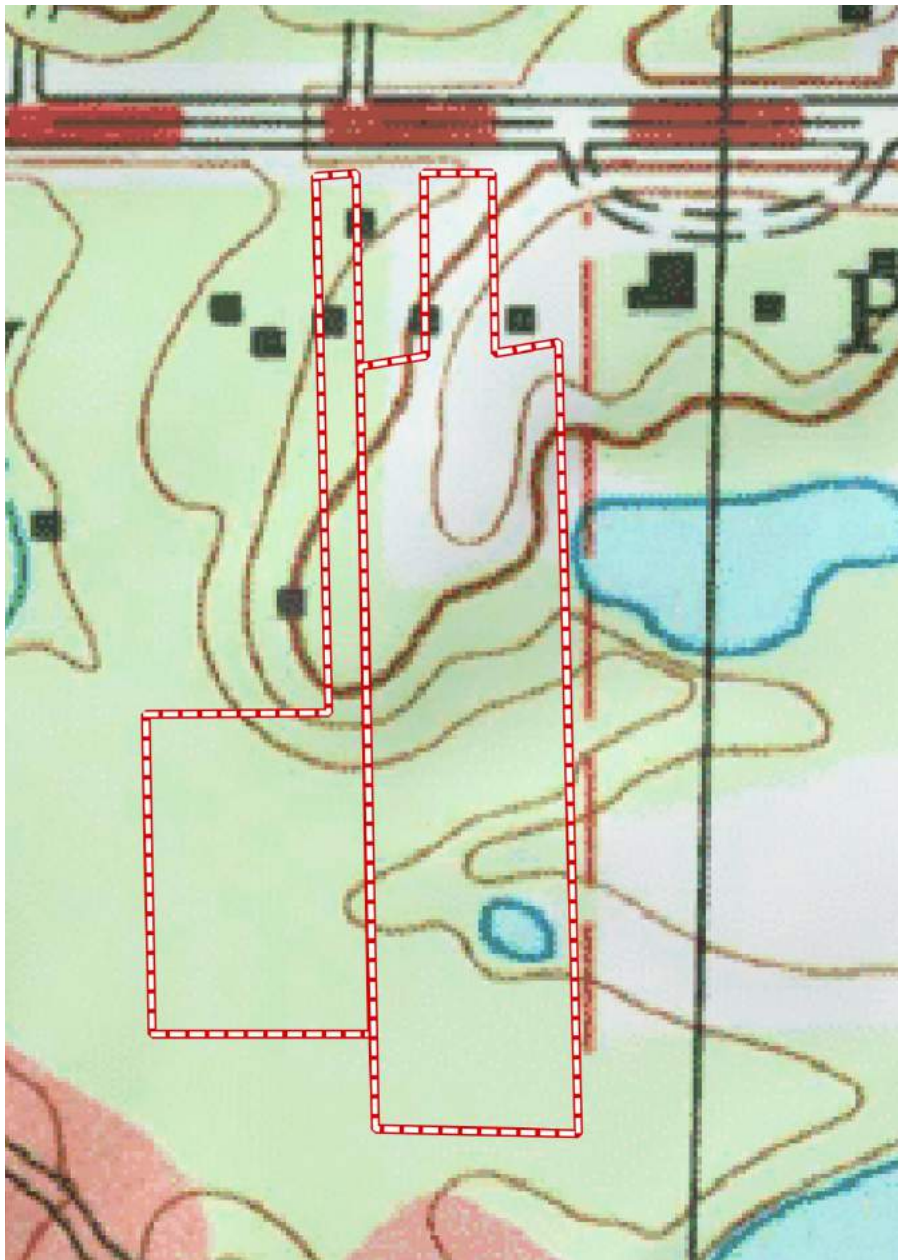
PETE PRISOCK, REALTOR®
Pete@TomSmithHomes.com
601.898.2772 office | 601.291.5863 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Topo Map



PETE PRISOCK, REALTOR®
Pete@TomSmithHomes.com
601.898.2772 office | 601.291.5863 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Soil Map



▣ All Polygons 13.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
42B	Providence-Urban land complex, 2 to 8 percent slopes	2.0	14.6	3e
65D	Smithdale-Providence complex, 8 to 17 percent slopes	11.6	85.4	5e
TOTALS		13.6	100%	5.56

▣ Boundary 8.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
42B	Providence-Urban land complex, 2 to 8 percent slopes	1.6	17.67	3e
65D	Smithdale-Providence complex, 8 to 17 percent slopes	7.3	82.33	5e
TOTALS		8.8	100%	5.47

▣ Boundary 4.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
42B	Providence-Urban land complex, 2 to 8 percent slopes	0.4	8.94	3e
65D	Smithdale-Providence complex, 8 to 17 percent slopes	4.4	91.06	5e
TOTALS		4.8	100%	5.73



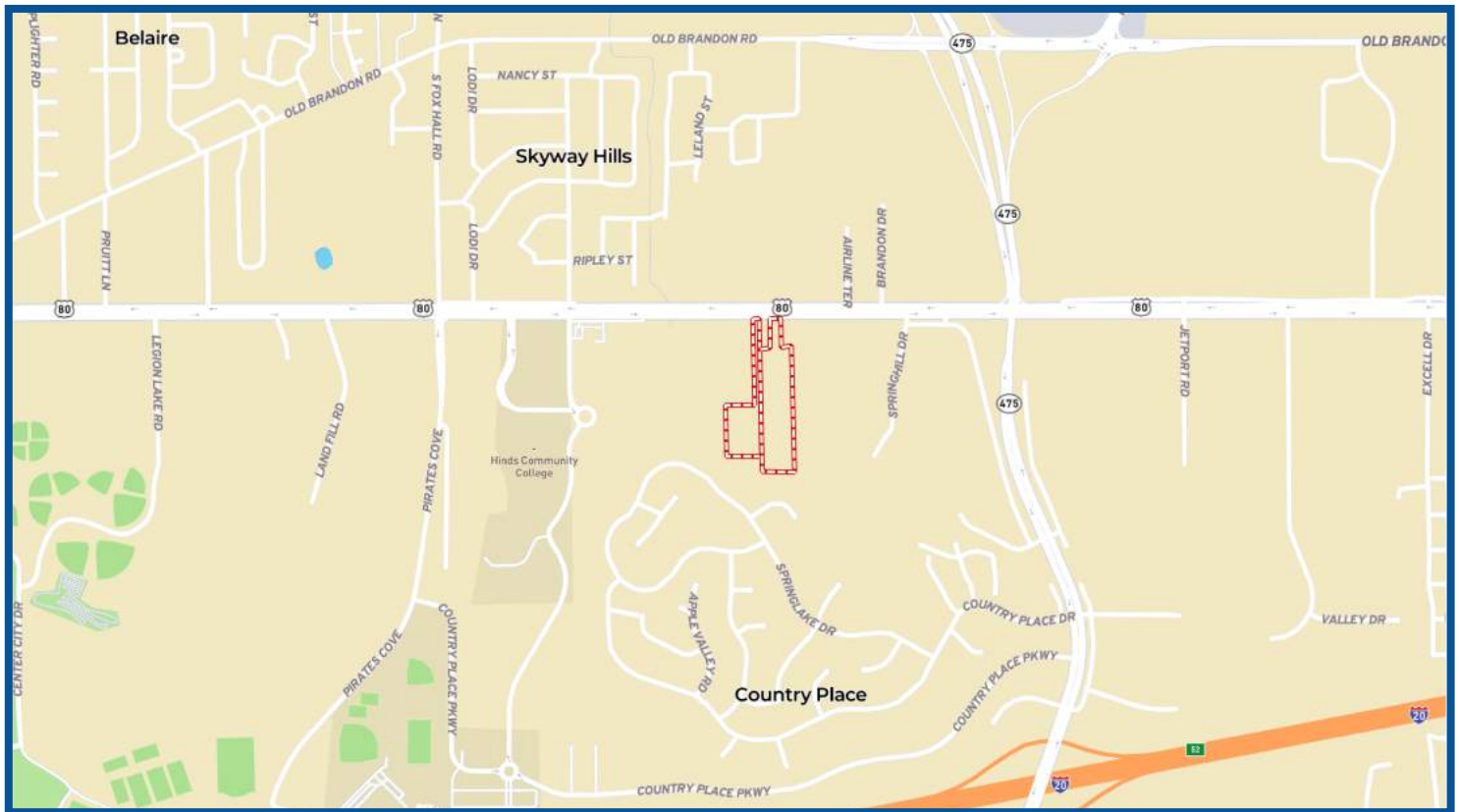
PETE PRISOCK, REALTOR®
 Pete@TomSmithHomes.com
 601.898.2772 office | 601.291.5863 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Directional Map



Directions from Pearl, MS: Take Hwy 80 east towards Brandon. Turn right on to the property at mailbox 3951.

Address: 3949 Hwy 80E Pearl, MS 39208



PETE PRISOCK, REALTOR®
Pete@TomSmithHomes.com
601.898.2772 office | 601.291.5863 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.