

PRIME COMMERCIAL PROPERTY

13.2 +/- Acres in Rankin County, MS



\$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. It also benefits from an advantageous crossover, facilitating convenient access from east and westbound directions. Positioned just west of Airport Road, near Miskelly's Furniture Store, and a mere 3 miles away from the airport, this property offers fast connectivity to I-20 and Hwy 475, leading to Lakeland Drive. The area ensures substantial visibility with a traffic volume of approximately 20,000 vehicles per day. Moreover, utilities are readily available on-site. Give Dale or David a call for more details!

Directions from Airport Road and I-20 in Pearl, MS: Take exit 52 for Hwy 475/Airport Road. Travel Airport Road towards Highway 80 for 2 miles. Turn left onto Hwy 80 and travel 1.3 miles. Make a U-turn at the next cross-section and head east on Hwy 80. The entrance to the property will be on your right. [GOOGLE MAP LINK](#)



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Information is believed to be accurate but not guaranteed.





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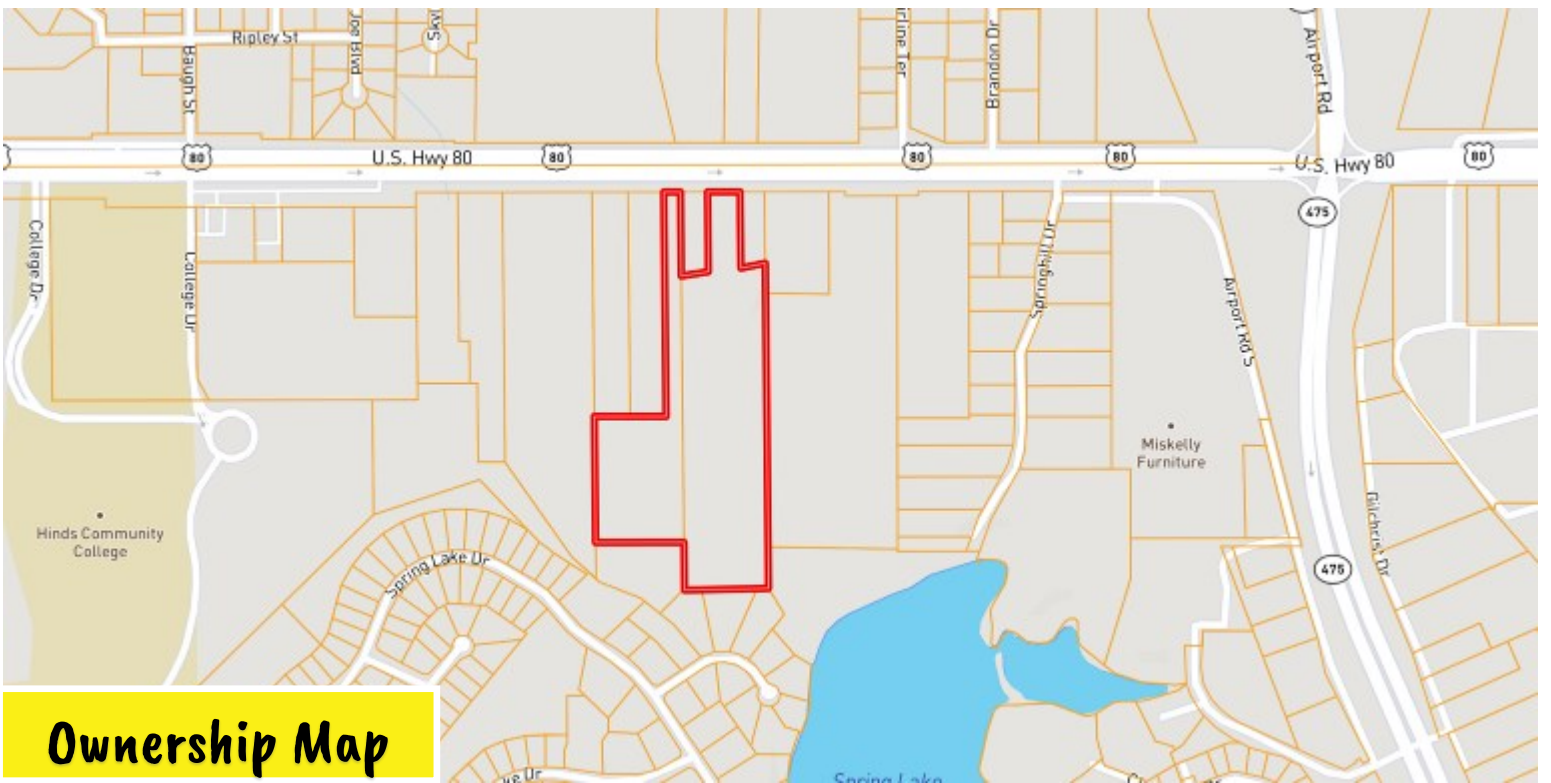
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[Click Here for an Interactive Map](#)

[Aerial Map](#)



[Ownership Map](#)



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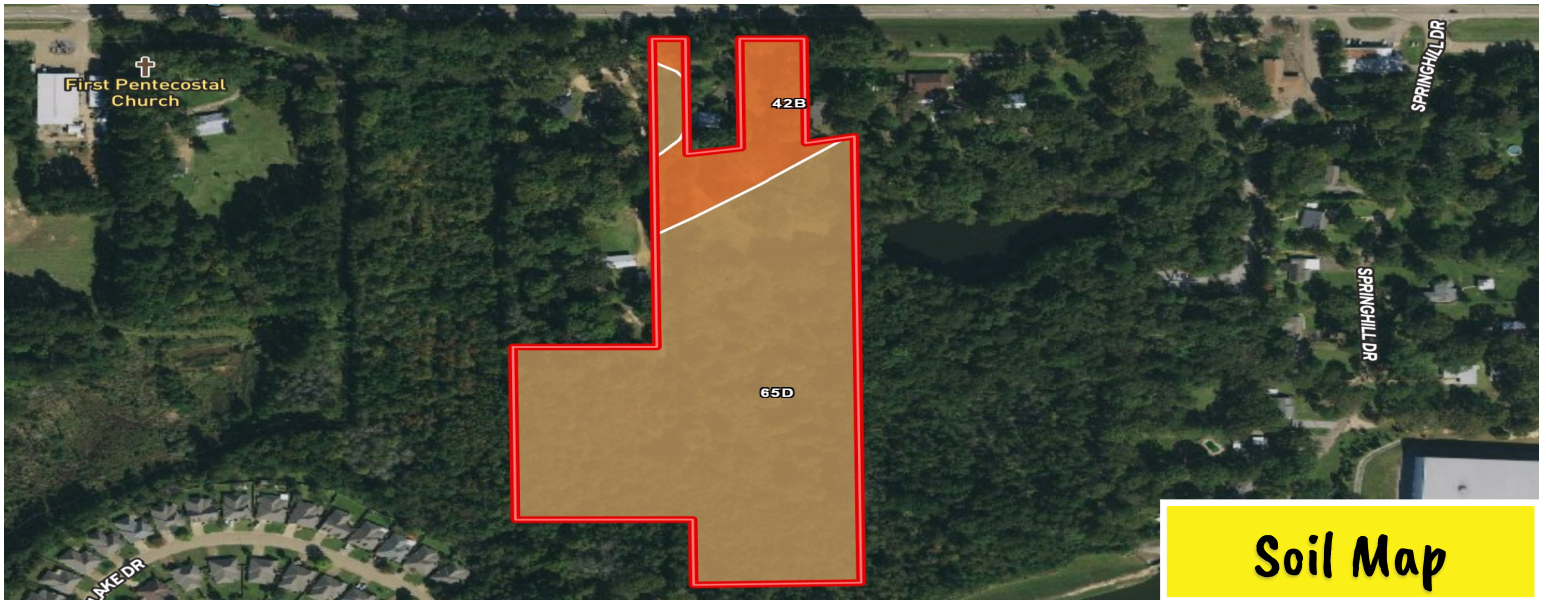
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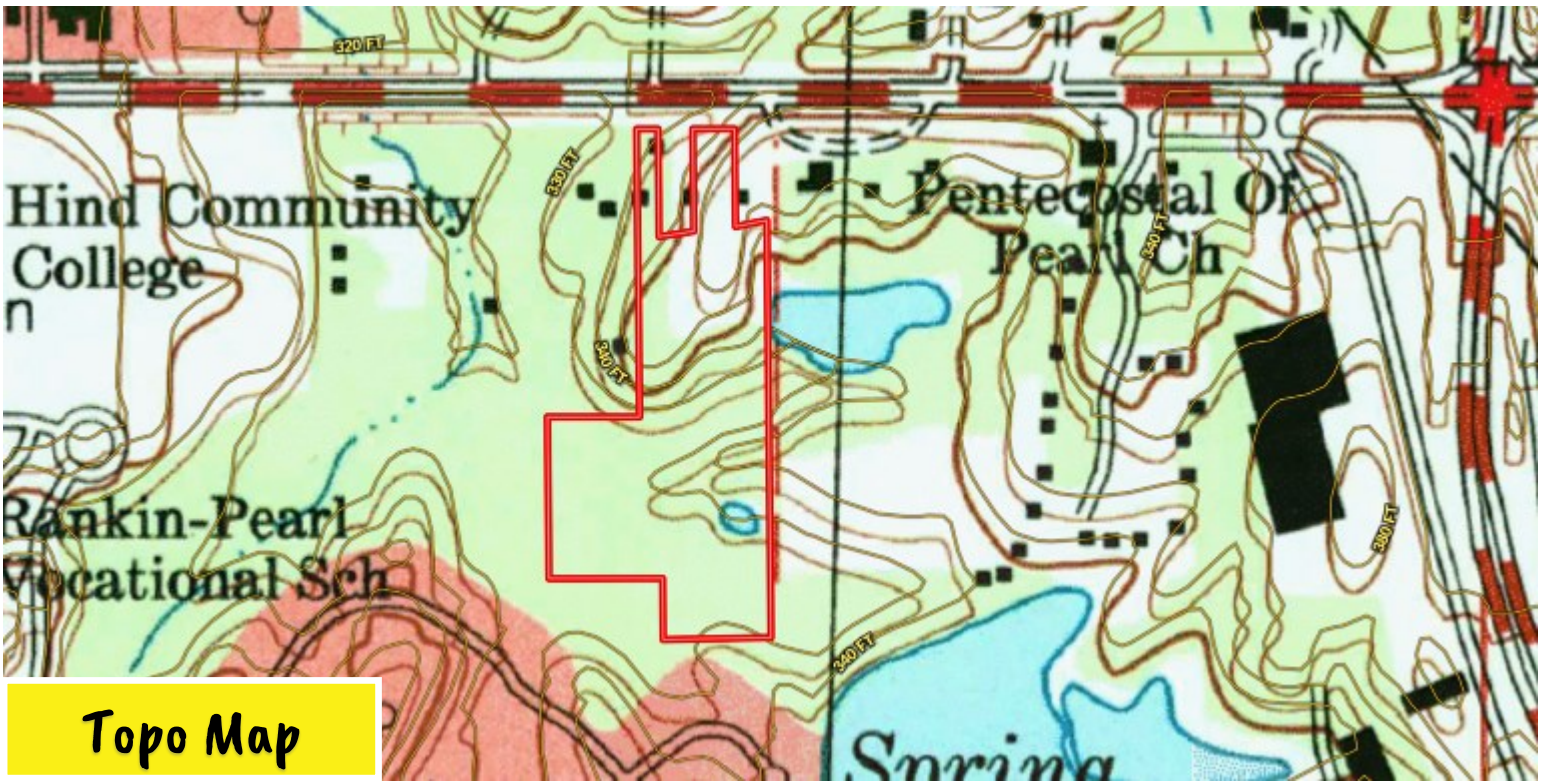
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| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-------|-------|-----|-------|-----|
| 65D | Smithdale-Providence complex, 8 to 17 percent slopes | 11.9 | 86.73 | 0 | 67 | 6e |
| 42B | Providence-Urban land complex, 2 to 8 percent slopes | 1.81 | 13.19 | 0 | 33 | 3e |



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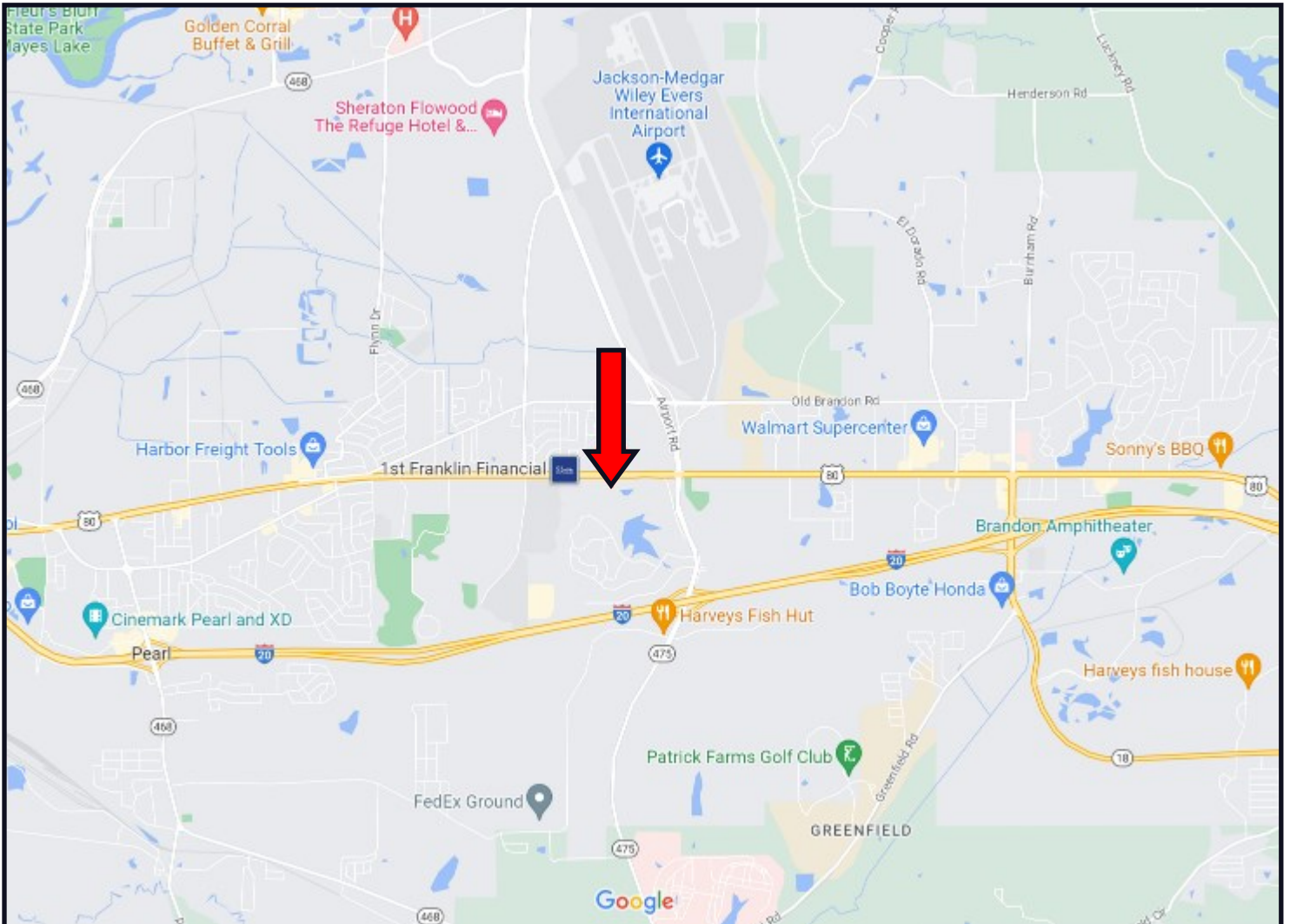
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Directional Map



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