

# Multi-Use Development Tract in Canton, MS 33.62± Acres in Madison County



**\$550,000**

Have you been looking for the perfect location to invest in real estate in Madison County? Look no further than this prime 33.62± acre property near the Nissan manufacturing plant. With easy access points on Hwy 51 and N. Old Canton Road, this location is ideal for anyone looking for endless development opportunities. This property boasts lucrative investment potential and is a must-see for any real estate developer or investor. Take advantage of this promising investment opportunity to secure your financial future. Invest in Madison County today! Give Clay or David a call to schedule your private showing!



**CLAY SIMMONS**, REALTOR®  
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Expect More. Get More.

*Call us today!*



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Information is believed to be accurate but not guaranteed.







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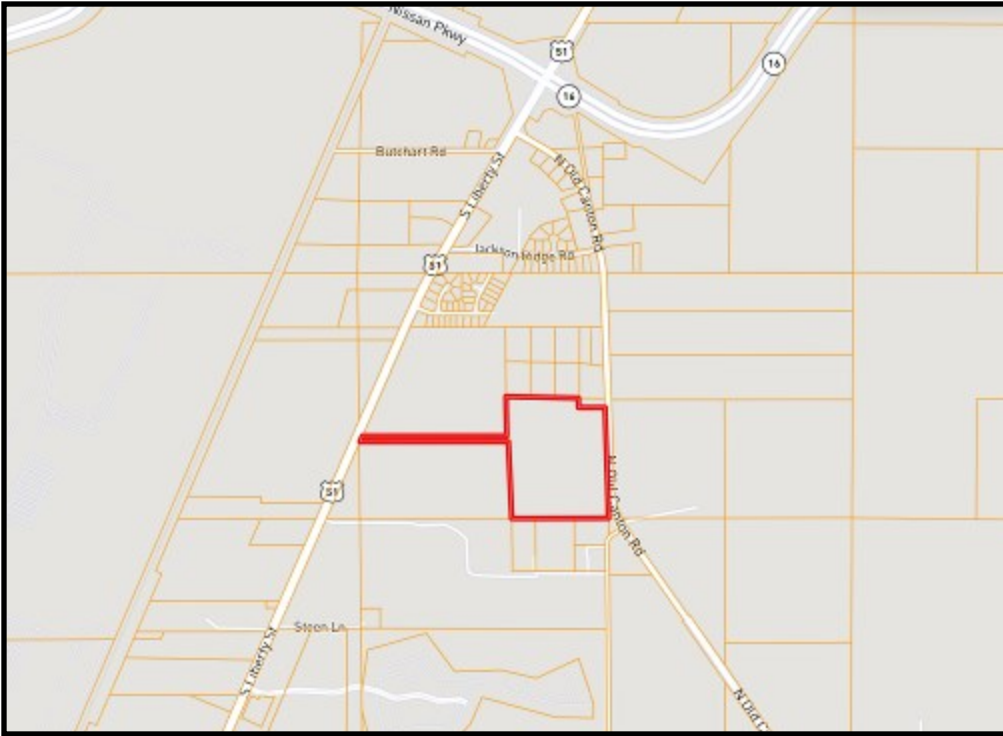
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**Ownership  
Map**

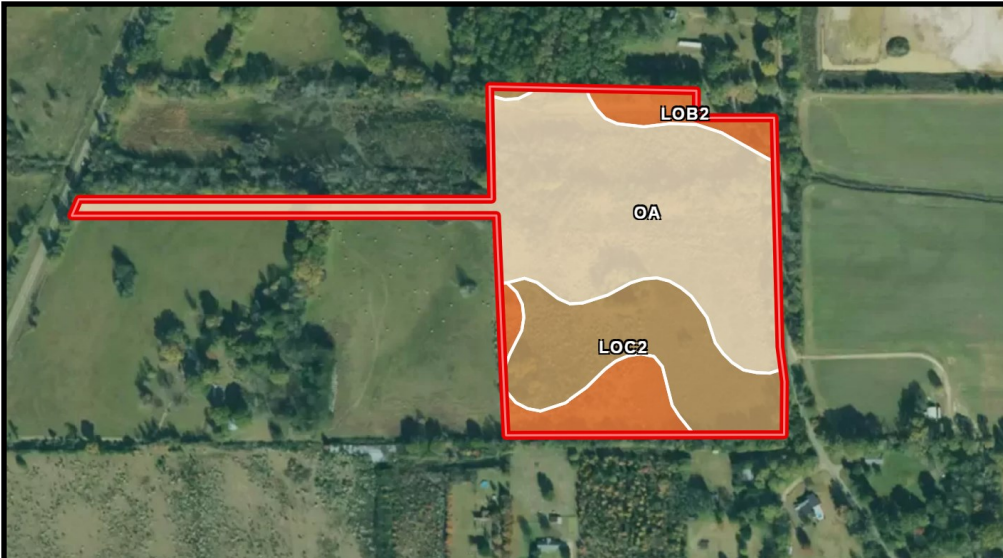


**Aerial  
Map**



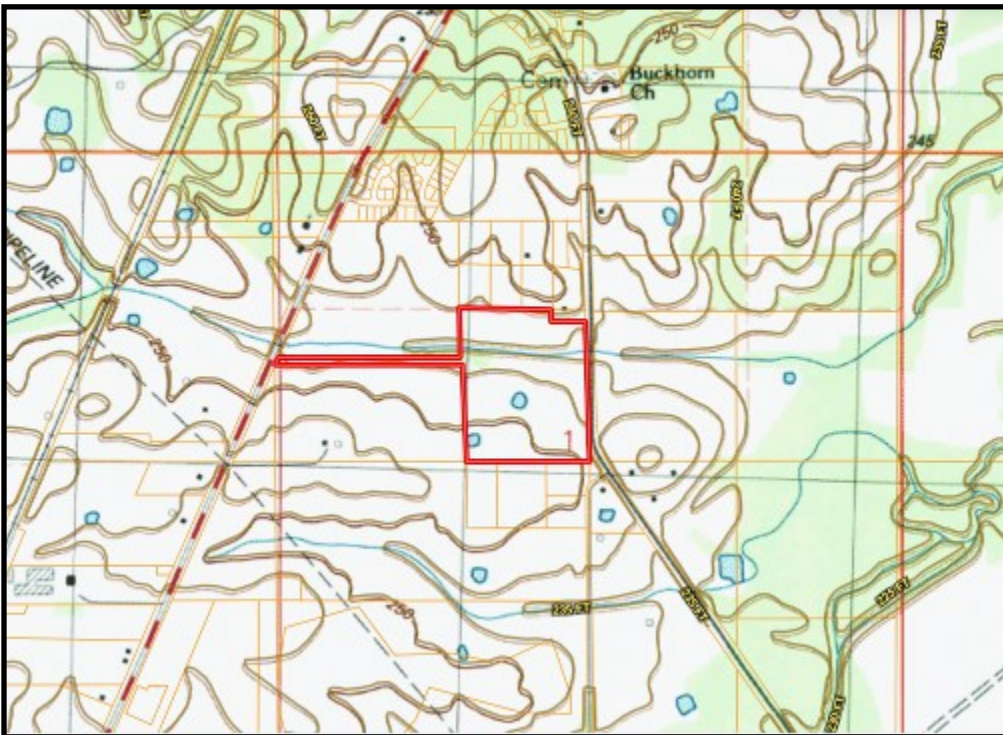
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# Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Oa	Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded, north	19.27	59.79	0	74	2w
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	8.05	24.98	0	47	4e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	4.91	15.23	0	55	3e



# Topo Map



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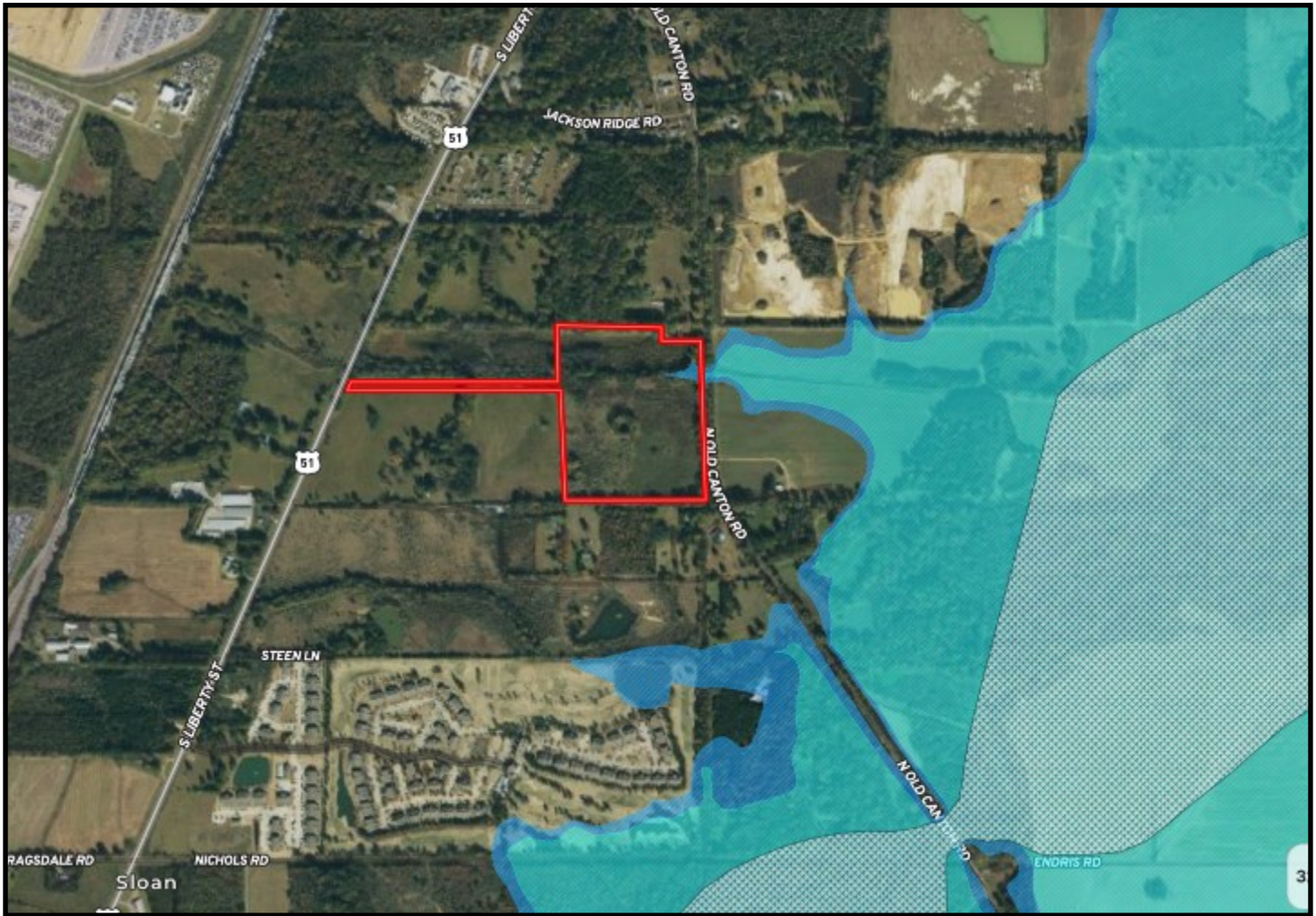
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# Flood Map



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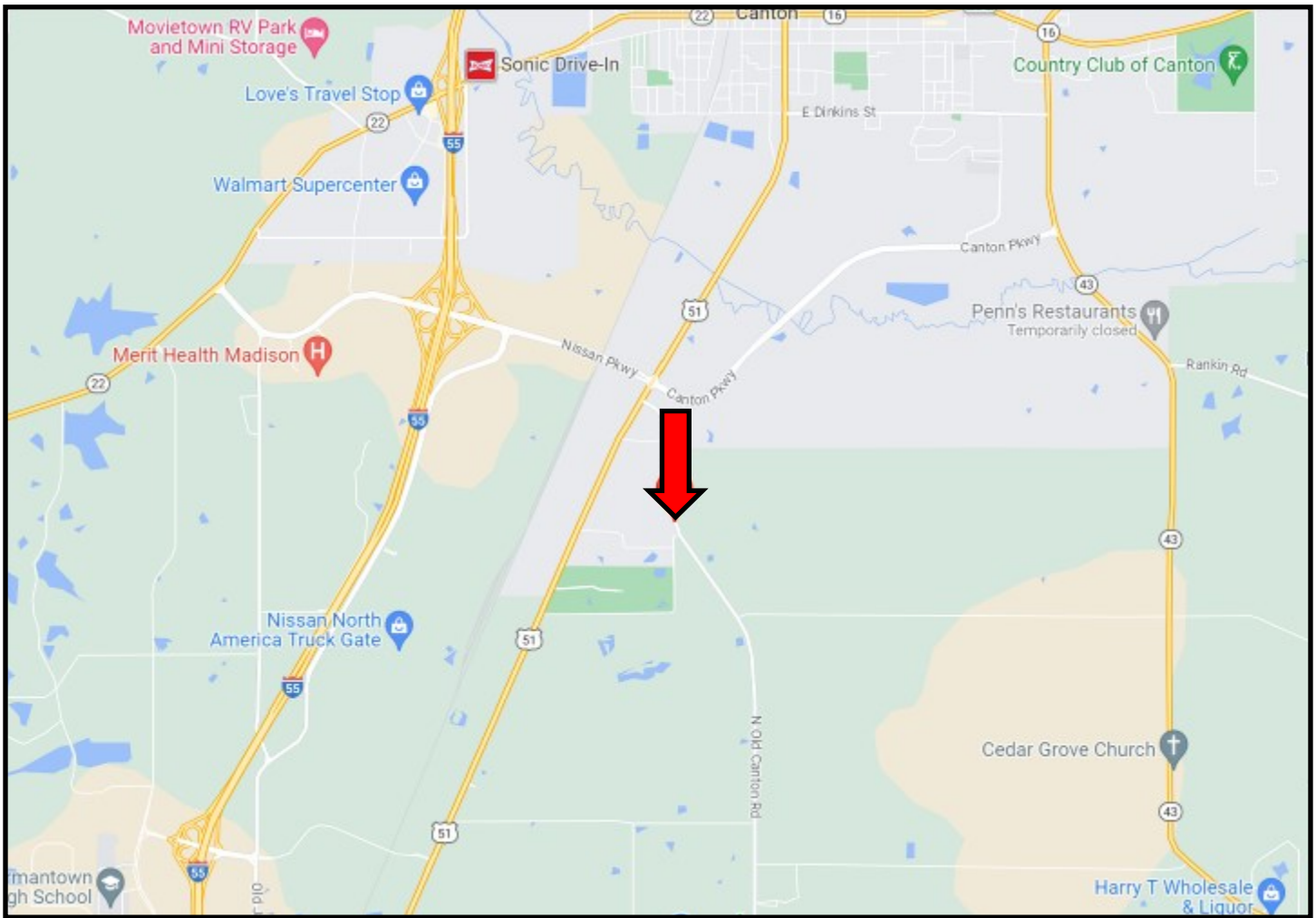
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# Directional Map



**DIRECTIONS FROM I-55 and the Nissan Parkway:** Take the Nissan Parkway exit and travel East on Nissan Parkway for approximately 2.1 miles. Then turn right onto HWY 51 and travel .2 miles and turn left onto Old Canton Rd. Travel 1 mile and the property will be on the right.

[Google Map Link](#)



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