

# DEVELOPMENT TRACT

## 24.65± Acres in Madison County, MS



**\$616,250**

This 24.65± acre development tract in Canton, MS, presents limitless possibilities! Ideally situated in Madison County, MS, it offers a prime location for various uses, such as commercial development, small businesses, or housing. With over 950 feet of road frontage on Virilia Road, this tract has excellent accessibility. The back of the property shares a boundary with the new Amazon Warehouse. Additionally, it benefits from its proximity to Highway 22, just a mile away, and Highway 55, only one and a half miles away. Located less than three miles from the Nissan plant in Canton, MS, this property promises abundant opportunities. Being situated in a Mega Site offers all the essential elements for your dream development. To schedule a private showing, call or text Walker!

**Directions from I-55 N and Hwy 22/W Peace Street in Canton MS:** Take exit 119 for Hwy 22/Canton/Flora. Turn left onto Hwy 22 E/W Peace Street and travel .6 miles. Turn right onto Virilia Road. After .8 miles, the property will be on your left.



**WALKER  
TRANUM**  
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



### A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







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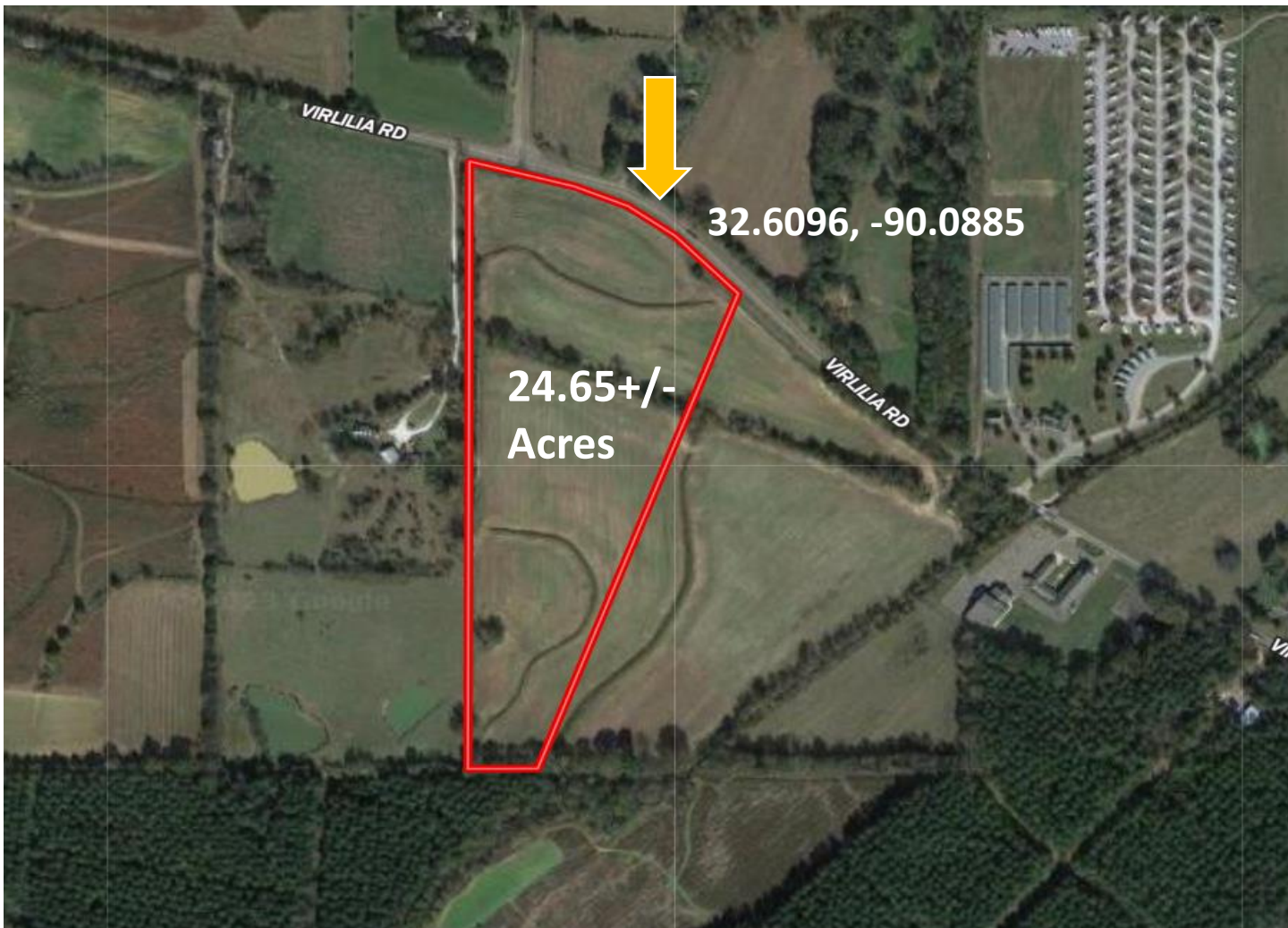
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# Aerial Map



Click [Here](#) for Interactive Link



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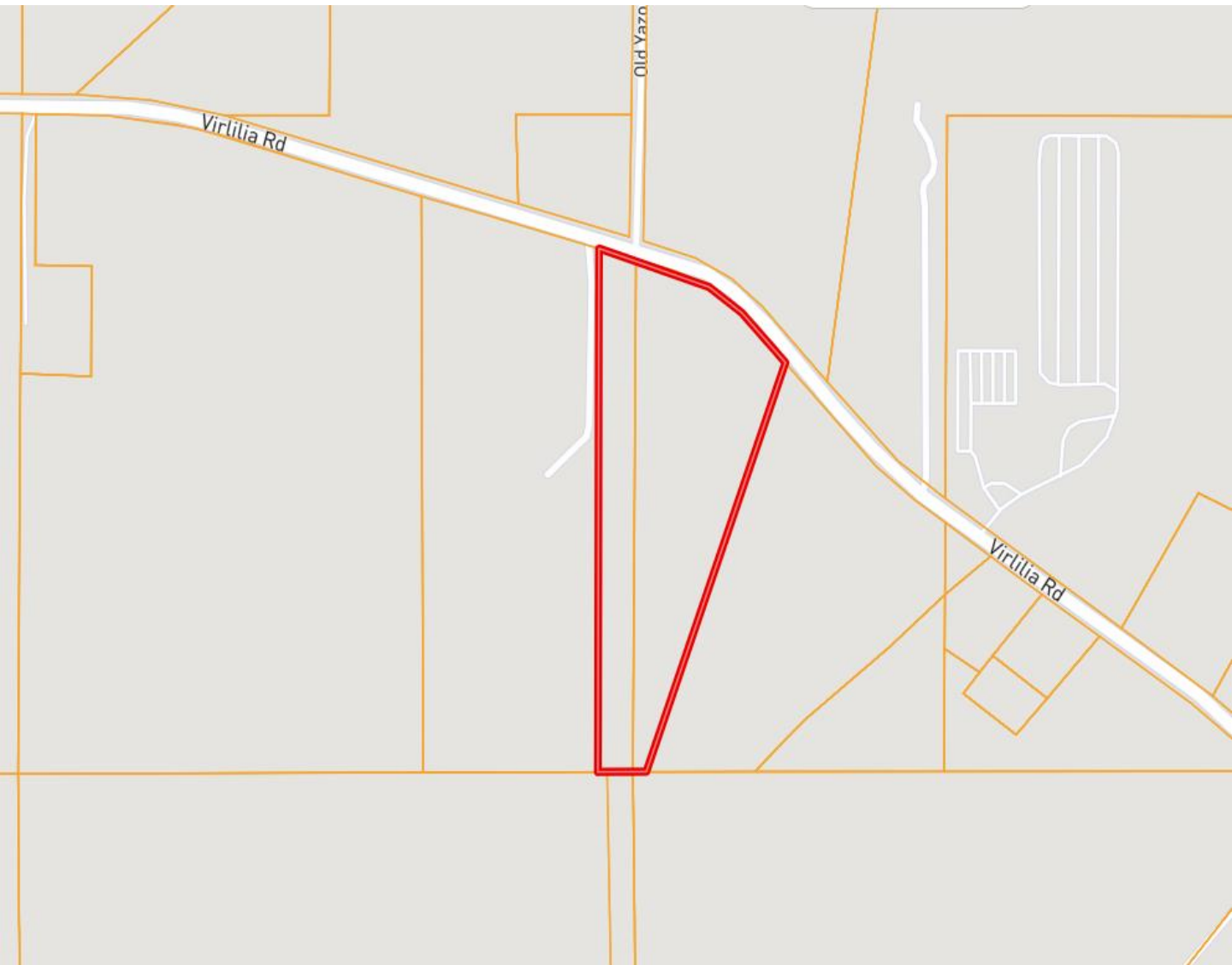
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# Ownership Map



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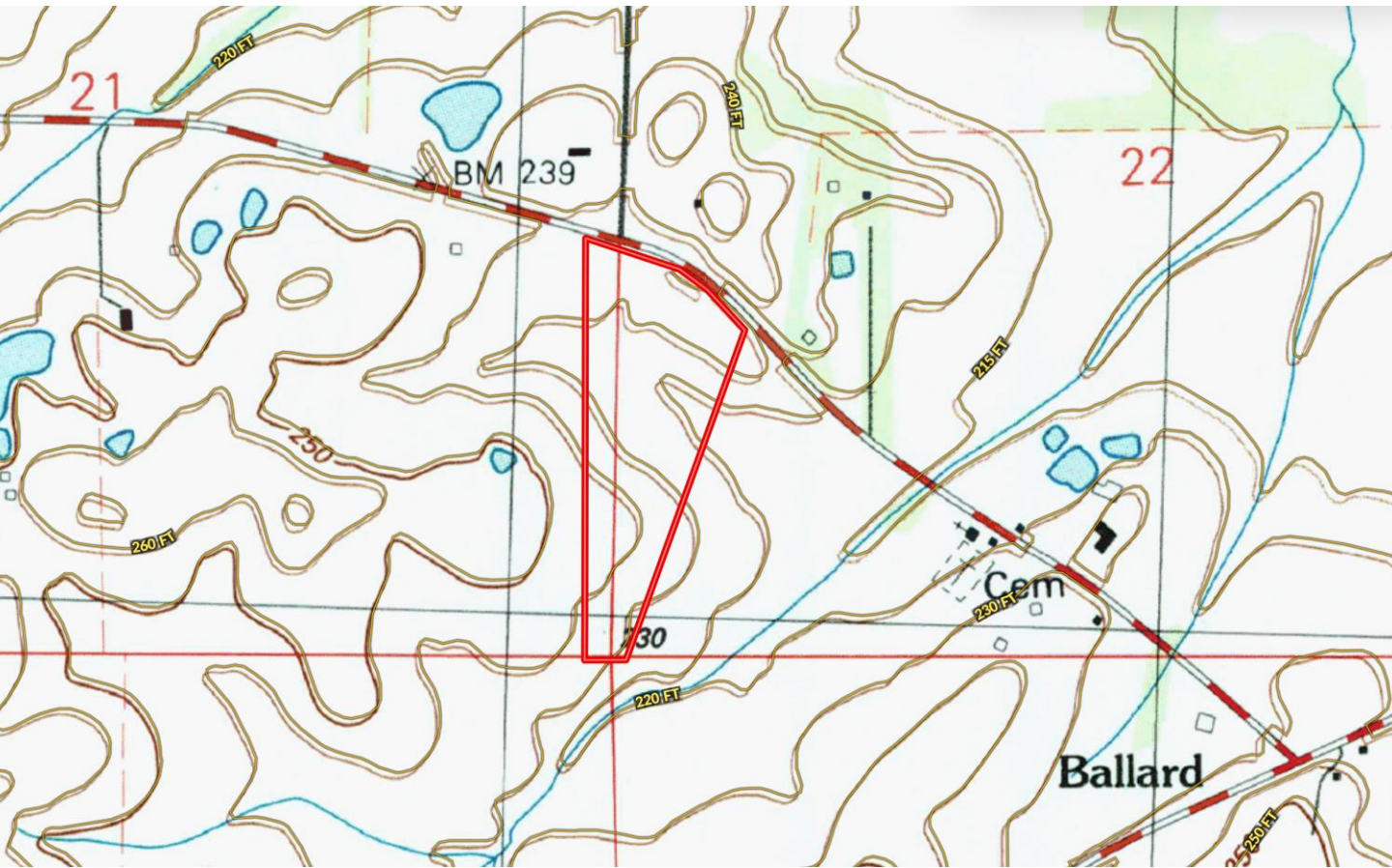
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# Topography Map



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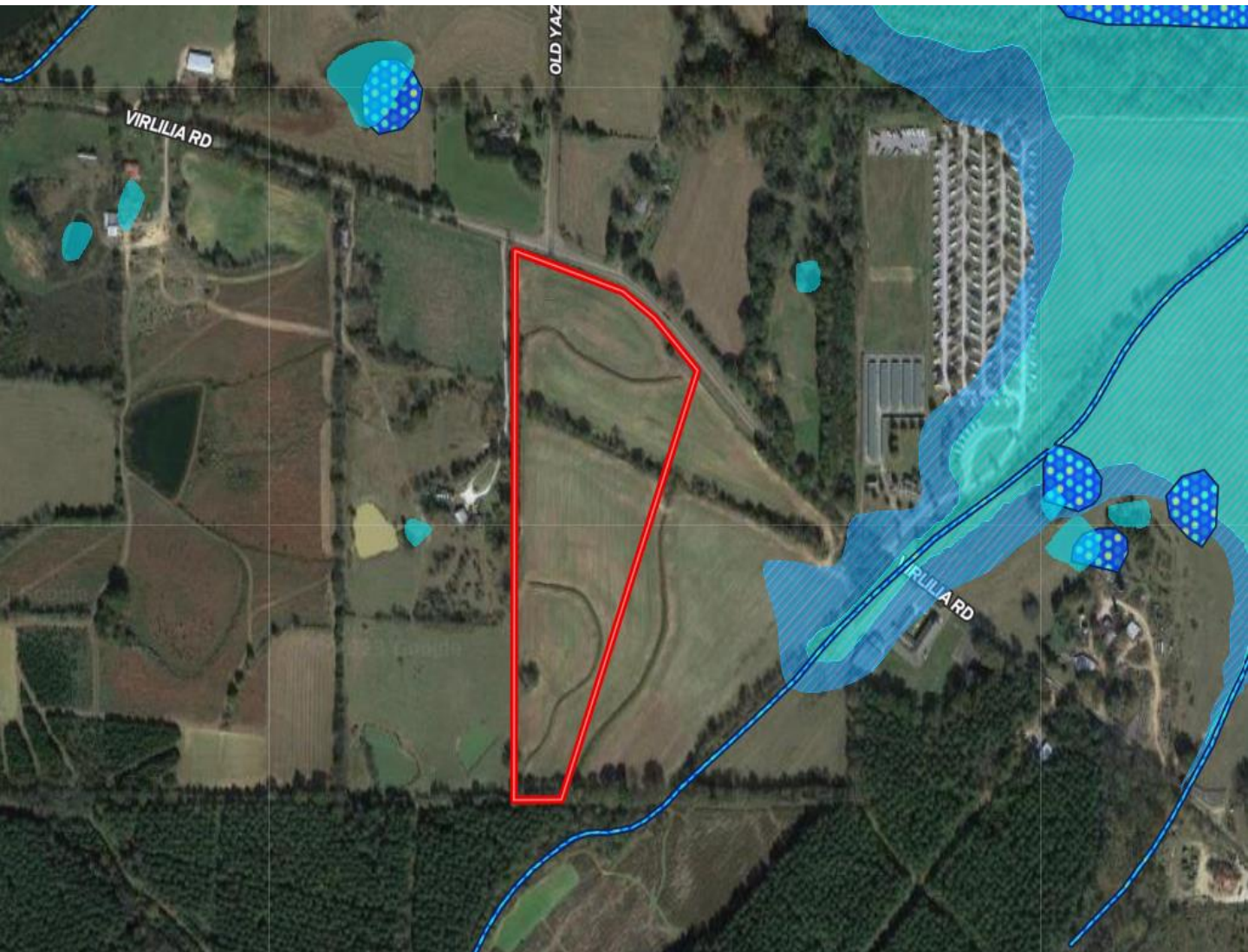
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2011-2023  
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# Flood Map



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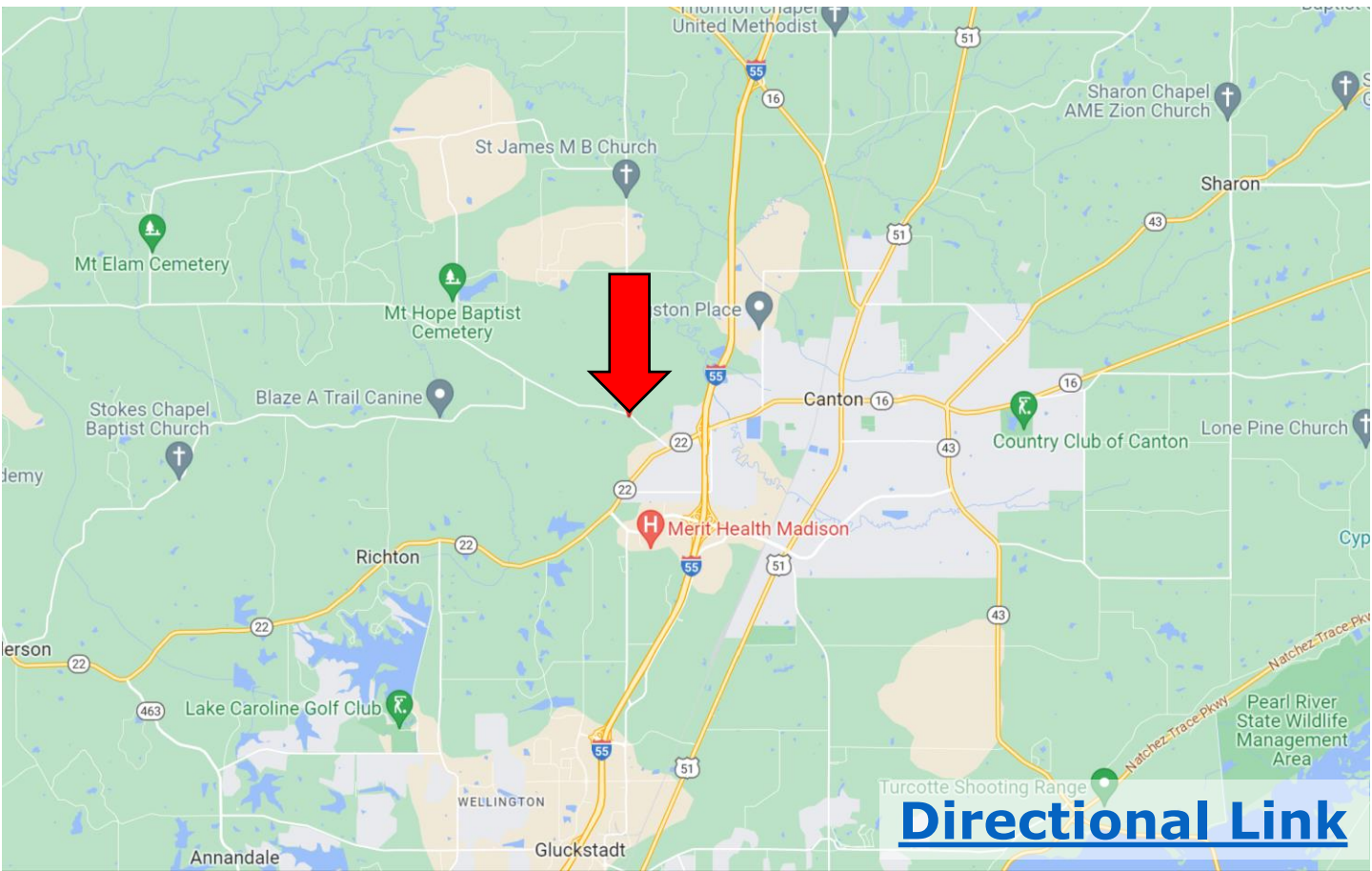
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Entrepreneur  
2011-2023  
BEST  
BROKERAGES

# Directional Map



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