

# POTENTIAL INDUSTRIAL PROPERTY

40± Acres in Lauderdale County, MS



**\$400,000**

This Lauderdale County tract is zoned as Industrial in Meridian, Mississippi. This 40± acre property sits strategically just off Interstate 20 at Grand Avenue. The lot features primarily flat, with a subtle undulation of hill land towards the rear, conveniently providing a potential dirt resource if required.

**Directions from I-20E and 31st Avenue in Meridian, MS:** Take exit 152 toward 29th Ave. Turn right onto 31st Ave and immediately turn left at the first cross street onto S Frontage Rd and travel .7 miles. Turn right onto Grand Ave. After .4 miles, the property will be on your right.

[GOOGLE MAP LINK](#)



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**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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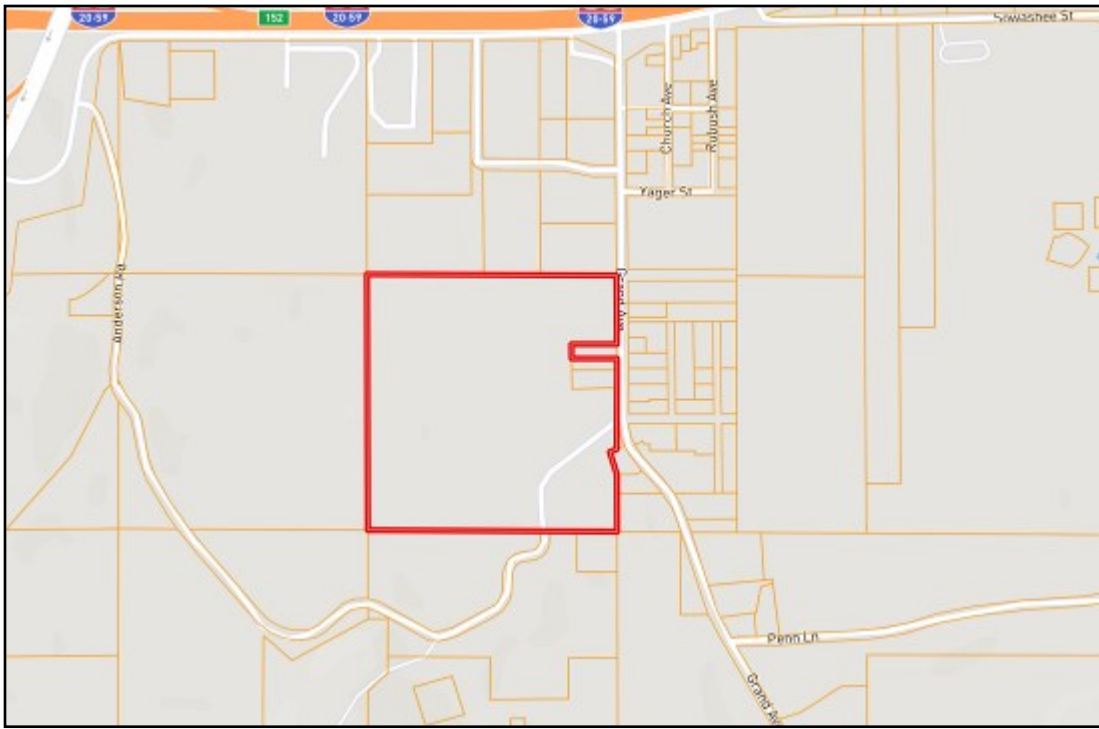


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## Ownership Map



## Aerial Map

[Click Here for an Interactive Map](#)

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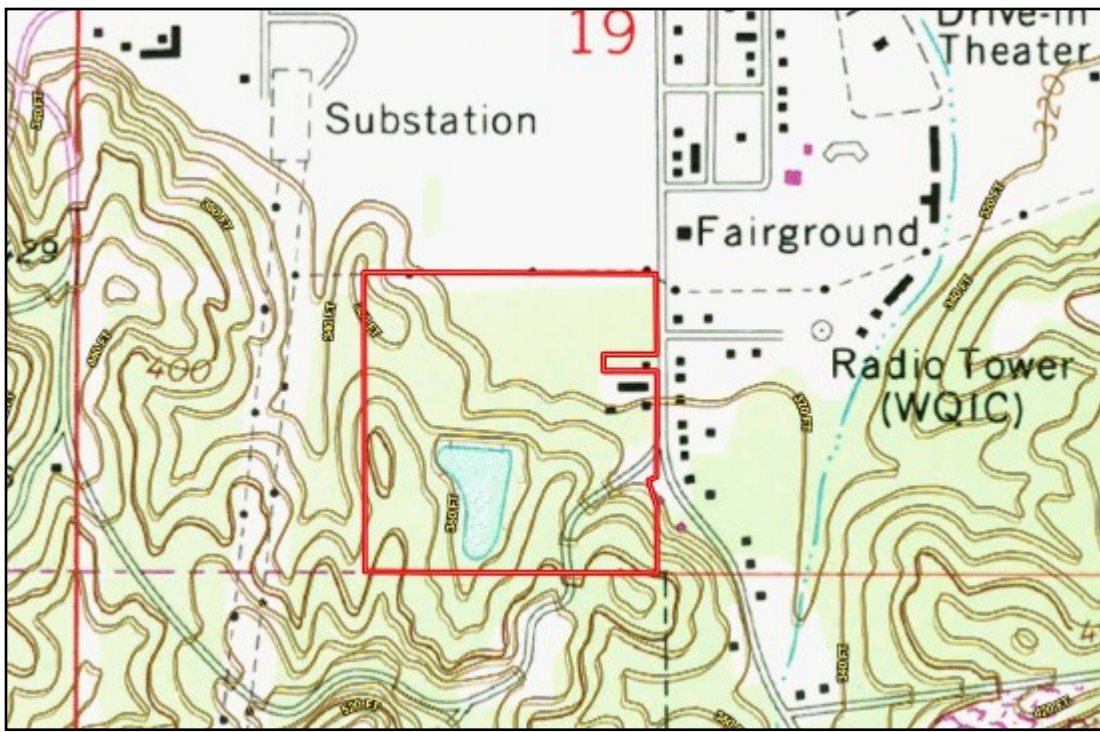


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Topo Map



Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SmE2	Sweatman fine sandy loam, 15 to 35 percent slopes, moderately eroded	23.24	58.98	0	15	7e
QaA	Quitman loam, 0 to 2 percent slopes	13.38	33.96	0	70	2w
W	Water	2.33	5.91	0	-	-
Va	Vimville loam, occasionally flooded	0.44	1.12	0	71	3w

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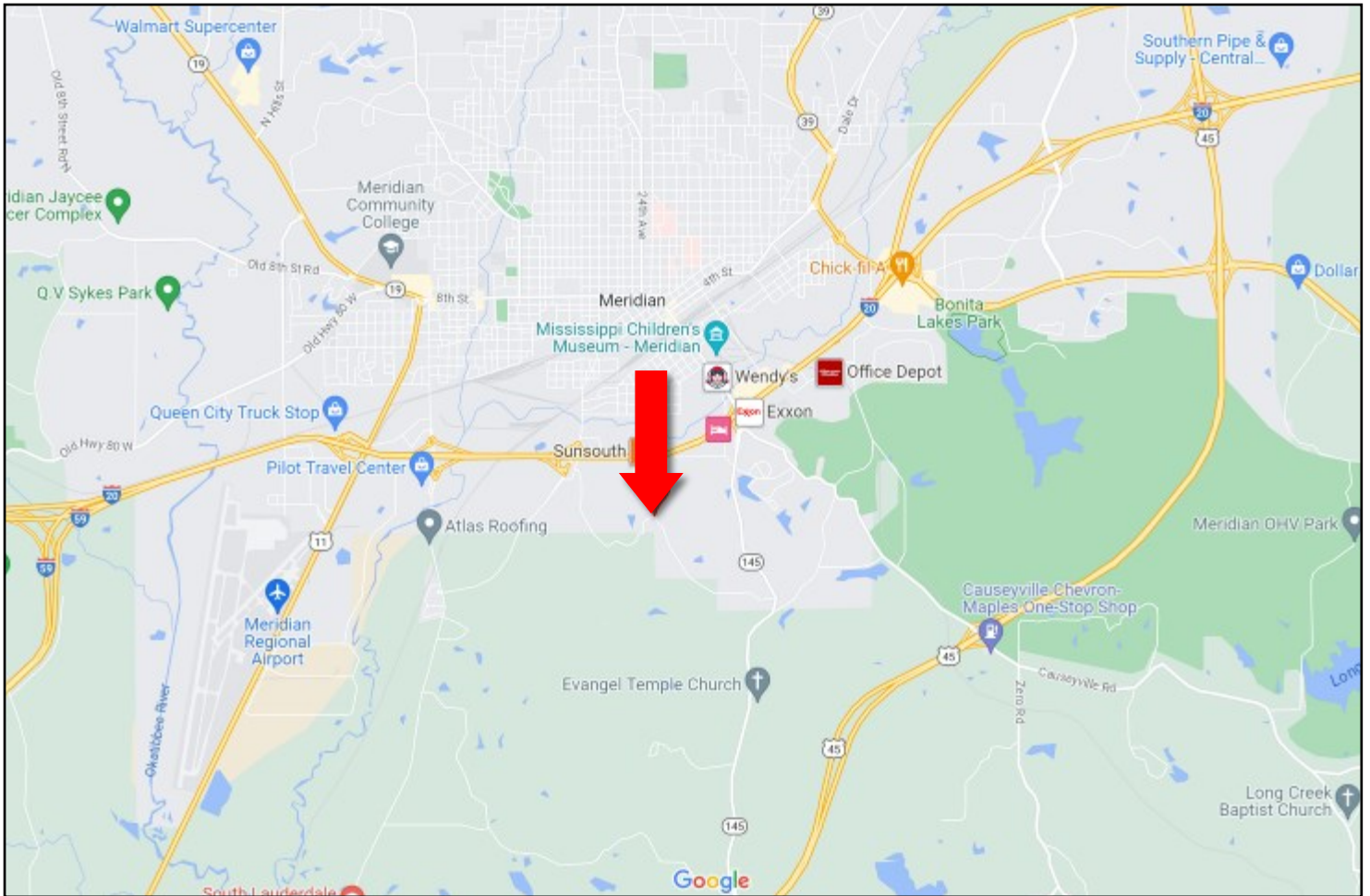


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# Directional Map



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