

# EXCEPTIONAL DEVELOPMENT OPPORTUNITY 40± ACRES IN MADISON COUNTY, MS



**\$860,000**

This 40± acre property in Madison County, MS, is perfectly positioned for development adjacent to The Trails of Madison apartment complex. With all utilities and paved frontage on Stout Road, this site offers limitless potential in a rapidly growing area. Strategically located:

- Just 730 feet from Calhoun Station Parkway
- Only 1.66 miles from Gluckstadt, MS
- 1.44 miles to Interstate 55
- 2.26 miles to the Amazon Distribution Center on MS Highway 22
- Half a mile from Nissan North America

The increasing demand for housing and retail in Madison County makes this site ideal for a developer to include a mix of single-family, multi-family, and commercial development in its portfolio as the population base is closing in due to the steady flow of high-paying jobs to Madison County. With a strong job market fueling population growth, now is the time to invest in this outstanding location. **Call Tom today to discuss the possibilities!**



**TOM  
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

## Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

FiveStar  
2011-2024  
BEST  
BROKERAGES



## The Land & Homes Expert *You Can Trust!*

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# AERIAL MAP



**land id.** [Click Here for the Landid Interactive Map Link](#)

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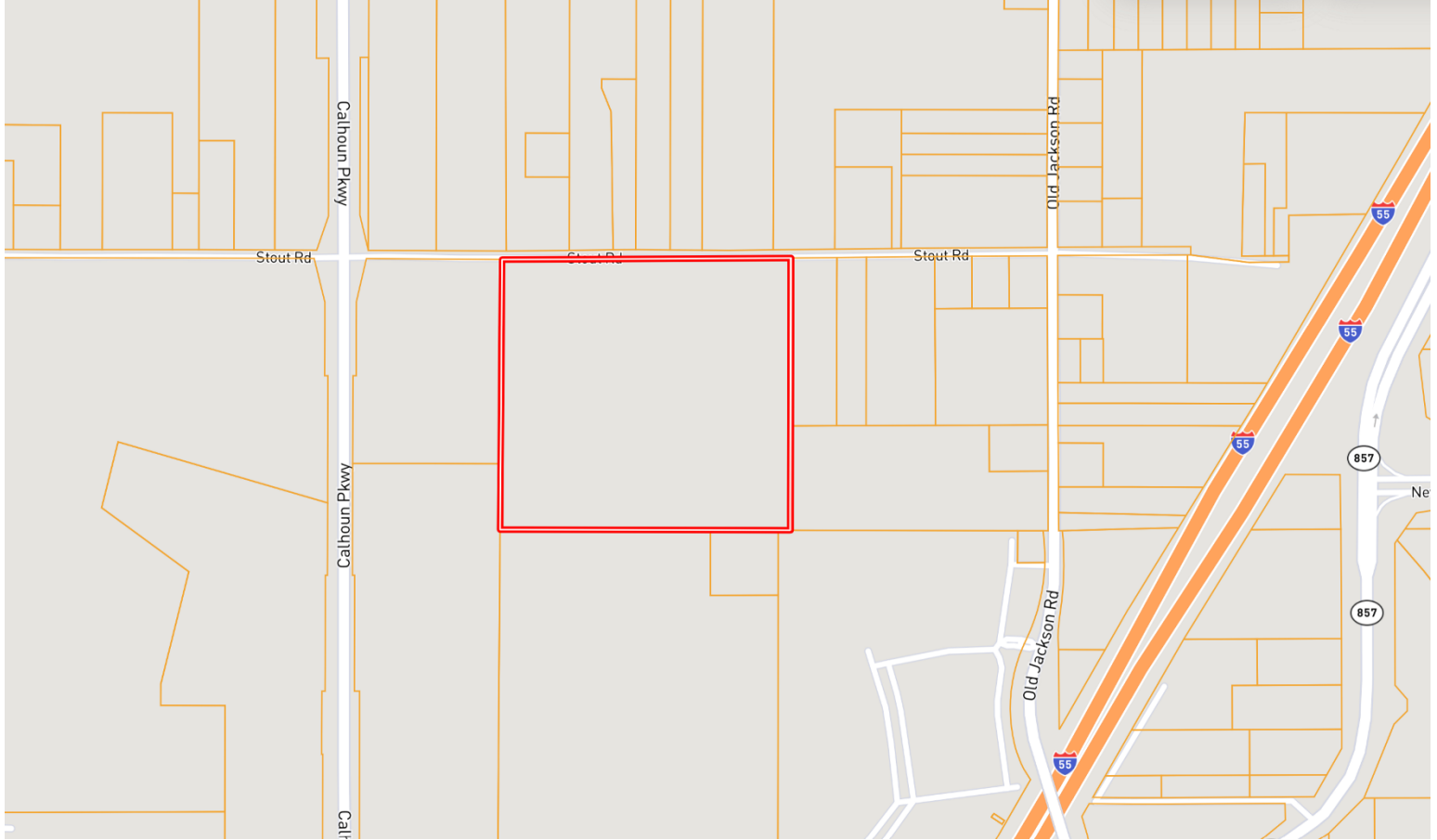


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# OWNERSHIP MAP



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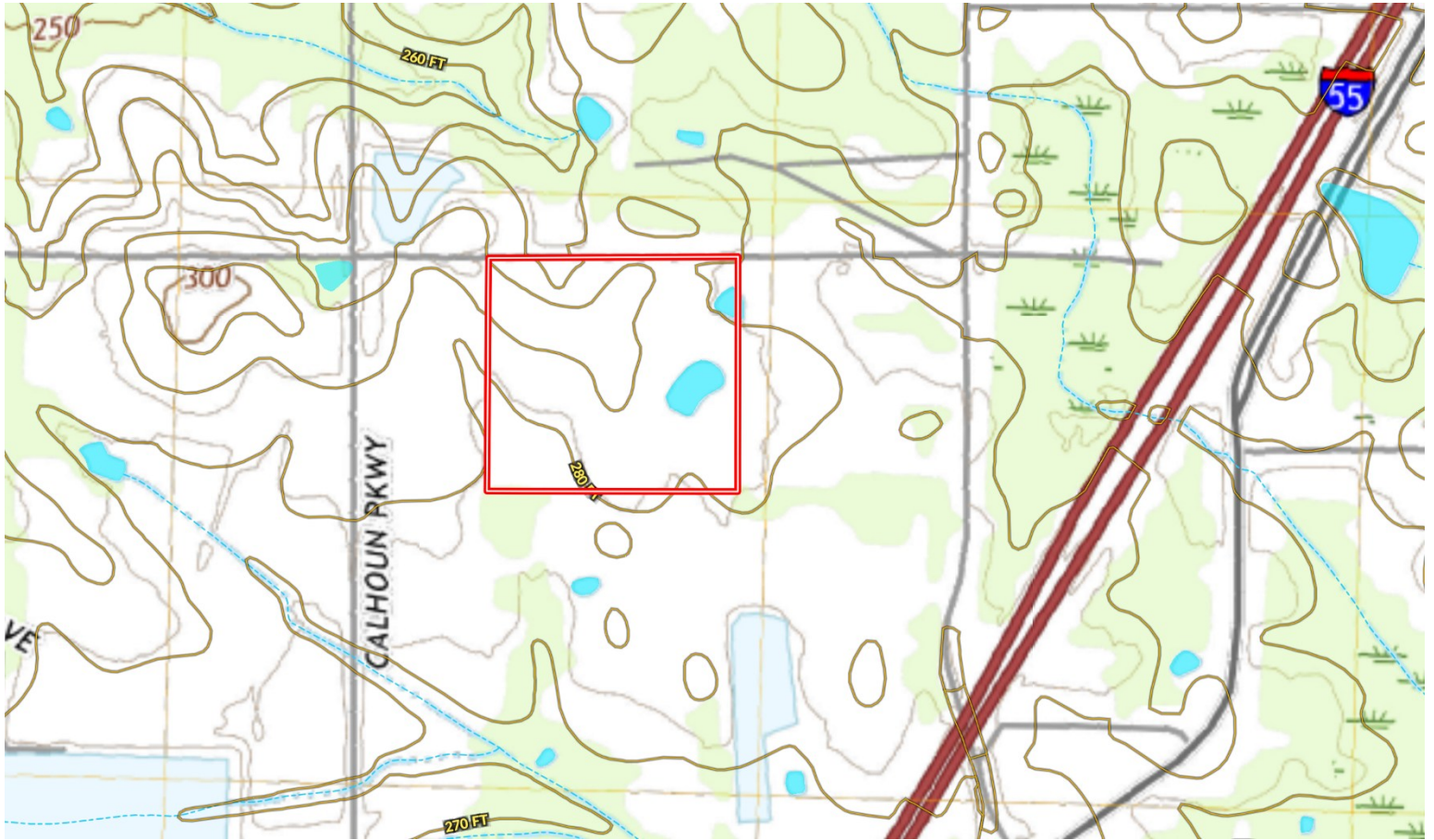


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# TOPOGRAPHY MAP



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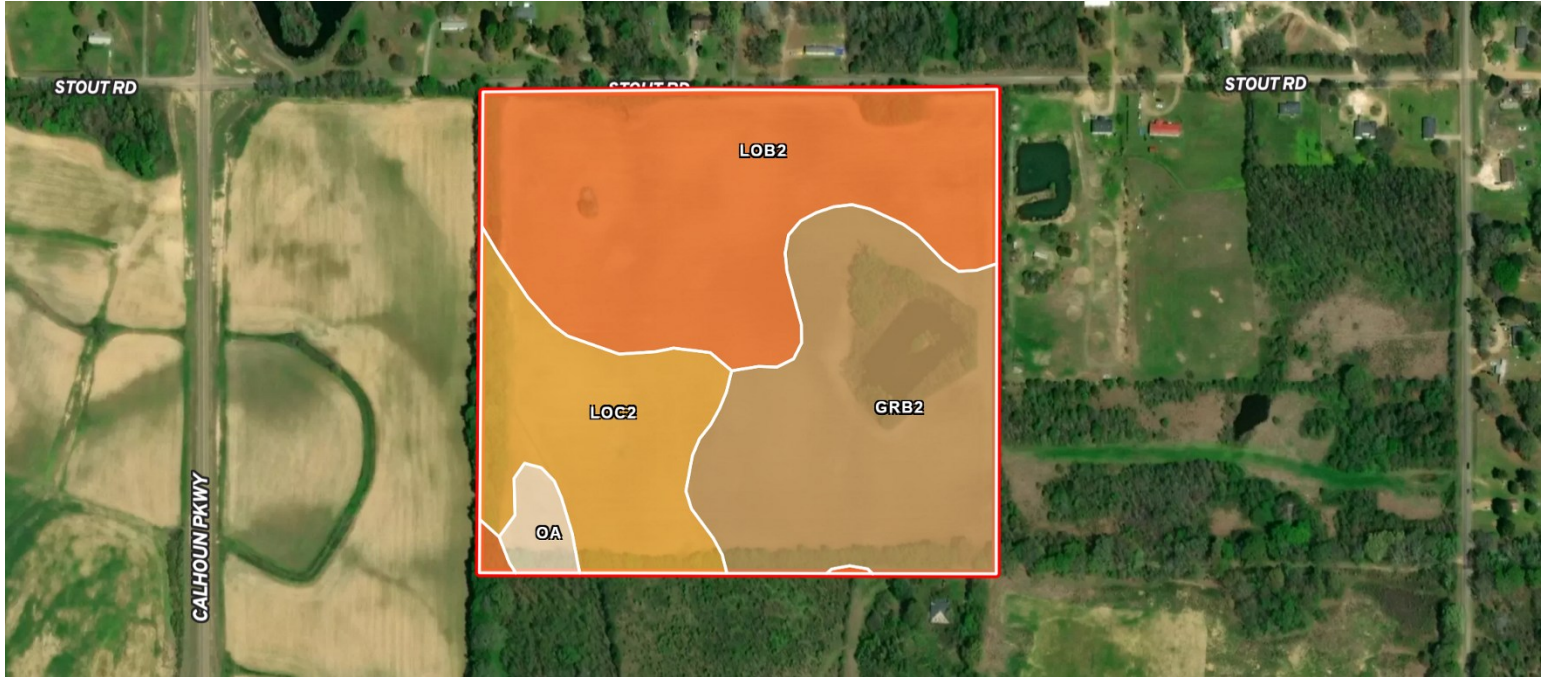


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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	17.57	42.98	0	55	3e
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	14.23	34.81	0	48	2e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	8.11	19.84	0	48	4e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	0.97	2.37	0	74	2w

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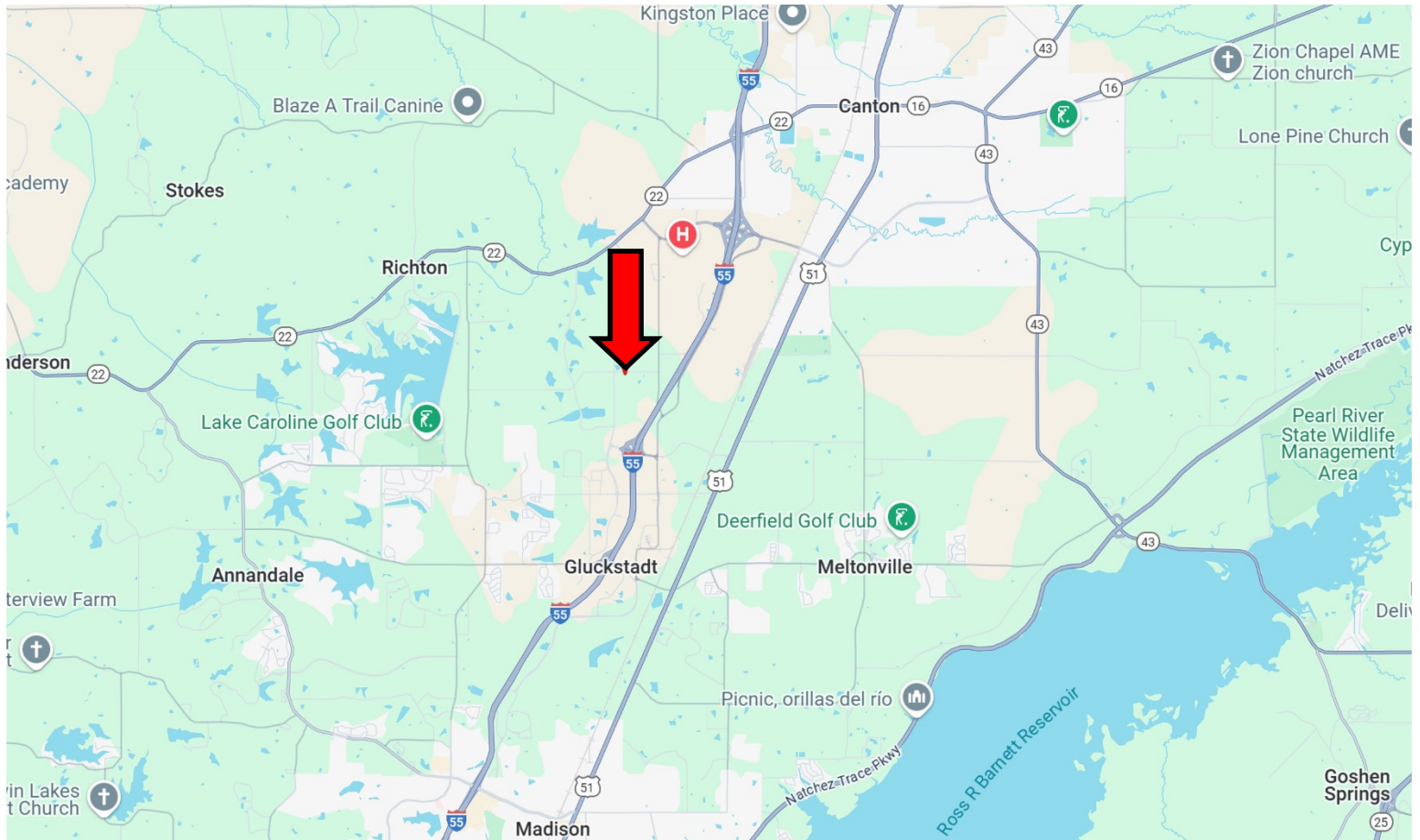


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# DIRECTIONAL MAP



Directions from Gluckstadt Road and I-55 in Gluckstadt, MS: Travel I-55 North for 1.1 mile. Take exit 114 toward Sowell Road. Turn onto Sowell Road and travel 0.3 miles. Turn right onto Calhoun Station Parkway and travel 1.2 miles. Turn right onto Stout Road. After 0.2 miles, the property will be on your right. [Google Map Link](#)



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