

PRIME COMMERCIAL OPPORTUNITY

28.97± Acres in Holmes County, MS



- Direct frontage on Hwy 12
- Immediate access to I-55 (North & South)
- Just 50 miles from the Jackson Metro Area
- Less than 160 miles to Memphis, TN
- High traffic counts from both Hwy 12 And I-55
- Current area development includes a hotel And convenience store with fuel.
- Located near the Holmes County Industrial Park-Ideal for Supporting businesses.

**SAM
SAMPLE**
REALTOR®

Office: 601.898.2772

Cell: 601.668.5697

Sam@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Location Location Location! This 28.97± acre Holmes County property is in a prime location for commercial development with direct access from Hwy 12 and immediate connectivity to I-55, both north and south. It's less than 160 miles from Memphis, TN, and just 50 miles from the Jackson metro area, making it a prime spot for various business opportunities. The area already includes a hotel and convenience store with fuel, and benefits from high traffic counts along both major highways. With the Holmes County Industrial Park nearby, the potential for this site is wide open. Contact Sam today to schedule a visit or learn more!

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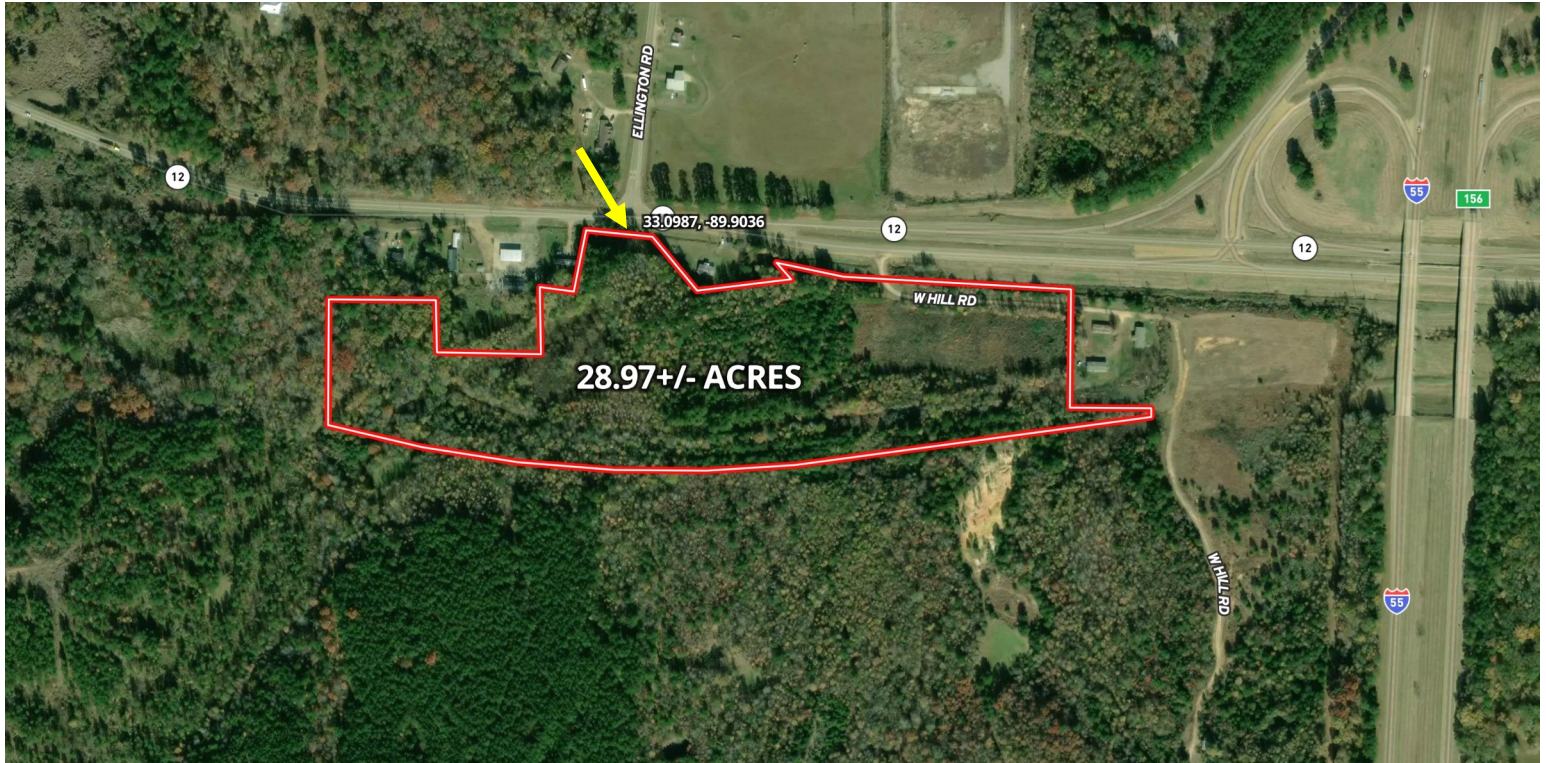


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Aerial Map



[Click Here for the Landid Interactive Map Link](#)

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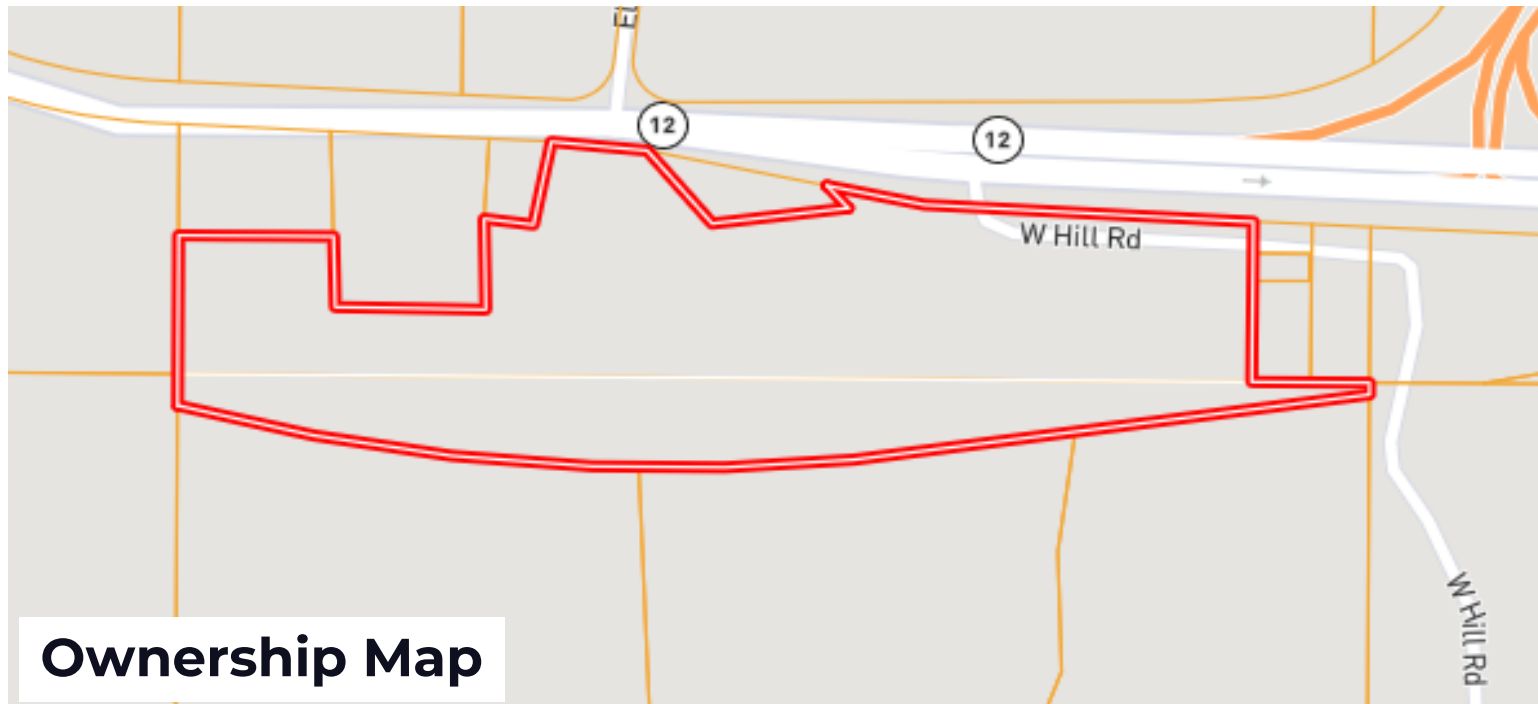
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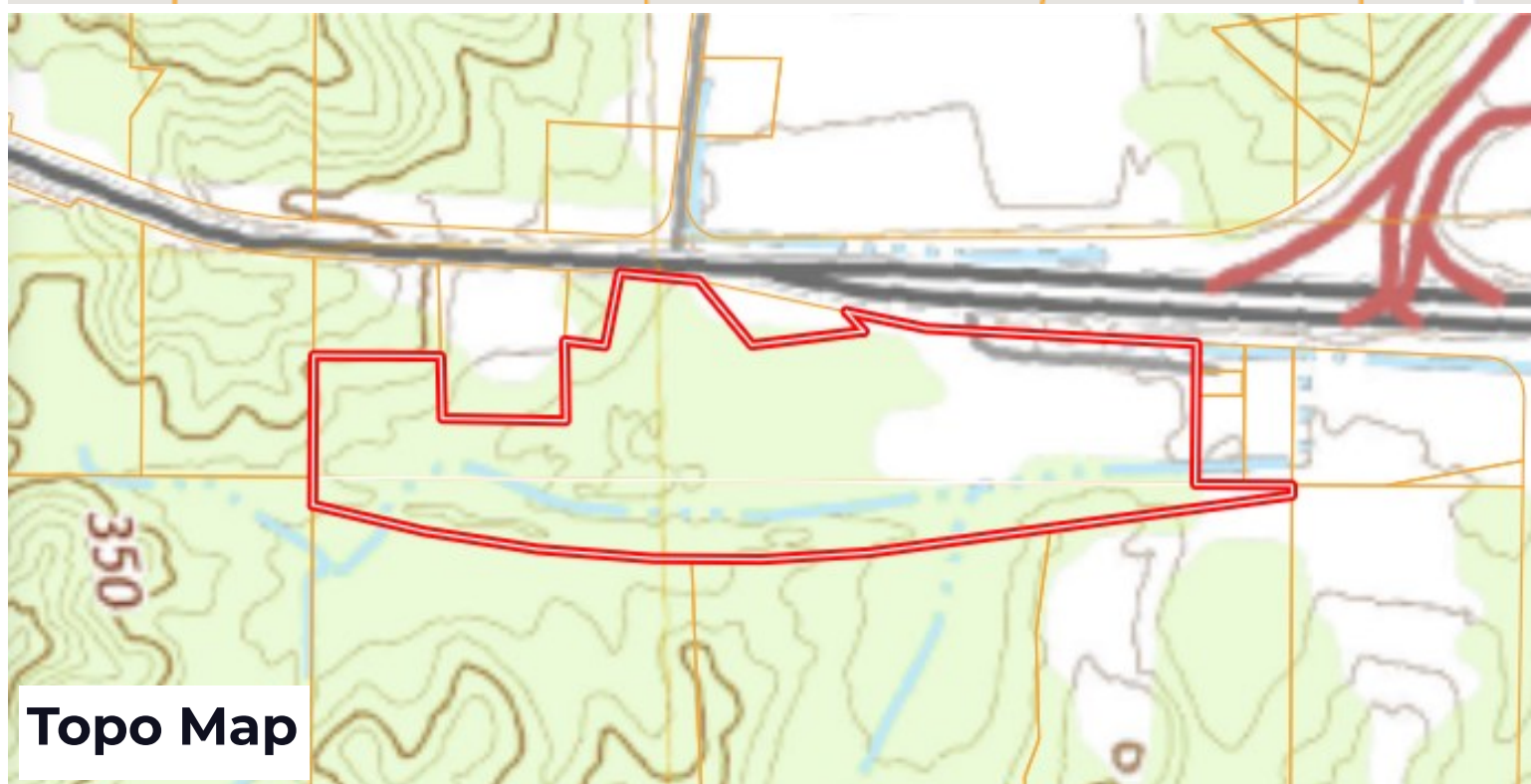
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Ownership Map



Topo Map

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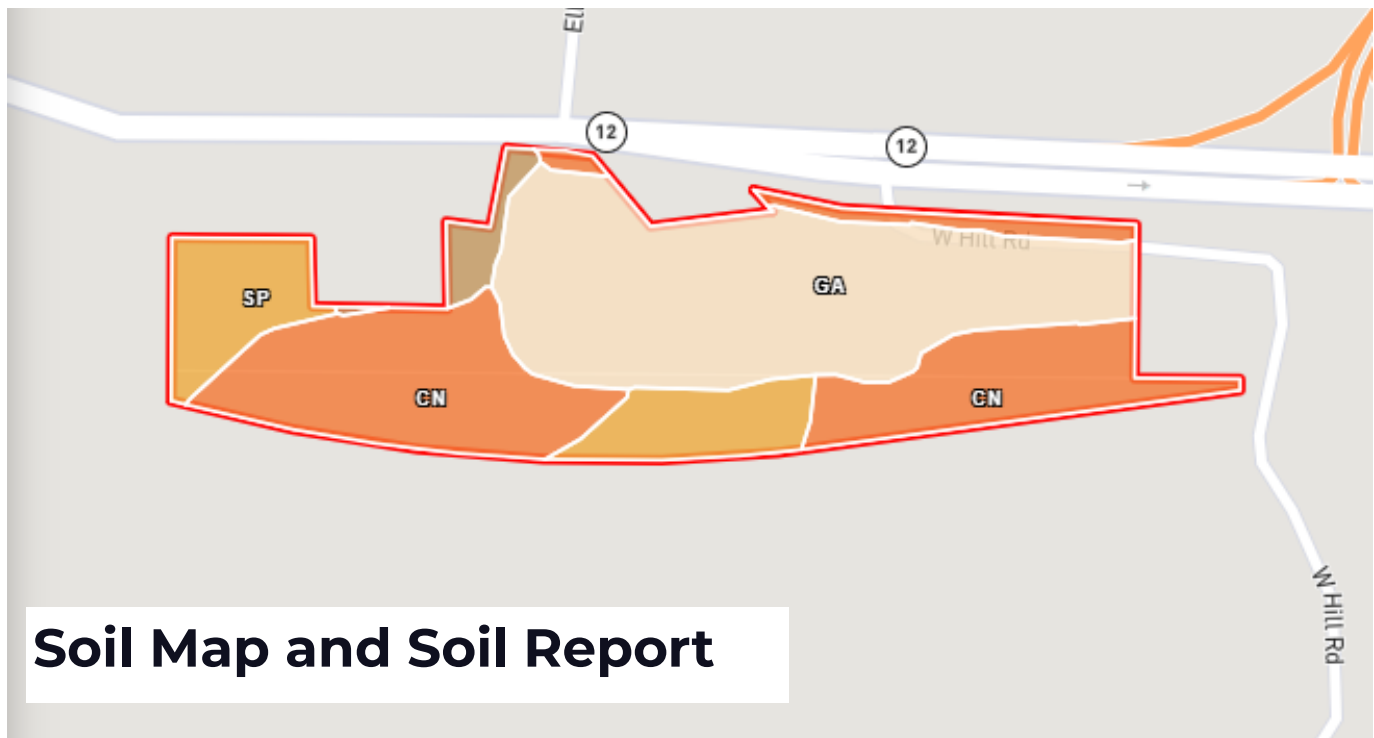
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Soil Map and Soil Report

Code	Description	Acres	%	CPI	NCCPI	CAP
Ga	Gravel pits-Udorthents complex	12.92	44.6%	-	-	8s
Cn	Collins silt loam, occasionally flooded	10.8	37.28%	-	86	2w
SP	Smithdale-Providence association, 8 to 45 percent slopes	4.46	15.4%	-	29	7e
PrC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	0.78	2.69%	-	38	4e

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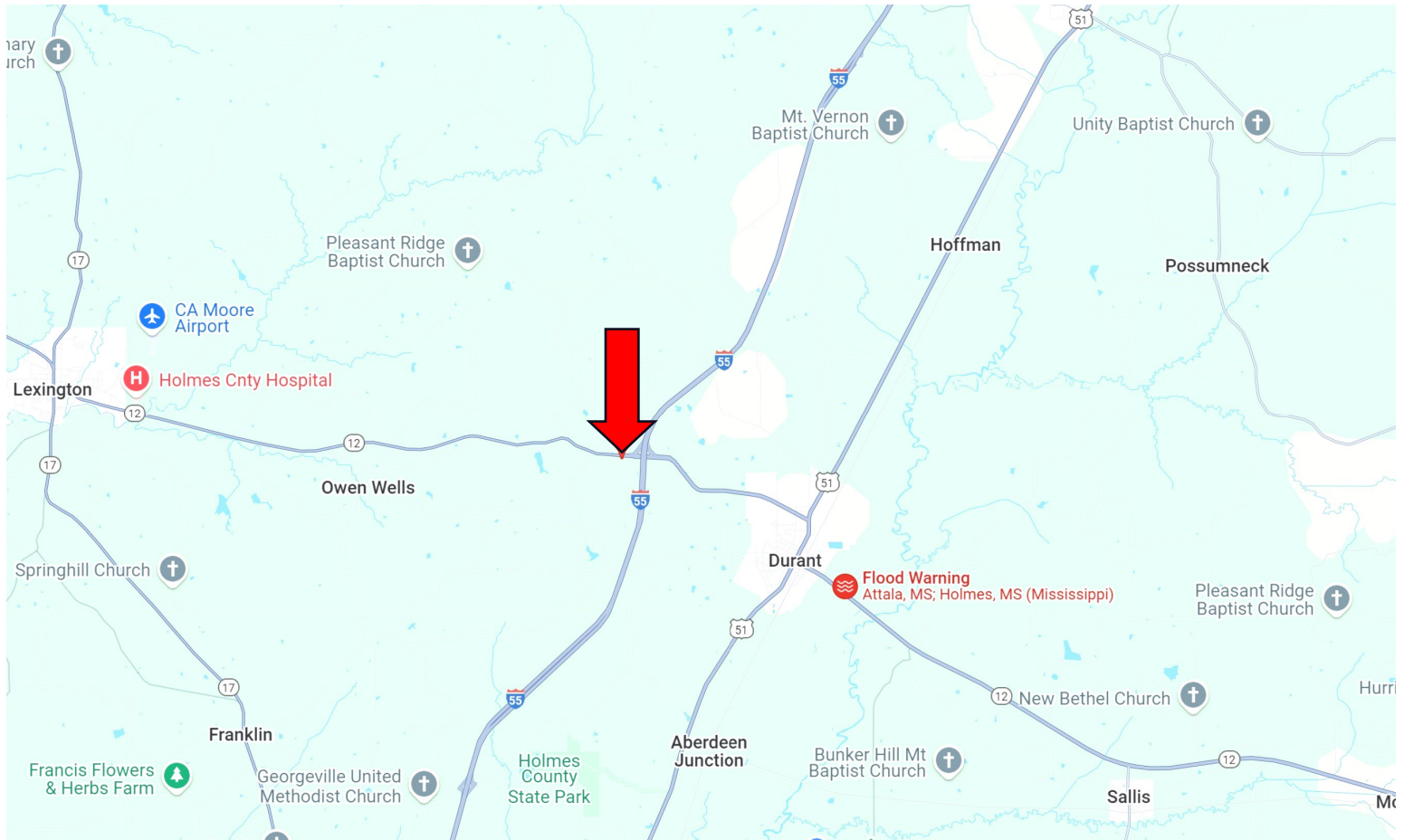


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Directional Map



Directions from I-55 and Hwy 12 in Durant, MS: Take exit 156 to merge onto Hwy 12 W and travel 0.8 miles. The property is on your left nearly immediately across from the south exit on I-55 and 2000' west of North exit off I-55.

GPS: 33.0982, -89.9010 [GOOGLE MAP LINK](#)



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