

# Development Opportunity in Washington County, MS

## \$450,000



Explore the potential of this prime 10.69± acre development tract centrally located in the heart of Greenville, MS. Positioned just east of the property is St. Joseph School, while to the west is the Hampton Inn. The rear of the tract opens up to the scenic Greenville Country Club Golf Course. The parcel is zoned C-4 (commercial), making it an ideal canvas for various possibilities, such as condos, apartments, or small businesses. Convenience meets opportunity with utilities available near the property. There are 457± ft of frontage on VFW Road, 947± ft depth on the east, and 920± ft depth on the west. Give Tracey Bell a call to schedule your private showing!



**TRACEY  
BELL**

MANAGING BROKER

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[Tracey@TomSmithLand.com](mailto:Tracey@TomSmithLand.com)



### A Real Estate Expert You Can Trust

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.





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# AERIAL MAP



[Click for Interactive Map](#)

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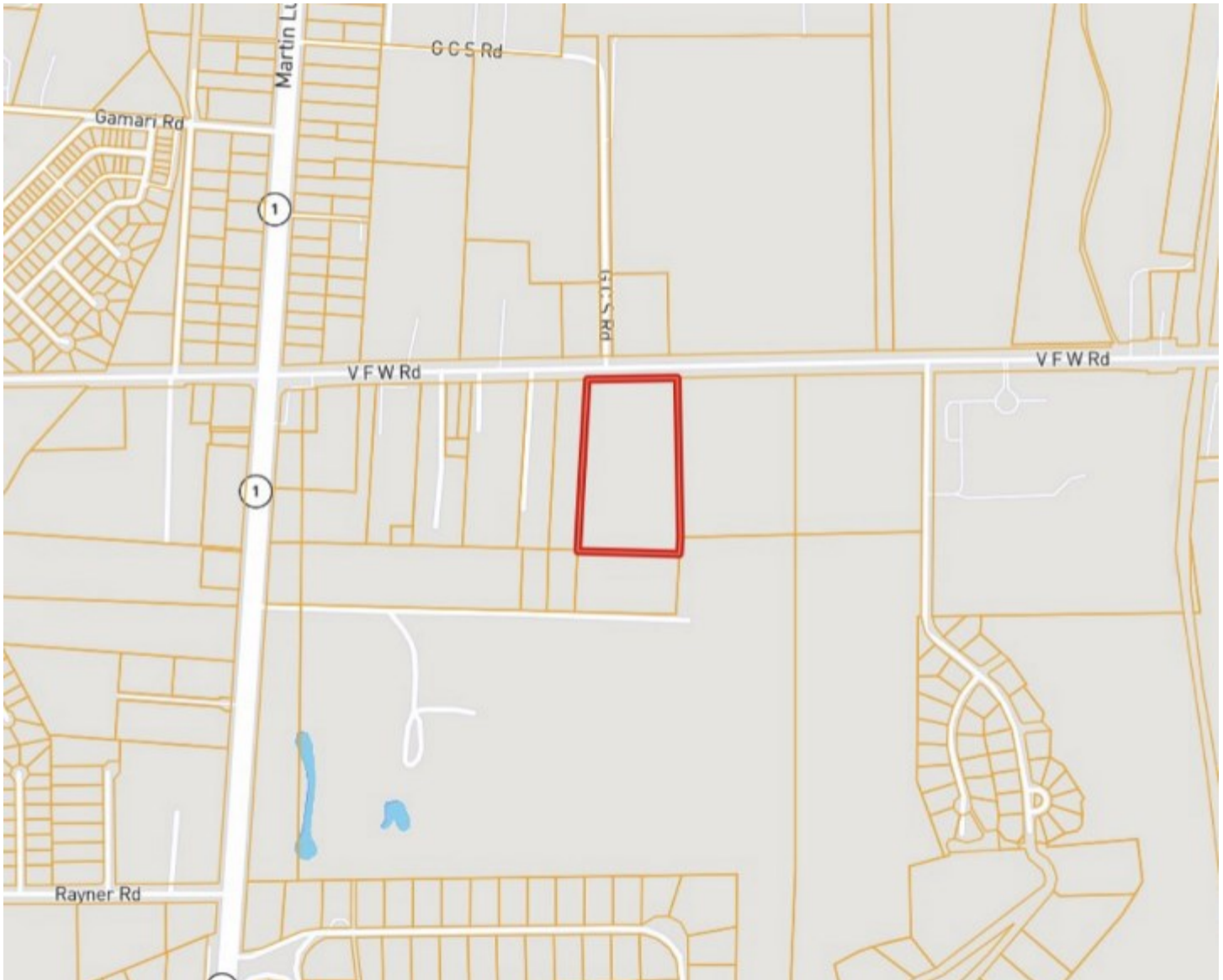
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# OWNERSHIP MAP



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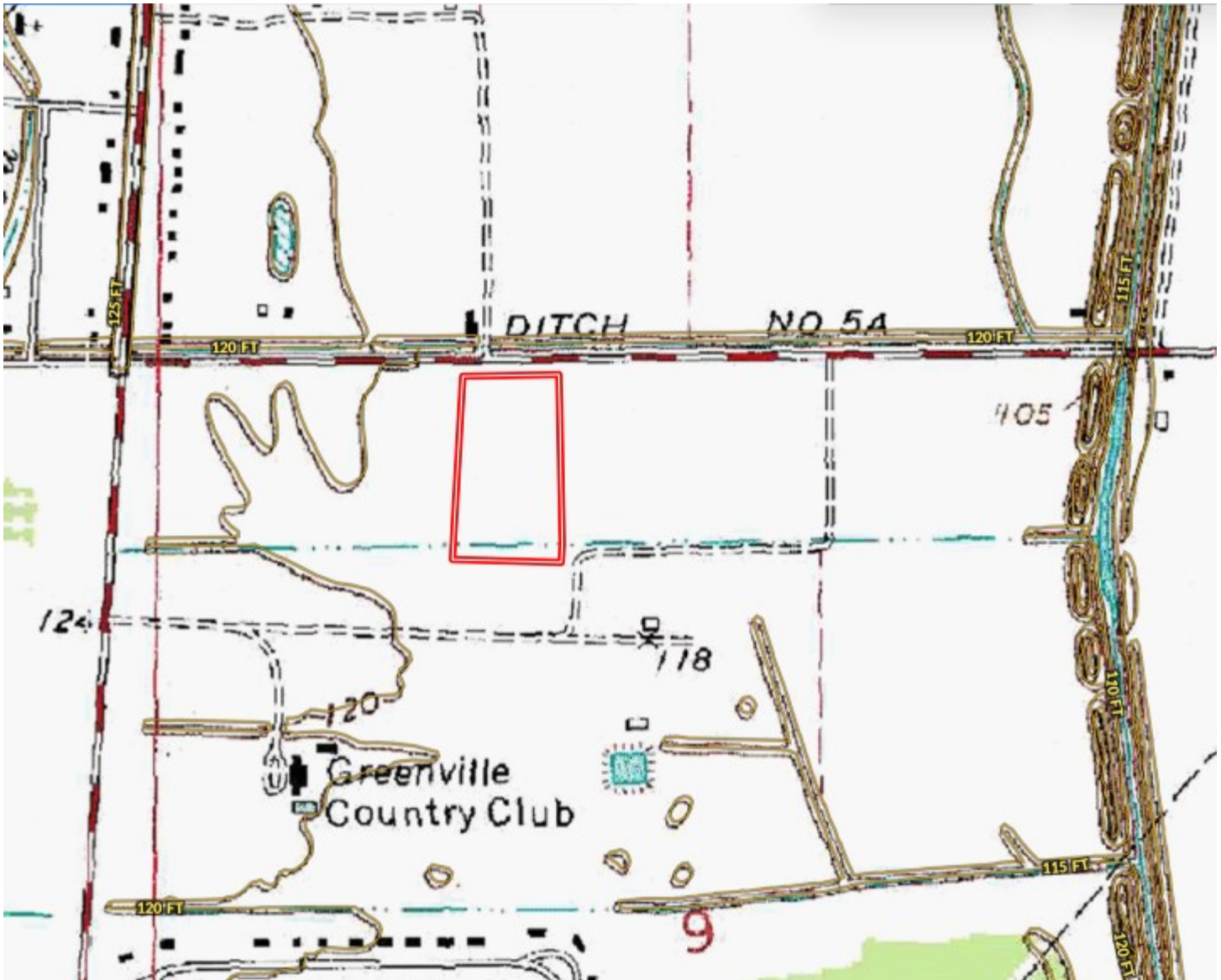
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# TOPO MAP



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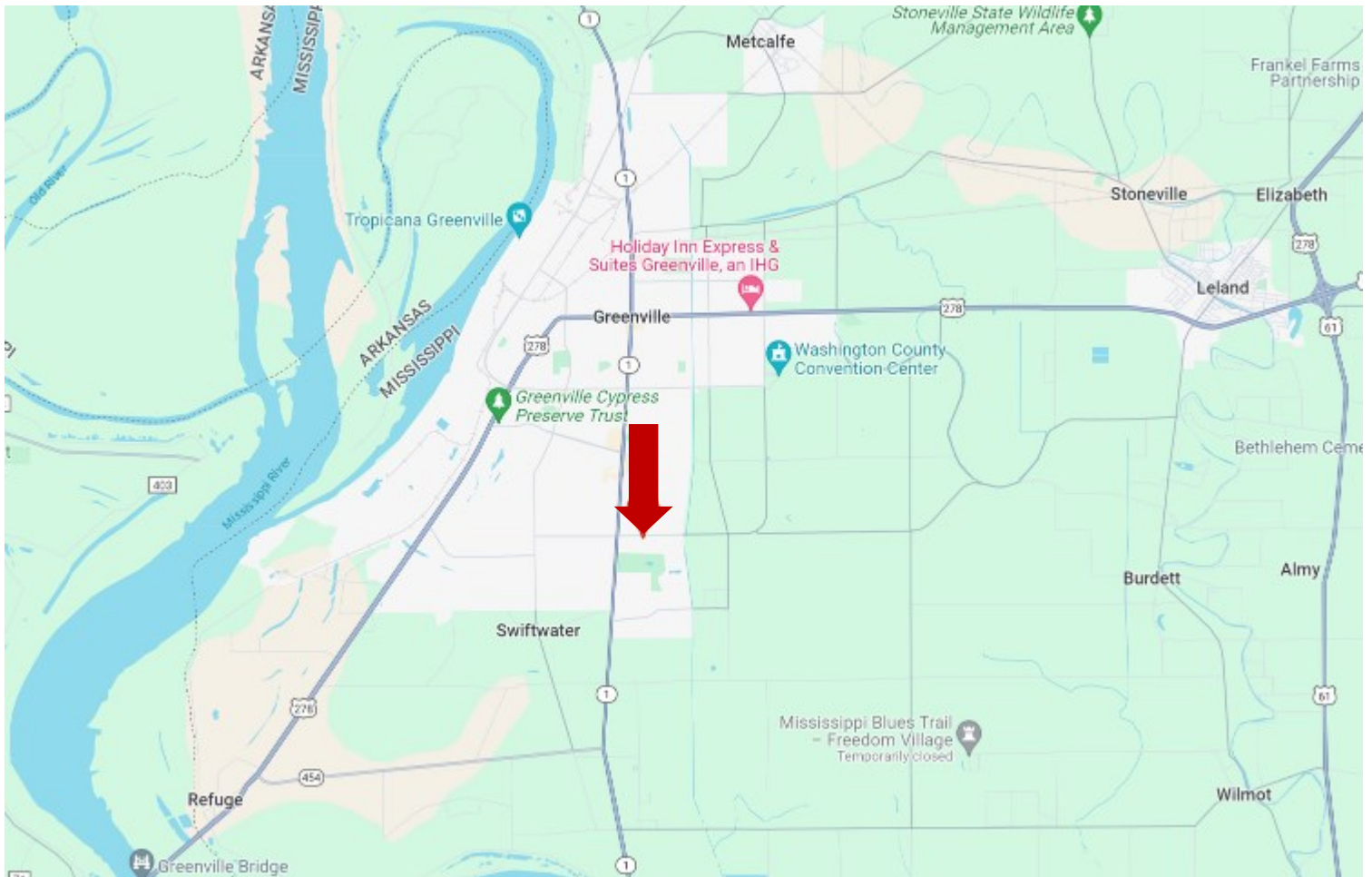
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# DIRECTIONAL MAP



**Address: 1250 VFW Road, Greenville, MS 38701**

**Directions from Hwy 1 and Hwy 278 in Greenville, MS:** Travel south on Hwy1/Martin Luther King Jr Blvd for 2.9 miles. Turn left onto VFW Road. After .4 miles, the property will be on the right. [Google Maps Link](#)



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