



3 +/- Acres Rankin County, MS

Commercial Property

\$650,000

Is your business looking for exposure in one of the fastest growing areas of Rankin County, MS? Consider this 3 +/- acre commercial tract located less than a mile from Exit 59 off I-20 East in Brandon, only 3/10 of a mile from the intersection of Hwy 80 and the new Grants Ferry Parkway. According to MDOT, 35,000 cars pass this exit daily! You will have approximately 275 feet of frontage on Hwy 80. Strip centers and storage facilities are expanding across the street and plans are already underway for a C-Store and Pharmacy at the corner of Grants Ferry Parkway and Hwy 80. Contact me today if you are looking for commercial property in Rankin County, MS.



#SELLINGSIPPI #SIPPILANDMAN

call me today!

STEVE MARTENS, REALTOR®
Steve@TomSmithLand.com
601.898.2772 office | 601.573.2962 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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Aerial Map



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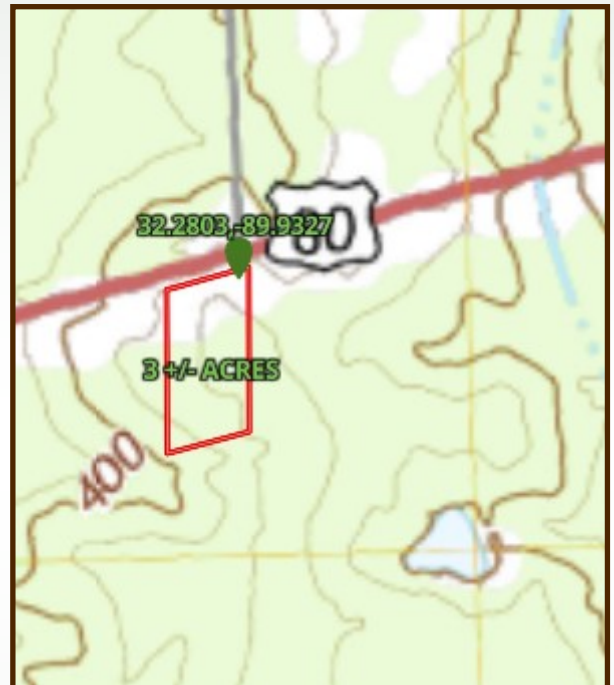
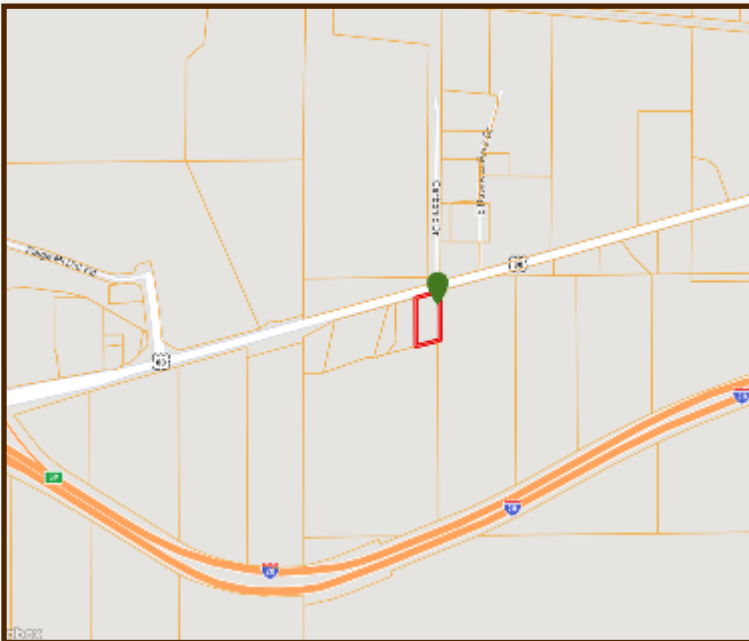
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Ownership & Topo Maps



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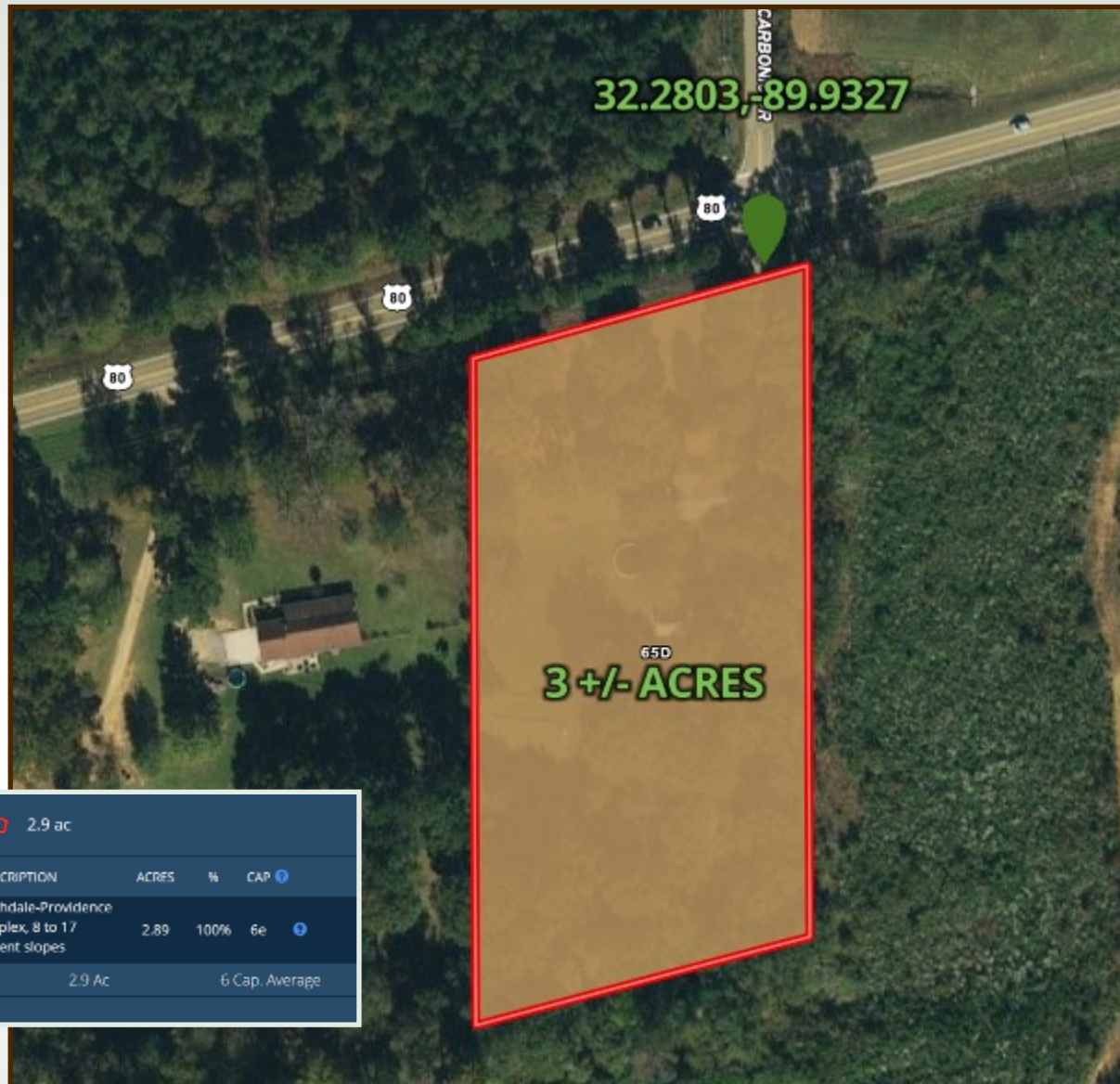
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Soil Map



Boundary  2.9 ac				
CODE	DESCRIPTION	ACRES	%	CAP 
65D	Smithdale-Providence complex, 8 to 17 percent slopes	2.89	100%	6e 
Totals		2.9 Ac	6 Cap. Average	



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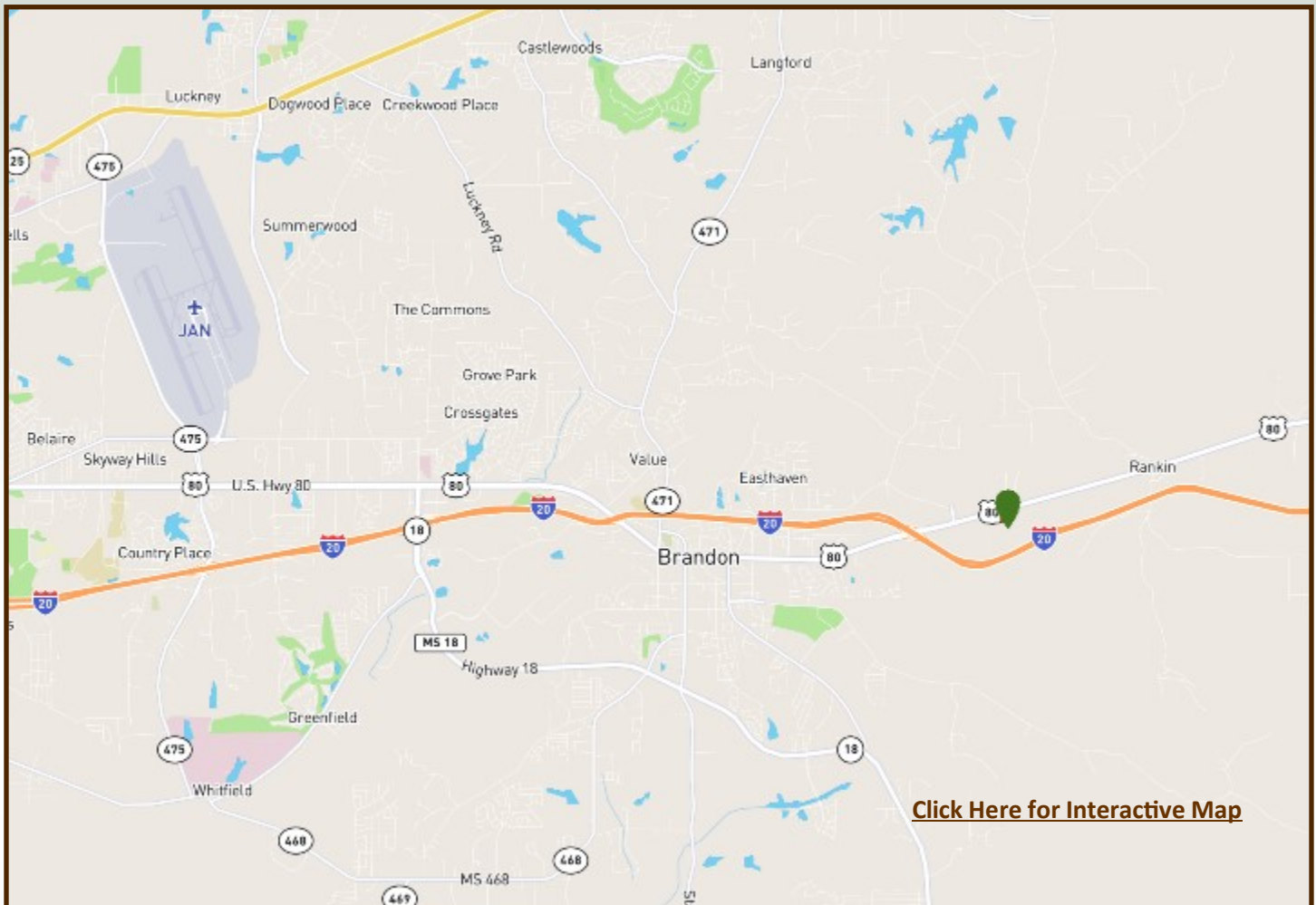


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Directional Map



DIRECTIONS: Exit I-20 on the East Brandon Exit 59. Go north for approximately 8/10 of a mile and the property is on the right.



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