31.86± Acres
Prime Development Opportunity
Madison County, MS



$1,911,600





Tom Smith LAND AND HOMES

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LandReport 2011-2026 America's BEST BROKERAGES

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Property Information

Location:

- Highway 51, Canton, MS

Coordinates:

- 32.55965, -90.06200

Potential Use:

- Large-scale commercial investment
- Retail Development
- Professional Campus
- Mixed-Use Project

Property Highlights

- 31.86± Acres
- 1340± Feet of Road Frontage Along Highway 51
- 570± Feet of Road Frontage Along Ragsdale Road
- Multiple Development Configuration Options

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The Property

31.86± Acres

Excellent opportunity to acquire 31.86± acres of prime development land with outstanding visibility and extensive road frontage. This property features approximately 1,340 feet of frontage along Highway 51 and an additional 570 feet of frontage along Ragsdale Road, offering exceptional exposure and multiple potential access points. With its substantial acreage and strategic location, this tract presents a tremendous opportunity for commercial or mixed-use development, subject to applicable zoning and approvals. The extensive road frontage provides flexibility for a variety of potential development layouts. Whether you are a developer, investor, or business owner looking for a highly visible location with room to grow, this property offers the acreage, accessibility, and potential to bring your vision to life.









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Aerial Map

VIEW INTERACTIVE MAP



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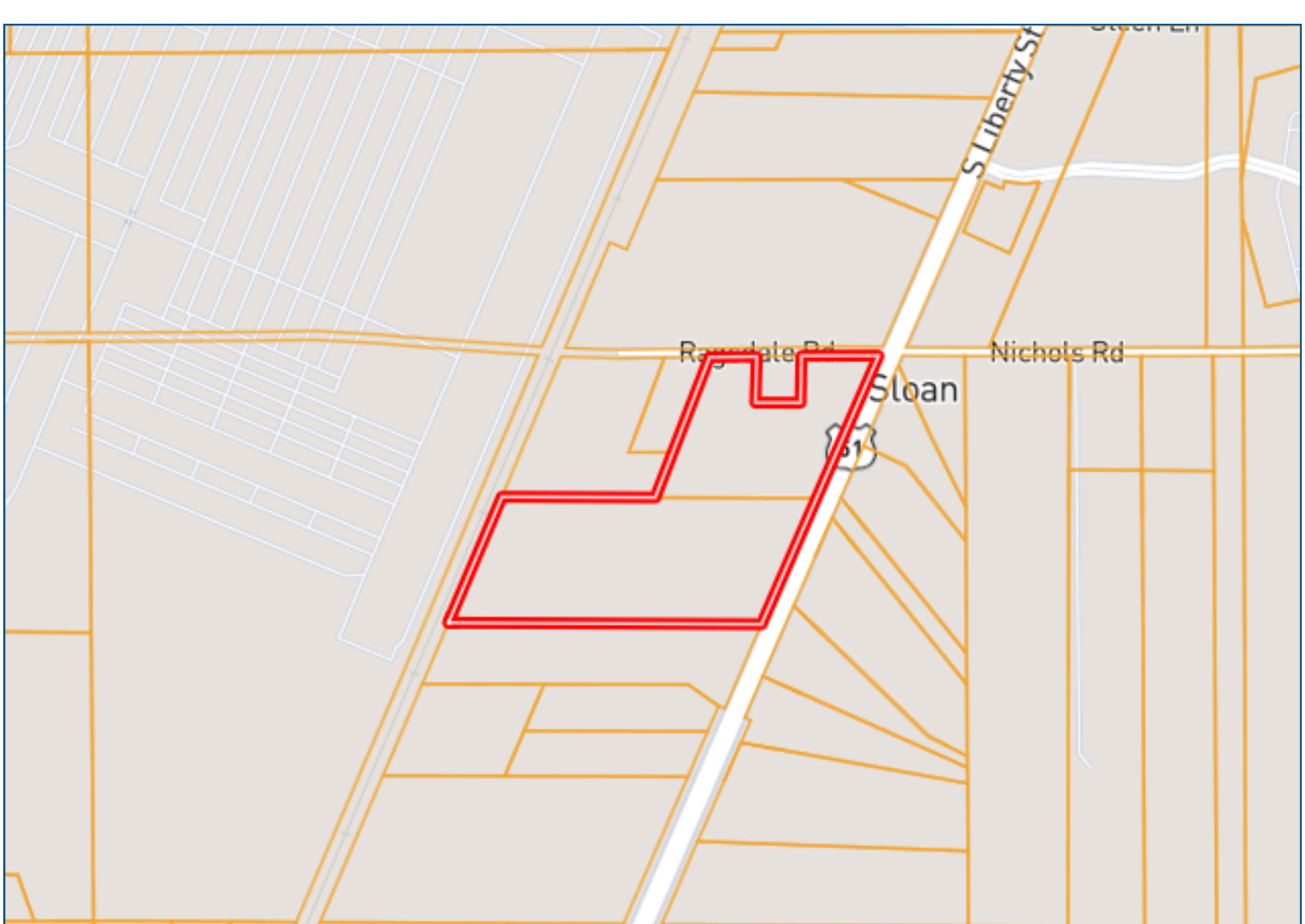
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Ownership Map



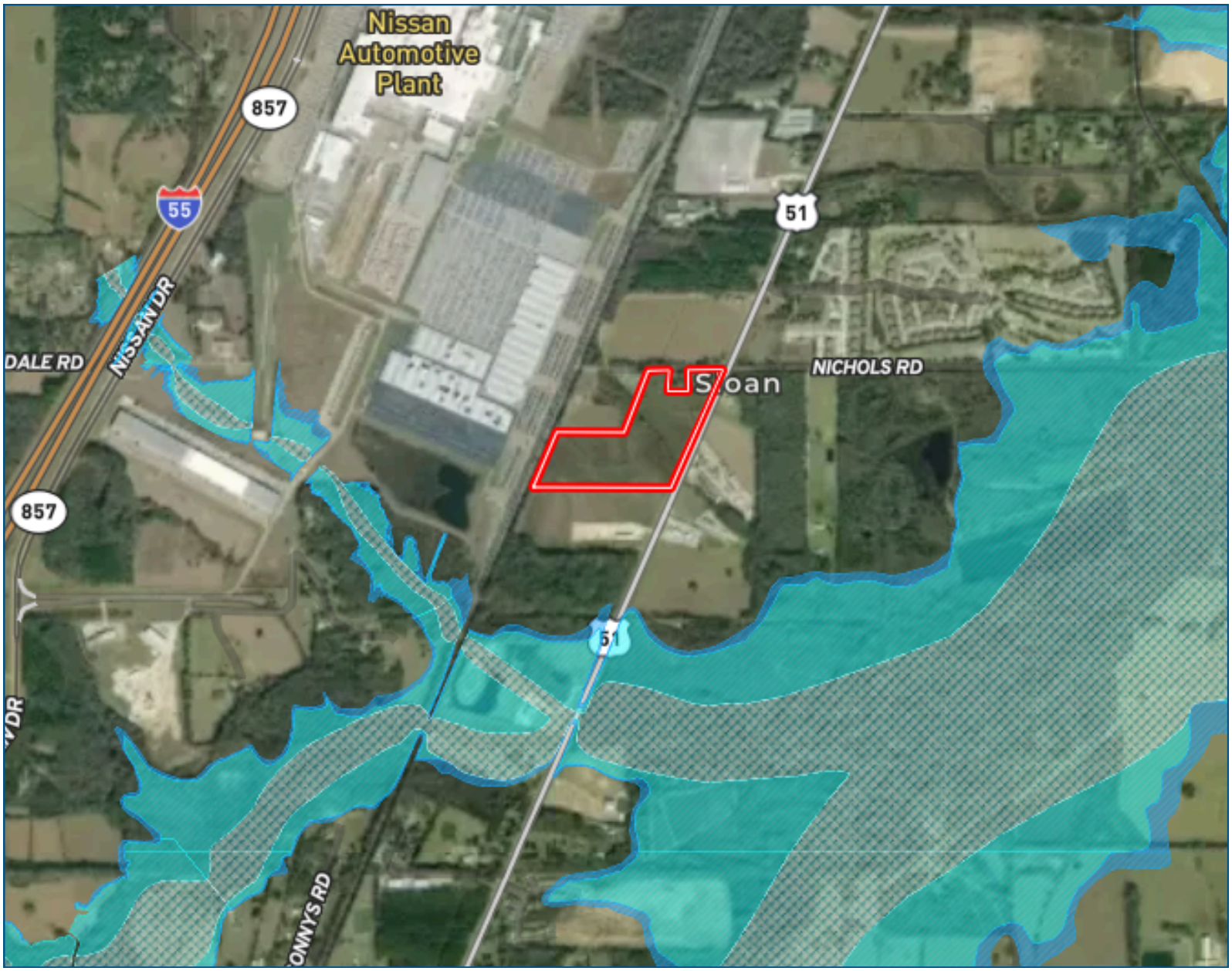
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Flood Map



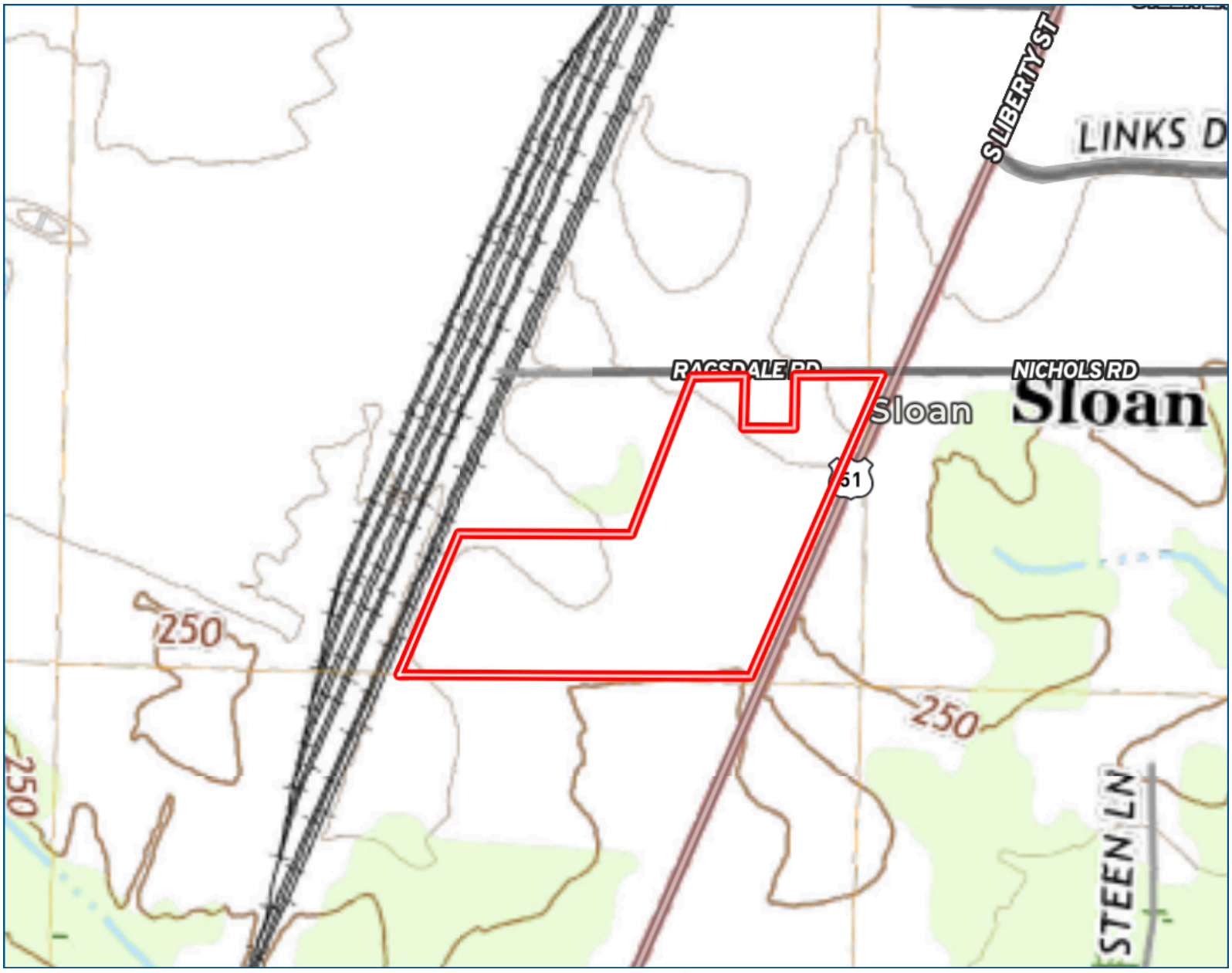
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Topo Map



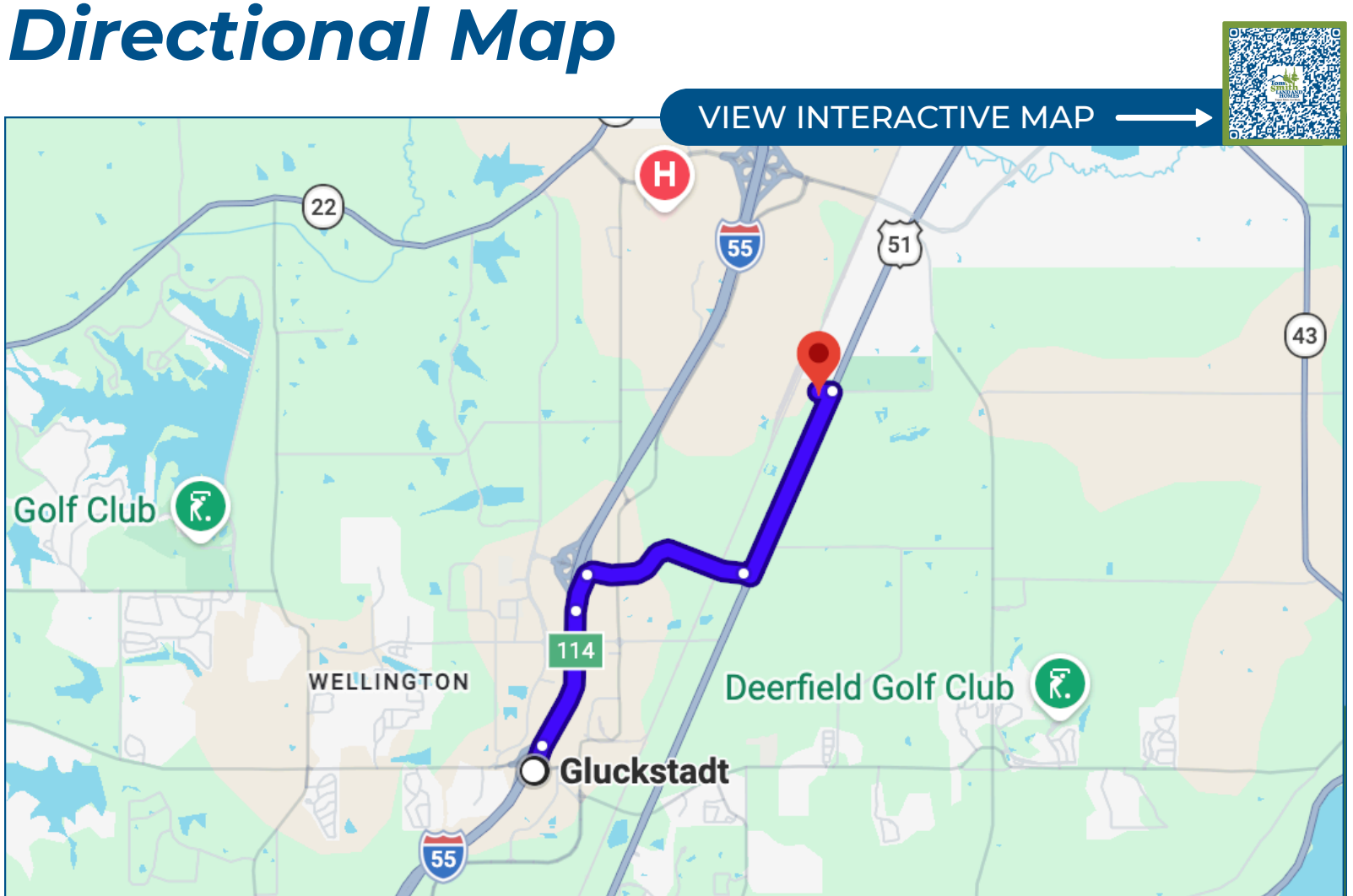
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Directional Map



From Gluckstadt, MS, head toward Gluckstadt Rd, then merge onto I-55 N. After 1.1 miles, take exit 114 for Sowell Rd, then turn right. Continue for 1.4 miles, then turn left onto US-51 N. After 1.7 miles, the property will be on your left.

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