



Development Opportunity in Flora, MS

9.69± Acres in Madison County, MS

\$1,225,000



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

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Tom@TomSmithLand.com



Expect More. Get More.

Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Consider the endless possibilities that await:

This 9.69± acre tract in Madison County, MS, consisting of flat, level ground, was previously used as football and baseball fields and is primed for new development.

Located behind the main Flora School, it offers potential easement access to Highway 49, enhancing traffic flow and visibility. With Flora Water and Sewer services readily available, the site is ideal for residential subdivisions or commercial projects. Recent investments in Flora, including Entergy Mississippi's \$30 million project and the Amazon/Megasite facility, underscore the area's growth and development potential. Contact The Land Man to schedule your tour today!



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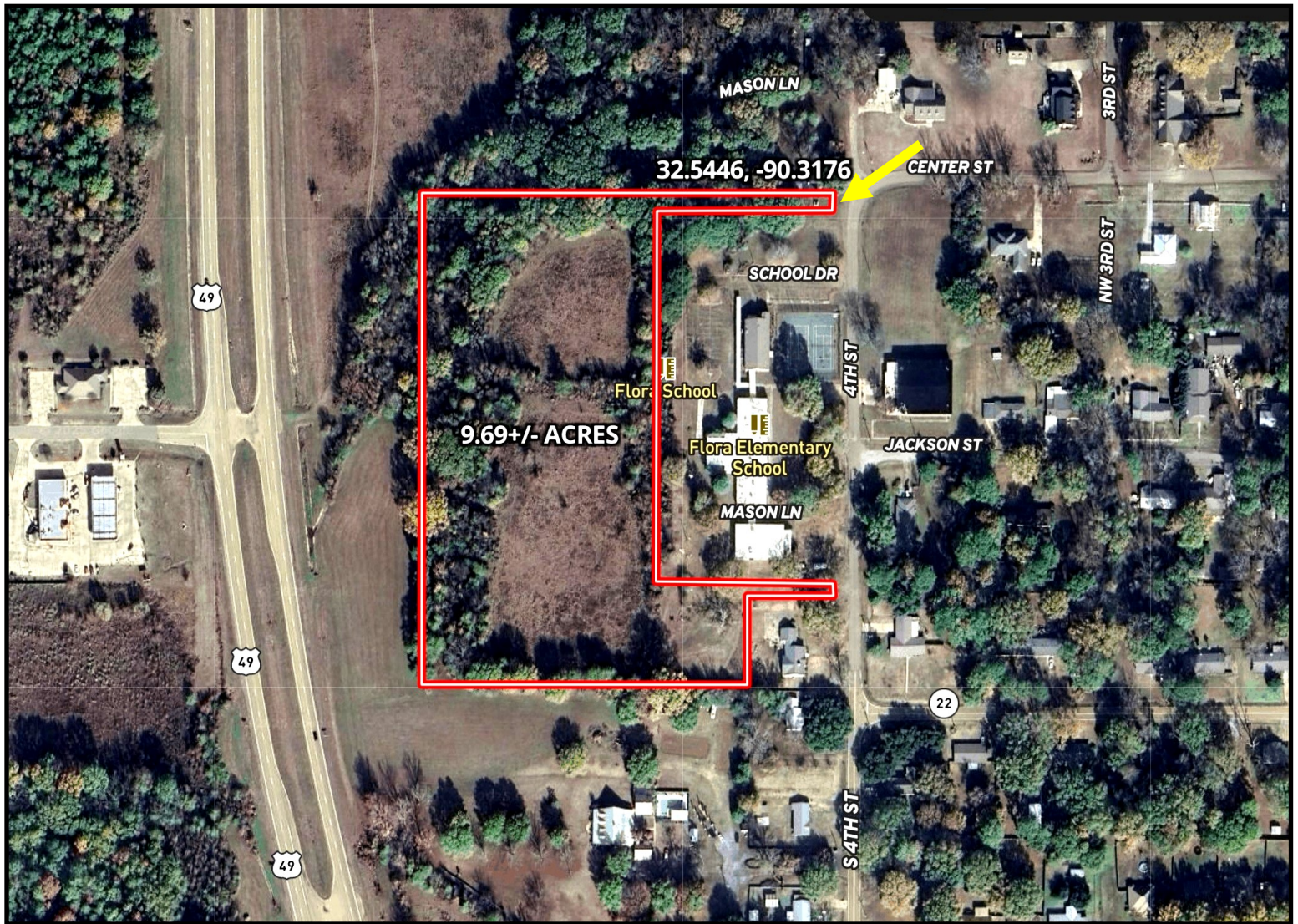


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Aerial Map



[CLICK HERE FOR A LANDID INTERACTIVE MAP](#)

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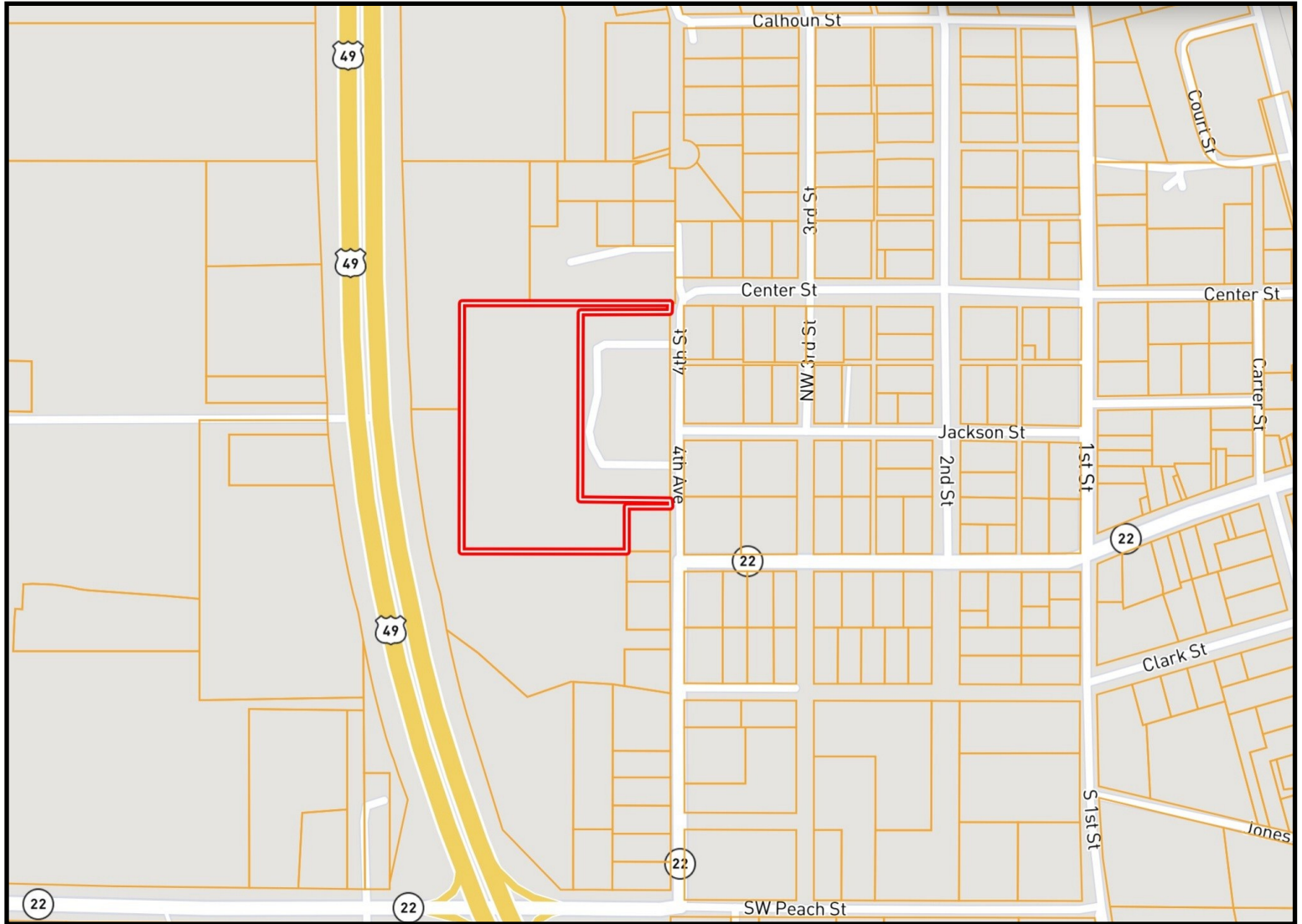


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Ownership Map



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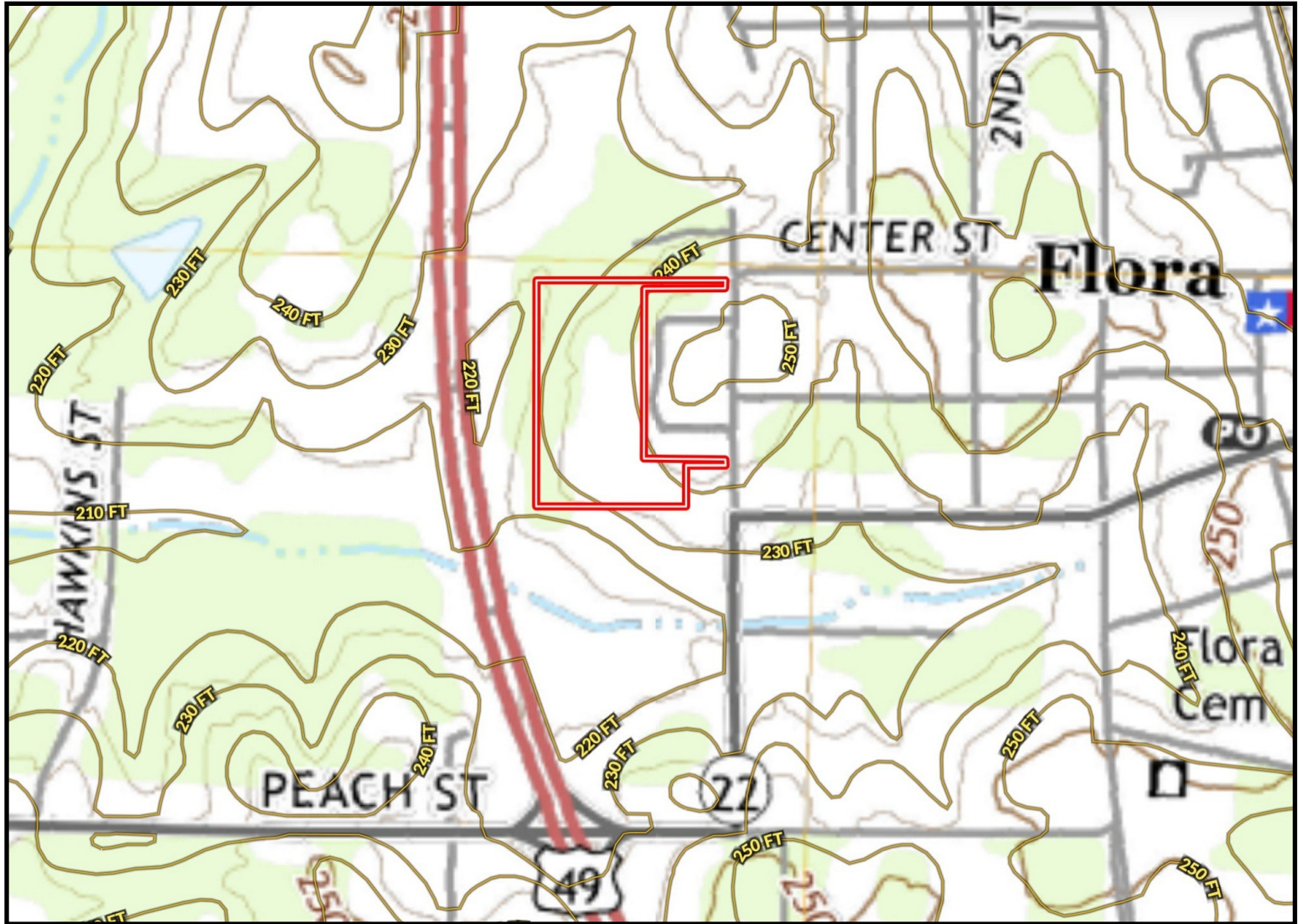


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Topography Map



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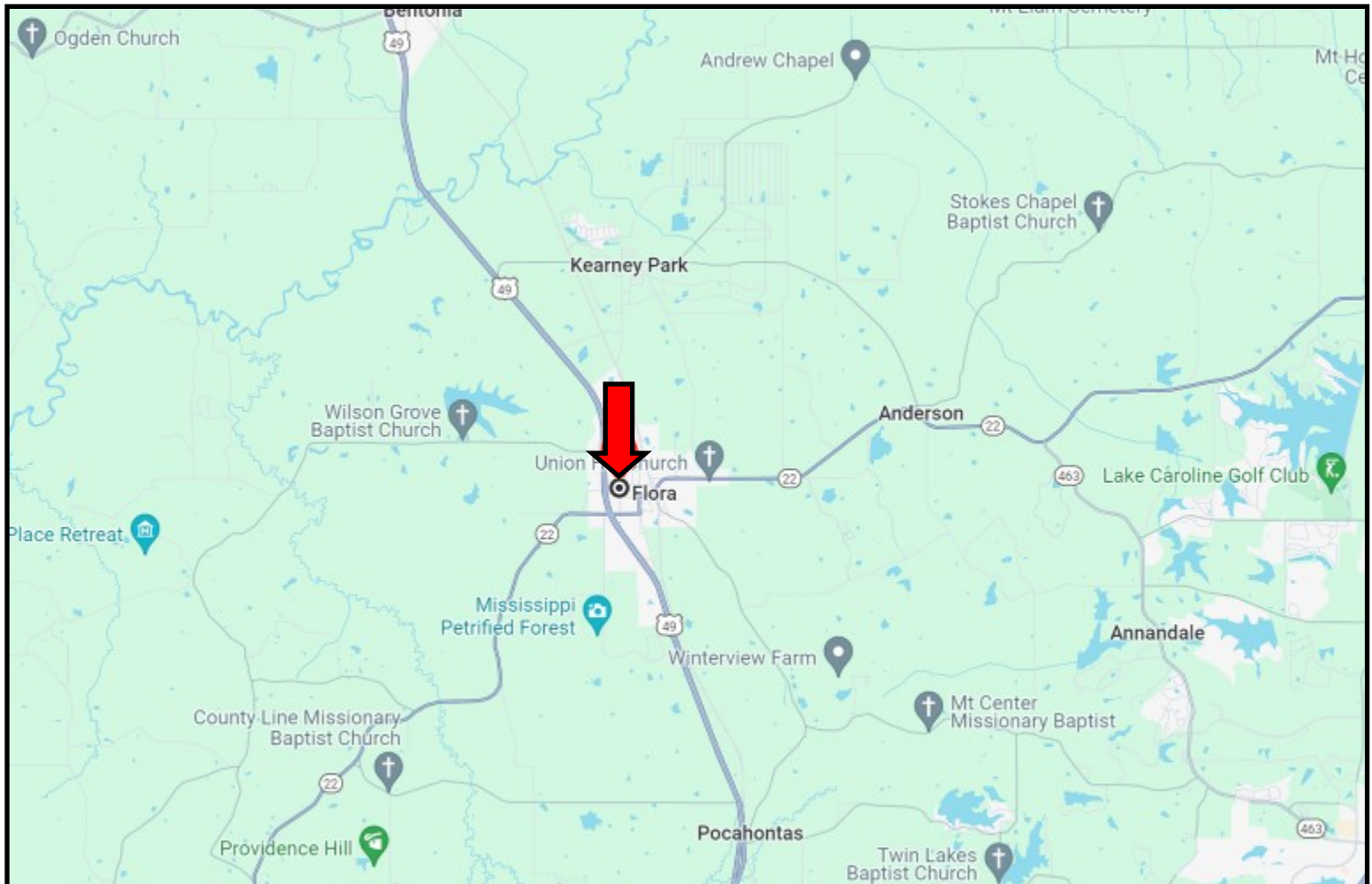


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Directional Map



Directions from Hwy 49 and Hwy 22 in Flora, MS: Turn right onto Hwy 22/Peach Street and travel .1 mile. Turn left onto SW Fourth Street. After 0.6 miles the property will be on the left. [GOOGLE MAP LINK](#)



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