

9.47± Acres

Development-Ready Land Pontotoc, MS



\$1,500,000



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Property Information

Location:

- 55 Coles Drive,
Pontotoc, MS 38863

Property Use:

- Commercial
- Development

Coordinates:

- 34.29265, -88.9752

Property Highlights

- 9.47± Acres
- Located in one of North Mississippi's fastest-growing corridors
- Positioned along Highway 9 and US-278
- Approximately 16,000 vehicles passing daily
- The site is cleared and pad-ready
- Utilities already stubbed
- Exceptional exposure for a wide range of commercial ventures

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The Property

9.47± Acres

This 9.47± acre commercial tract presents a rare opportunity to acquire development-ready land in one of North Mississippi's fastest-growing corridors. Positioned along Highway 9 and US-278 with approximately 16,000 vehicles passing daily, the property offers outstanding visibility, direct highway frontage, and exceptional exposure for a wide range of commercial ventures. Designed with developers and investors in mind, the site is cleared and pad-ready for immediate construction with utilities already stubbed to the property, significantly reducing both development timelines and upfront infrastructure costs. Development-friendly restrictions provide the flexibility to accommodate a variety of commercial uses, while the tract's size and layout offer the potential for subdivision, creating multiple opportunities for phased development or investment returns. This property combines excellent accessibility, strong traffic counts, and long-term appreciation potential. Whether your plans include retail, office, hospitality, service-oriented businesses, or a mixed-use commercial project, this strategically positioned 9.47± acre tract is well suited to meet today's development demands while offering exceptional value for the future.



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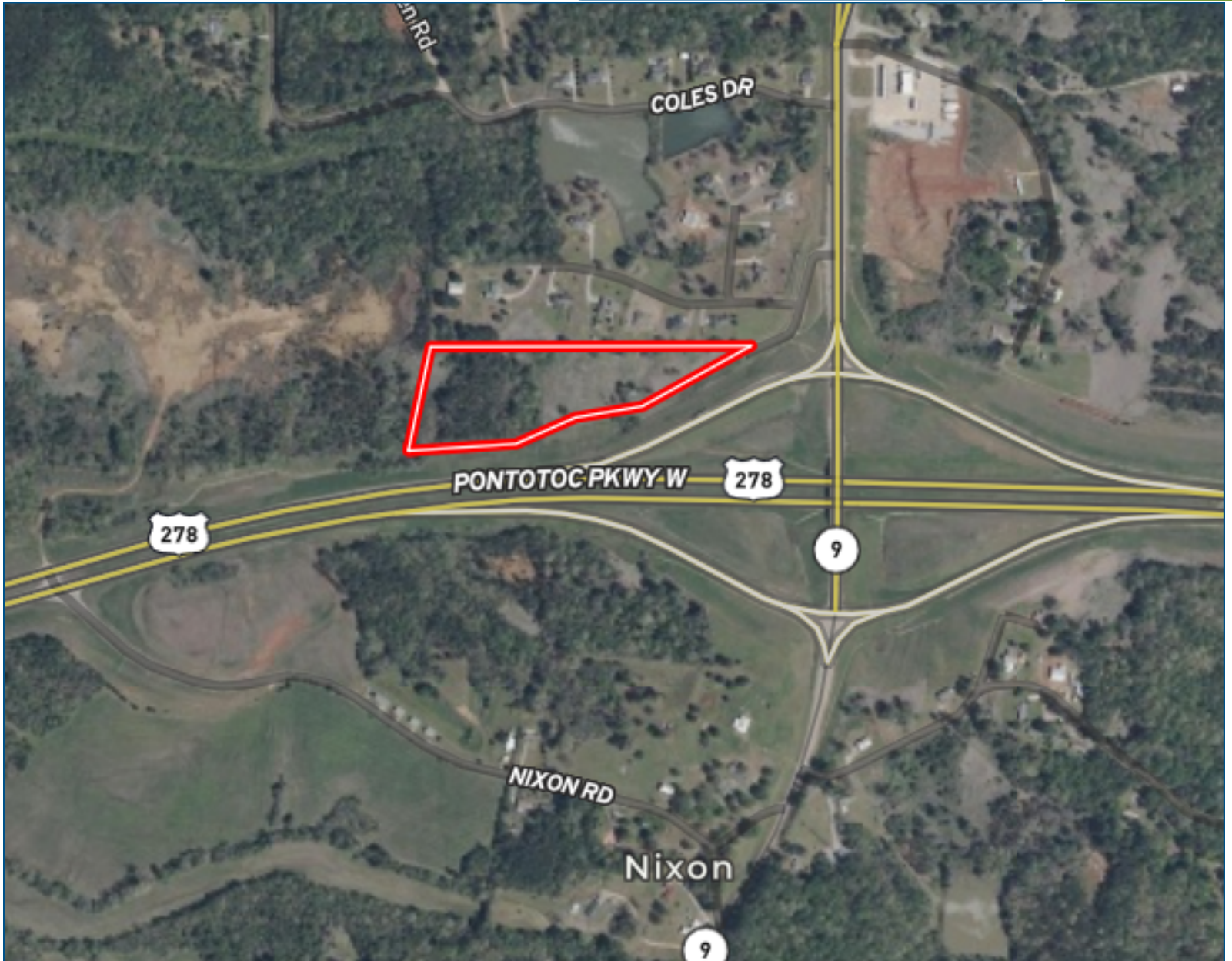
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Aerial Map

[VIEW INTERACTIVE MAP](#) →



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Ownership Map



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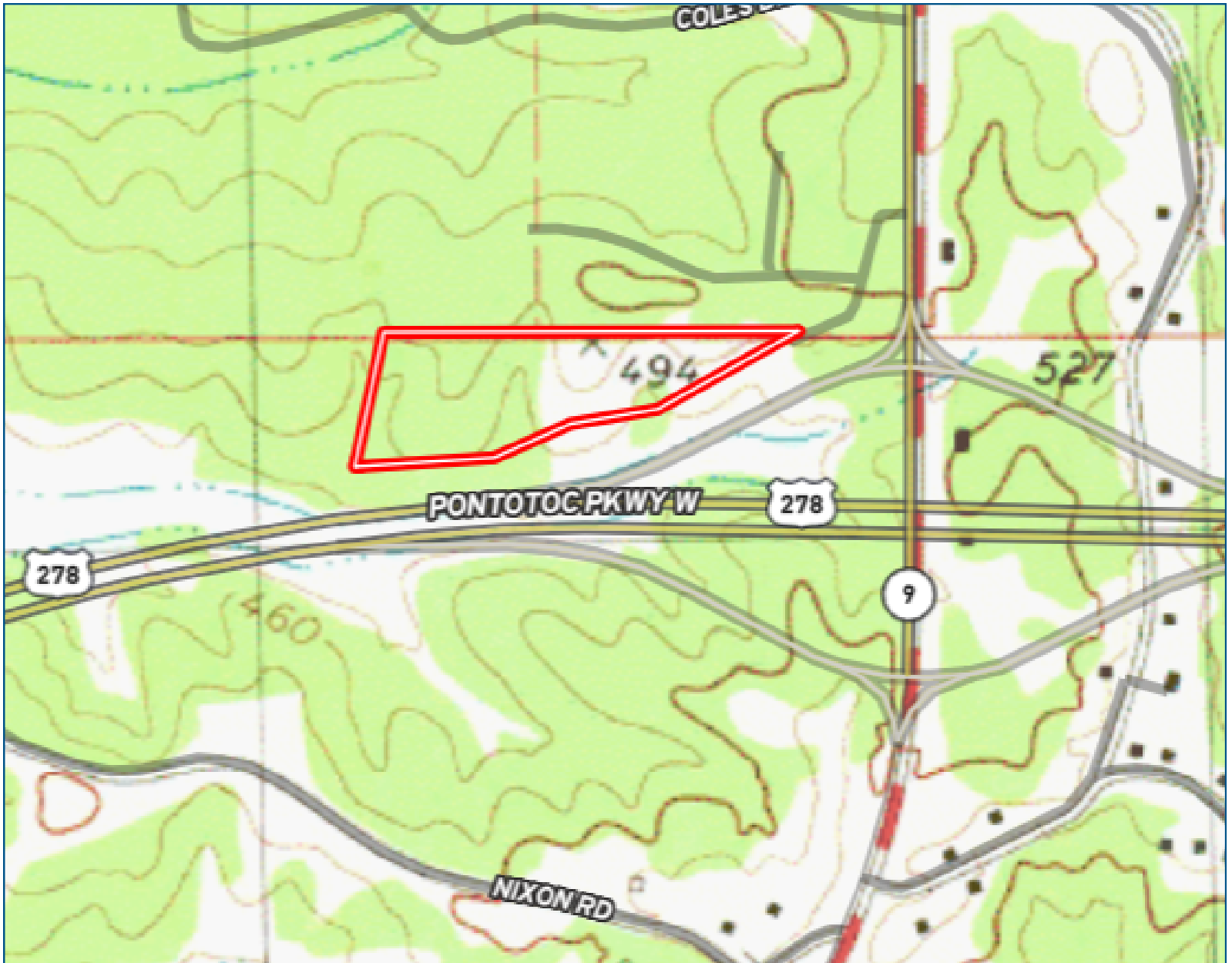
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Topo Map



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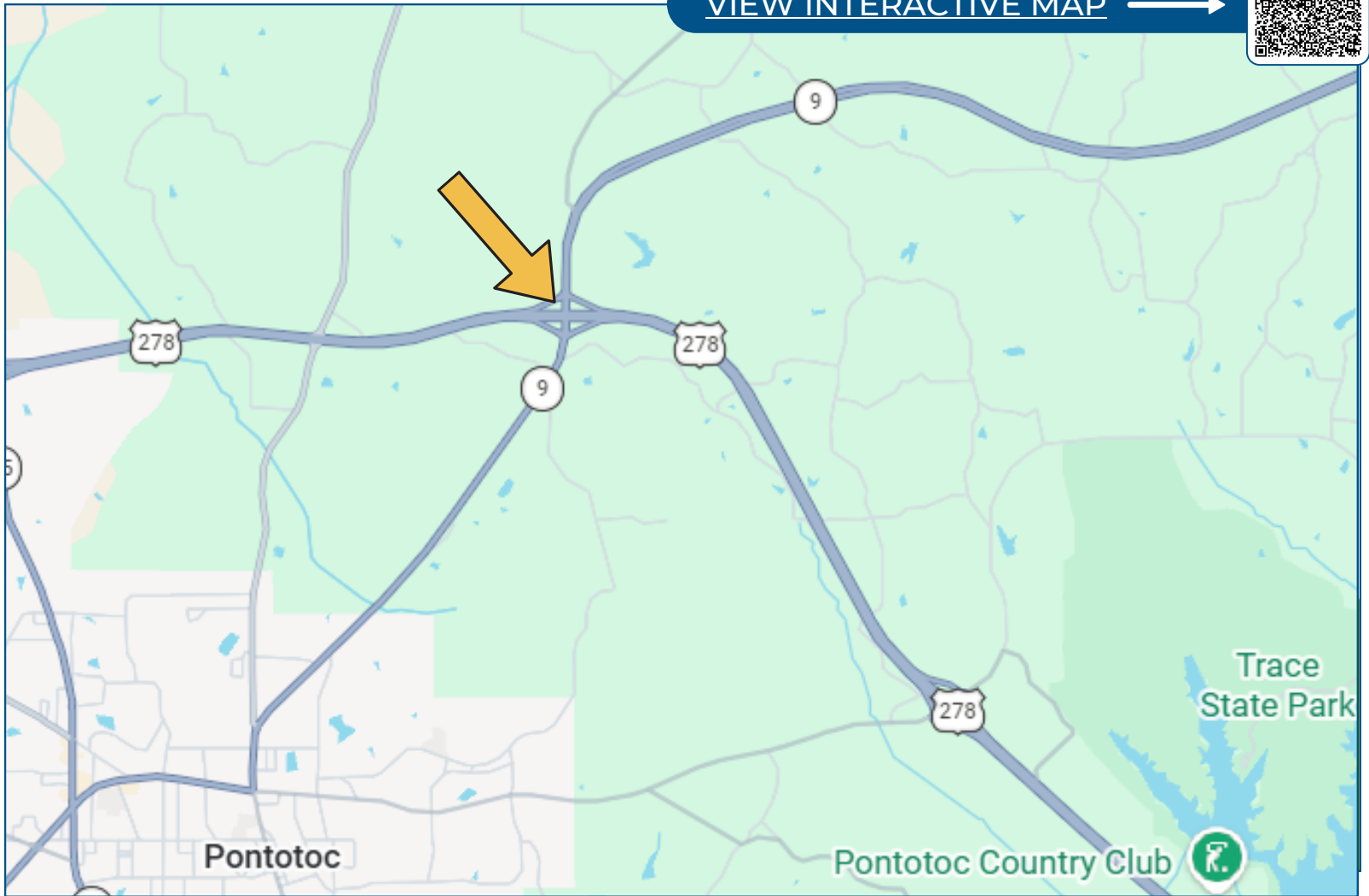
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Directional Map

[VIEW INTERACTIVE MAP](#) →



Conveniently located in Pontotoc, MS, this property offers easy access to surrounding communities while maintaining a central North Mississippi location. The property is approximately 35 minutes from Oxford, 25 minutes from Tupelo, and just minutes from downtown Pontotoc. Positioned at the intersection of US 278 and Highway 9, the location provides convenient access to major travel corridors throughout the region.



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