47-Acre Commercial Tract in Kosciusko, MS

AMERICA'S LAND PARTNERS

This expansive 47-acre commercial tract is a prime development opportunity located along Highway 12 West in Kosciusko, Mississippi. The property features a small parcel with direct frontage on Highway 12 West, offering high-visibility access to a busy corridor in the heart of town. It sits at the front of an established shopping center, with immediate exposure to local and passing traffic, making it ideal for retail, office, or commercial development. The land is strategically situated next to several thriving local businesses and adjoins property owned by the City of Kosciusko, including an industrial park. The property extends almost to Highway 19 West, offering further development potential in an area already zoned for commercial and industrial use. The 47 acre tract is zoned C2 (General Commercial) along part of the parcel, allowing for a wide variety of commercial and retail uses. A portion of the land is zoned R2 (Residential), which offers opportunities for residential development or mixed-use projects. The property is predominantly timbered, providing natural beauty and potential for land clearing or timber harvesting to prepare for development. With its prime location, flexible zoning, and close proximity to major roadways and commercial hubs, this property offers immense potential for growth and investment in one of Mississippi's growing areas. $141,000

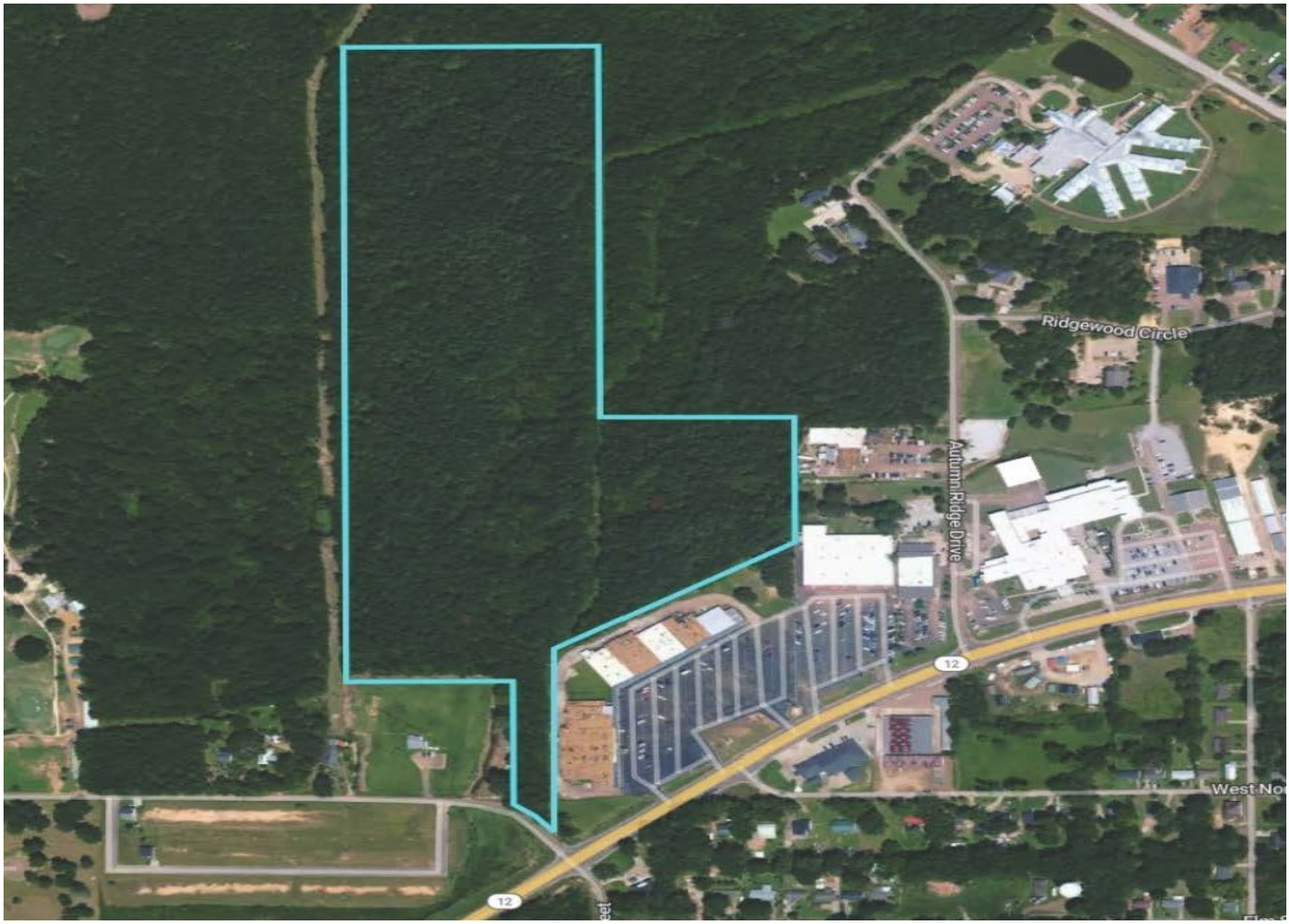


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