

PRIME COMMERCIAL PROPERTY

13.2± Acres in Rankin County, MS



\$285,000

Location, Location, Location! Take a look at this 13.2+/- acre commercial property in Rankin County, MS. The land consists of two adjoining tracts, both zoned C-1, with frontage on Hwy 80 in Pearl. It also benefits from an advantageous crossover, facilitating convenient access from east and westbound directions. Positioned just west of Airport Road, near Miskelly's furniture store, and a mere 3 miles away from the airport, this property offers fast connectivity to I-20 and Hwy 475, leading to Lakeland Drive. The area ensures substantial visibility with a traffic volume of approximately 20,000 vehicles per day. Moreover, utilities are readily available on-site. Give David a call for more details!

Directions from Airport Road and I-20 in Pearl, MS: Take exit 52 for Hwy 475/Airport Road. Travel Airport Road towards Highway 80 for 2 miles. Turn left onto Hwy 80 and travel 1.3 miles. Make a U-turn at the next cross-section and head east on Hwy 80. The entrance to the property will be on your right. [GOOGLE MAP LINK](#)



Call me today!

DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 **office** | 601.415.3884 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call me today!

DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 **office** | 601.415.3884 **cell**



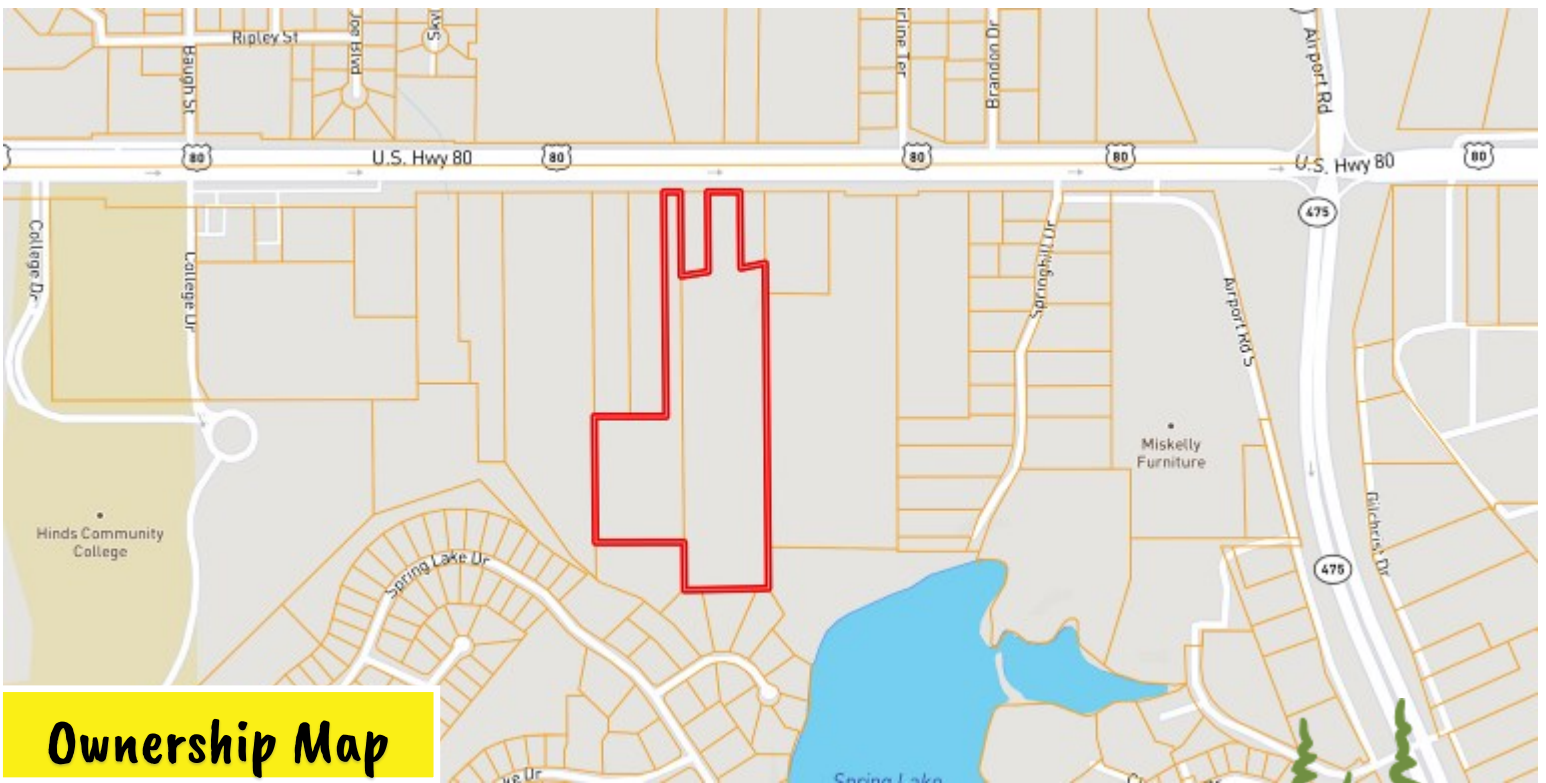
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



[Click Here for an Interactive Map](#)

[Aerial Map](#)



[Ownership Map](#)

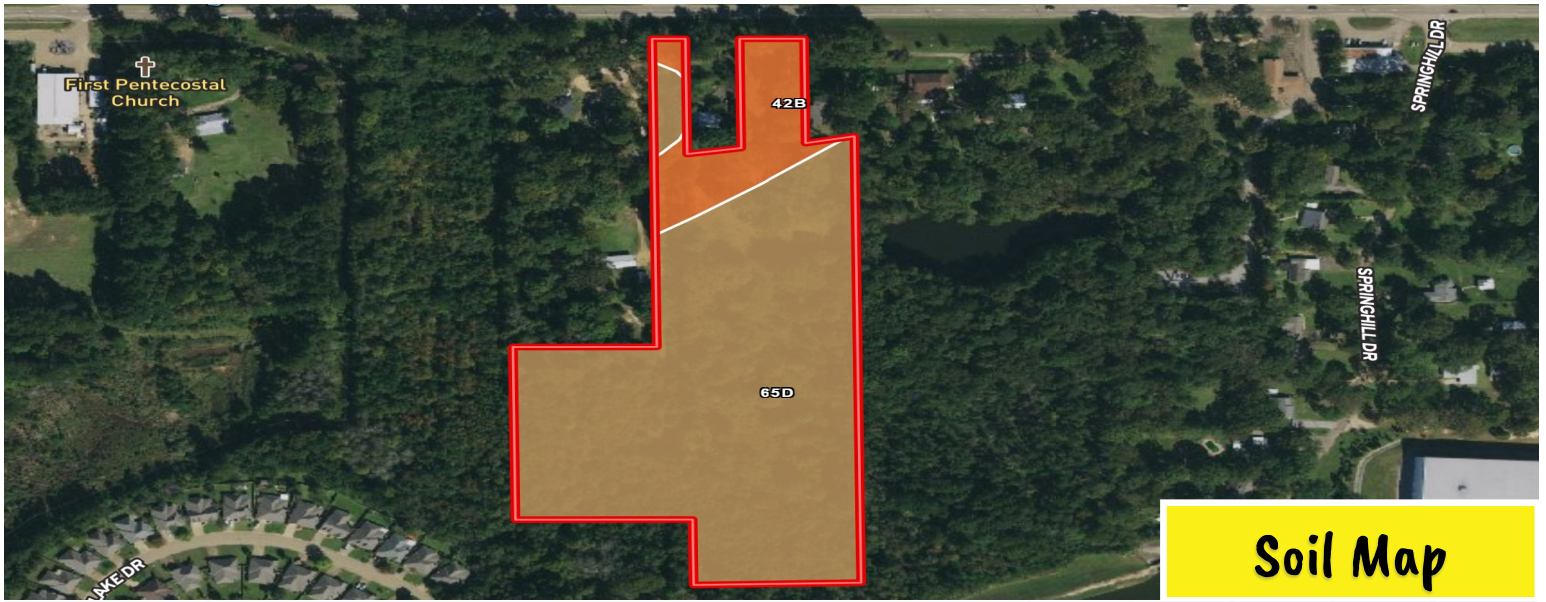
Call me today!

DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 office | 601.415.3884 cell

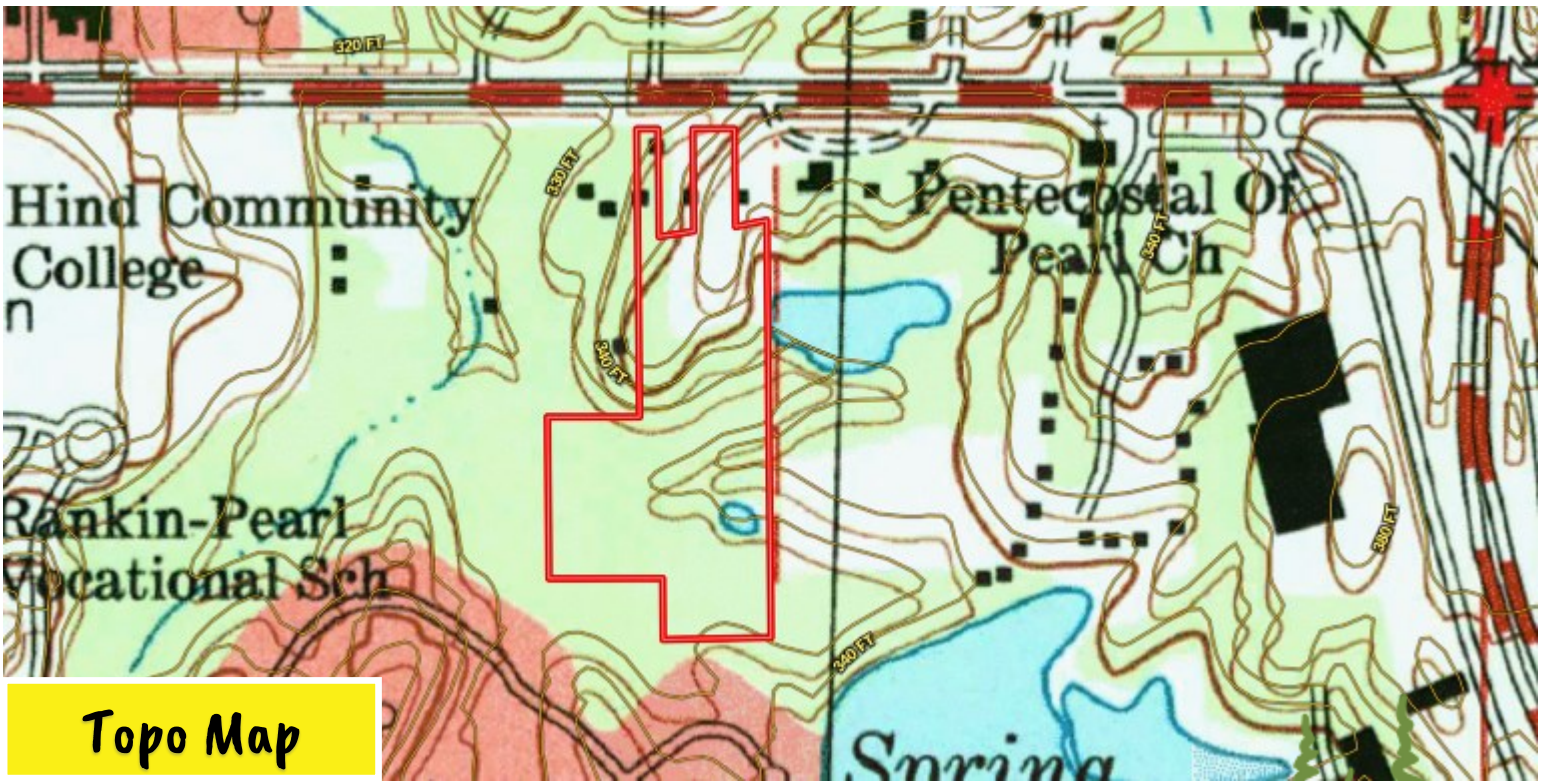


TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
65D	Smithdale-Providence complex, 8 to 17 percent slopes	11.9	86.73	0	67	6e
42B	Providence-Urban land complex, 2 to 8 percent slopes	1.81	13.19	0	33	3e



Call me today!

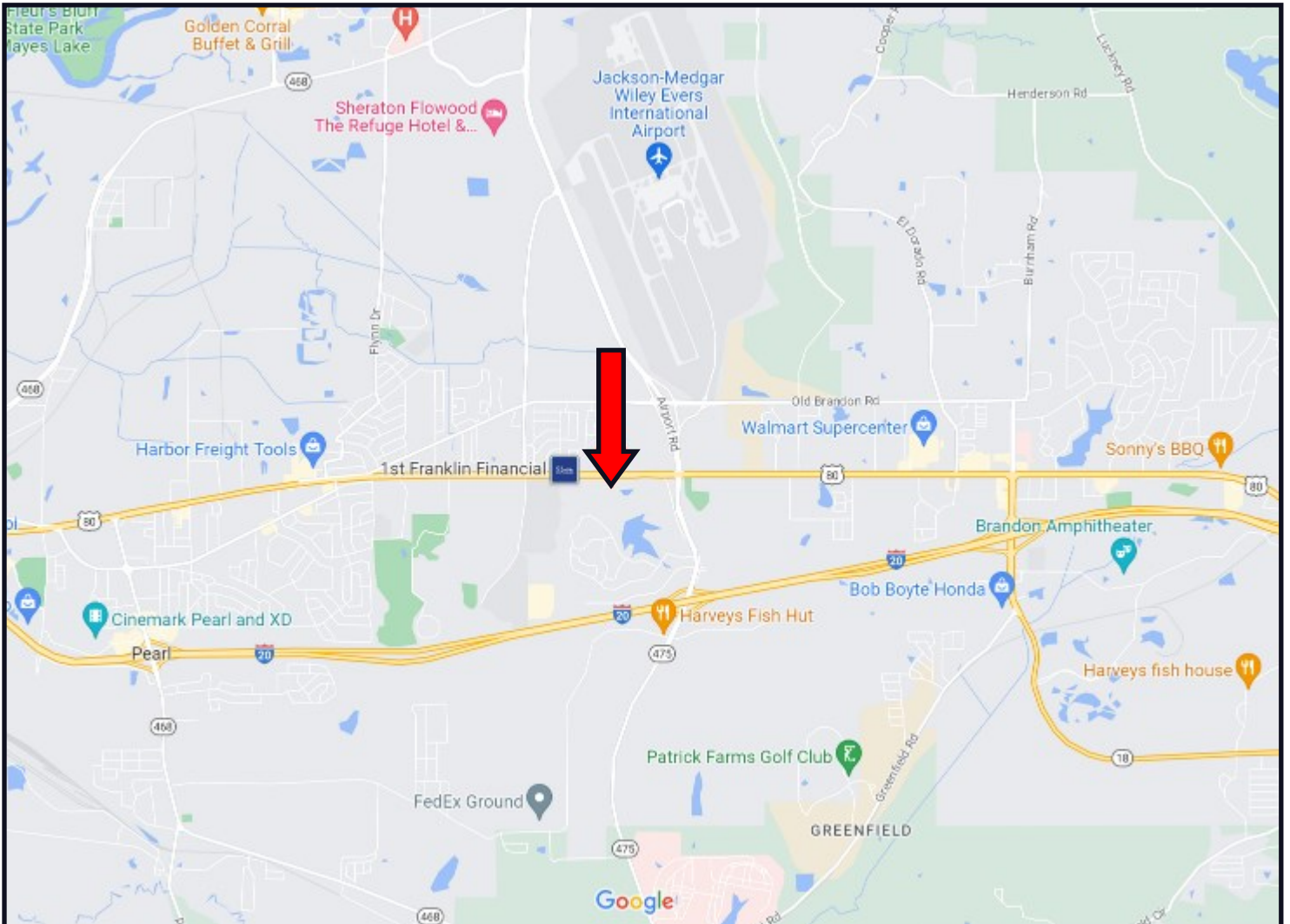
DAVID BELDEN, REALTOR®
 DBelden@TomSmithLand.com
 601.898.2772 office | 601.415.3884 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Directional Map



Directions from Airport Road and I-20 in Pearl, MS: Take exit 52 for Hwy 475/Airport Road. Travel Airport Road towards Highway 80 for 2 miles. Turn left onto Hwy 80 and travel 1.3 miles. Make a U-turn at the next cross-section and head east on Hwy 80. The entrance to the property will be on your right. [GOOGLE MAP LINK](#)



Call me today!

DAVID BELDEN, REALTOR®
DBelden@TomSmithLand.com
601.898.2772 **office** | 601.415.3884 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.