



Southern States Realty



700± acres in Yazoo County, Mississippi, just 1.5 miles north of Sartaria, MS, offers a rare large-scale industrial development opportunity ideal for data centers, power generation, and renewable energy projects. The property is bisected by Highway 3 with approximately 5,600 feet of paved frontage, providing excellent access for construction and long-term operations. Roughly 54 level acres on the west side feature 2,150 feet of Yazoo River frontage, delivering a critical water resource for energy- and data-intensive uses. East of the highway, rolling terrain with elevations from 120–320 feet supports phased industrial or campus-style development. A 230-kV Entergy transmission line crosses the property, creating a major power advantage and strong potential for utility-scale solar or energy facilities. Additional features include readily available dirt for site work, three existing houses for offices or on-site management, and adjacency to 16th Section School Board land for long-term stability—making this a premier, infrastructure-rich industrial site in central Mississippi.

Highway 3, Yazoo City, MS

32.699127, -90.526078 GPS



\$12,250,000

700± Acres
MLS #26-14



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