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**Southern
States Realty**

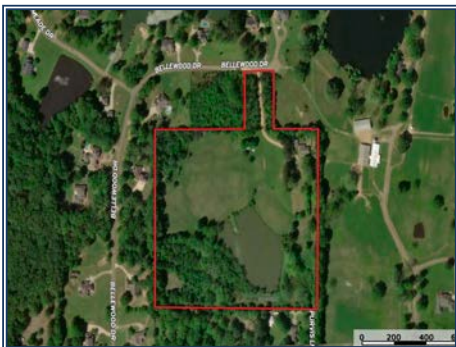


Prime 22-Acre Development Opportunity in the Clinton School District Attention developers, investors, and families looking for room to grow! This exceptional 22-acre property is perfectly positioned in the heart of one of the fastest-growing residential areas within the highly sought-after Clinton School District. Offering incredible development potential, the property features a scenic 3-acre stocked lake, a 3-bedroom, 2-bath home, and multiple beautiful homesites overlooking the water. The existing home could be renovated with a little TLC or used as a temporary residence while planning future development. One of the property's biggest advantages is its dual access, with entrances from Bellewood Drive through the established Bellewood neighborhood and from Kickapoo Road via Purvis Lane, providing excellent flexibility for subdivision design, traffic flow, or a private family estate. The gently rolling pasture surrounding the lake creates a picturesque setting that's ideal for custom homes, while the stocked lake offers year-round fishing for bass and bream, adding lasting value and recreational appeal. Whether you're envisioning a new residential development, an exclusive waterfront community, or a private family compound, this property offers endless possibilities in a premier location. Just minutes from downtown Clinton, shopping, dining, and all Clinton schools, opportunities like this are becoming increasingly rare.

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1321 Purvis Lane, Clinton, MS

32.404150, -90.326050 GPS



\$695,000

**22± Acres
3 Bed/2 Bath
MLS #4154261**

