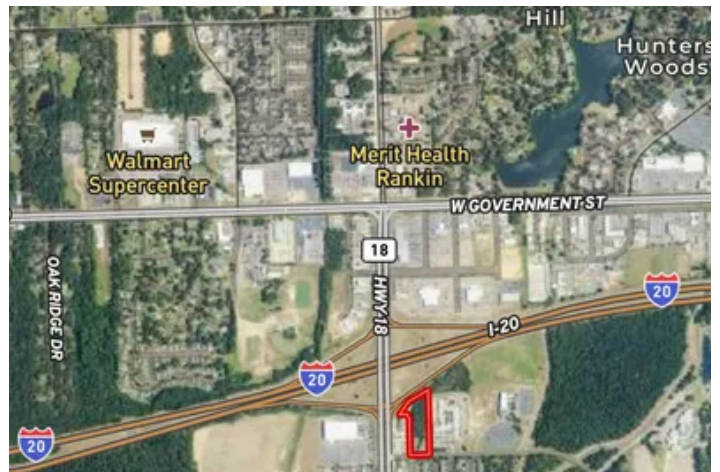


Rankin Co. Brandon_4.79
000 Boyce Thompson Drive
Brandon, MS 39042

\$2,200,000
4.79± Acres
Rankin County



Rankin Co. Brandon_4.79
Brandon, MS / Rankin County

SUMMARY

Address

000 Boyce Thompson Drive

City, State Zip

Brandon, MS 39042

County

Rankin County

Type

Undeveloped Land, Commercial

Latitude / Longitude

32.276066 / -90.034813

Taxes (Annually)

\$6,158

Acreage

4.79

Price

\$2,200,000

Property Website

https://www.mossyoakproperties.com/property/rankin-co-_brandon_4-79/rankin/mississippi/57388/



Rankin Co. Brandon 4.79
Brandon, MS / Rankin County

PROPERTY DESCRIPTION

Absolute prime location for sale in Brandon! Located at the Hwy 18 & I-20 exit, this 4.79 +/- acres is in the center of Rankin Co.! This parcel fronts Interstate-20 and has access from Boyce-Thompson Dr. from the south.

City of Brandon zoning: CC

Community Center Commercial

A powerline easement extends across the eastern side of the property.

*A riverine wetland transverses the subject site from the NE corner to the center of the lot on the southern portion. The canal structure serves as a primary draignage structure from United States Interstate-20 to lower land elevations south of Boyce-Thompson Drive. Mitigation credits "could be" available IF the drainage structure "could be" diverted down the eastern boundary of the property.

Feel free to call and/or text the listing agent to see the property, or book via ShowingTime.

Les A. Penn II

Mossy Oak Properties, BRE

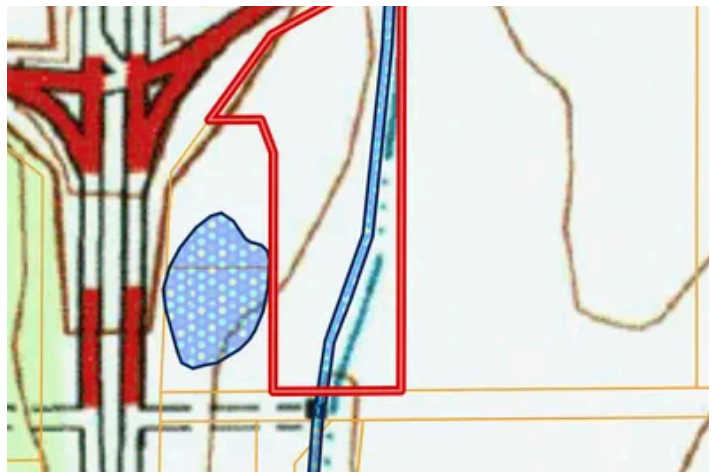
Certified Land Specialist

[601-260-5544 cell](tel:601-260-5544)

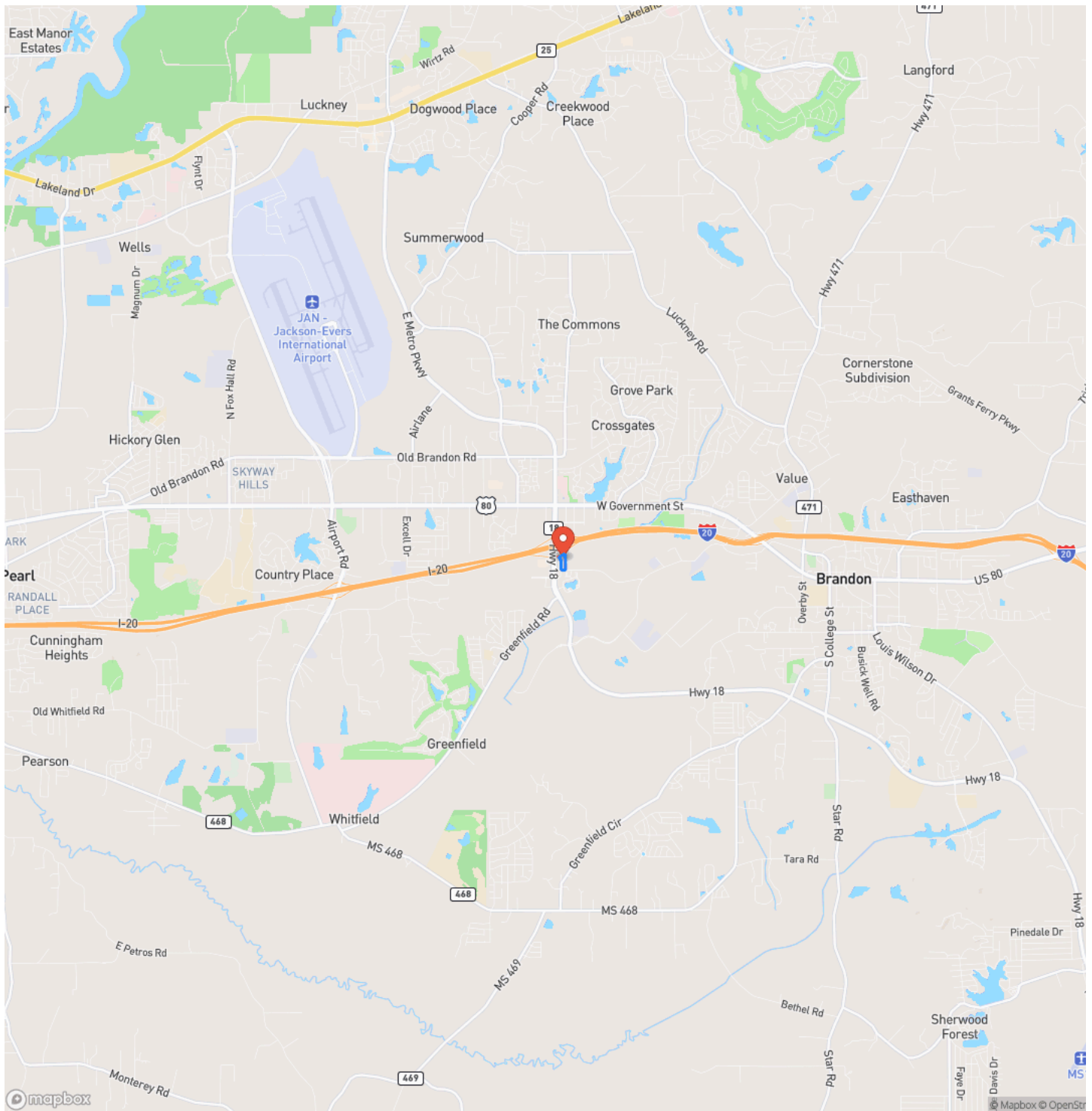
[662-495-1121](tel:662-495-1121) office

Lpenn@mossyoakproperties.com

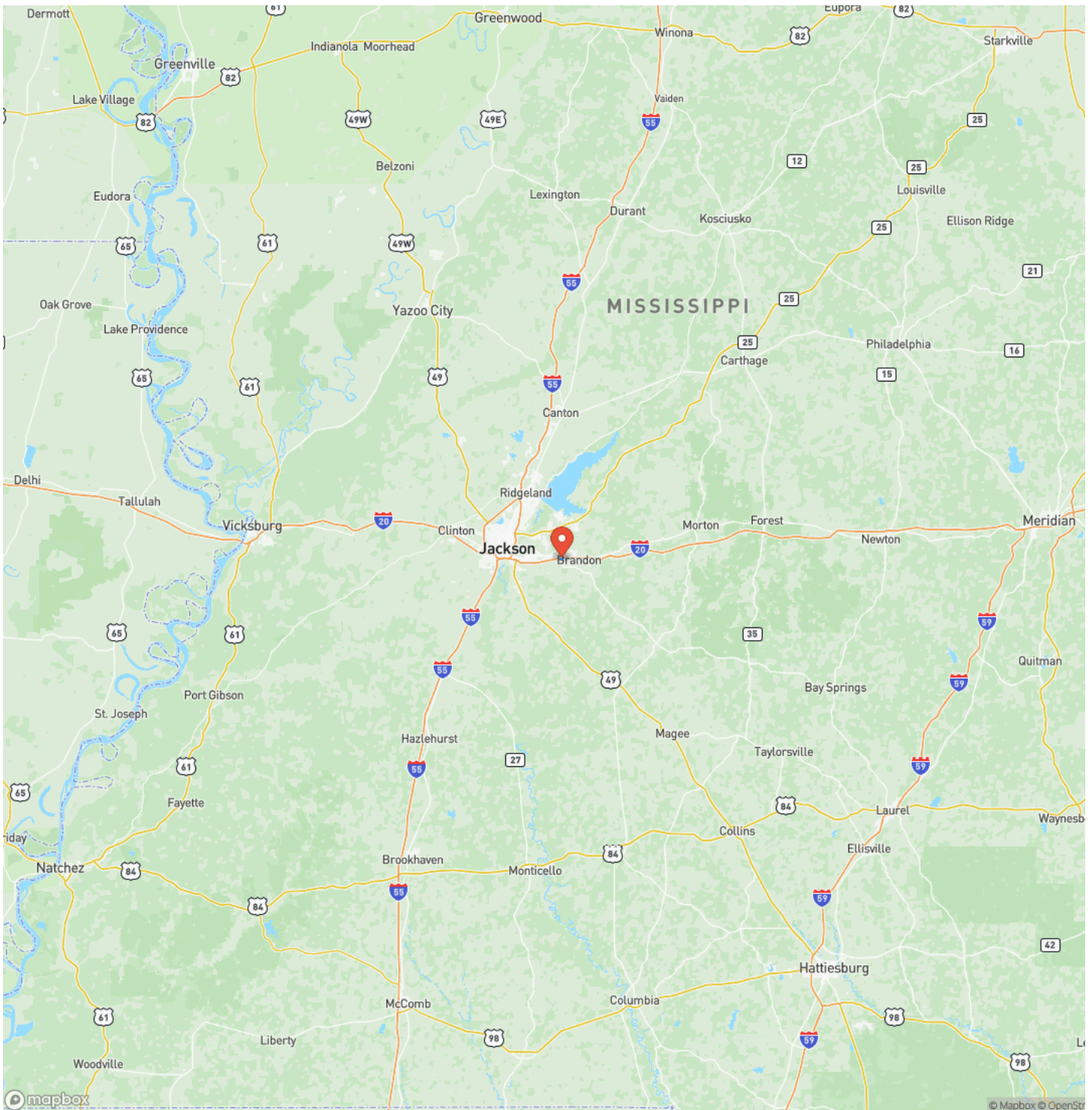




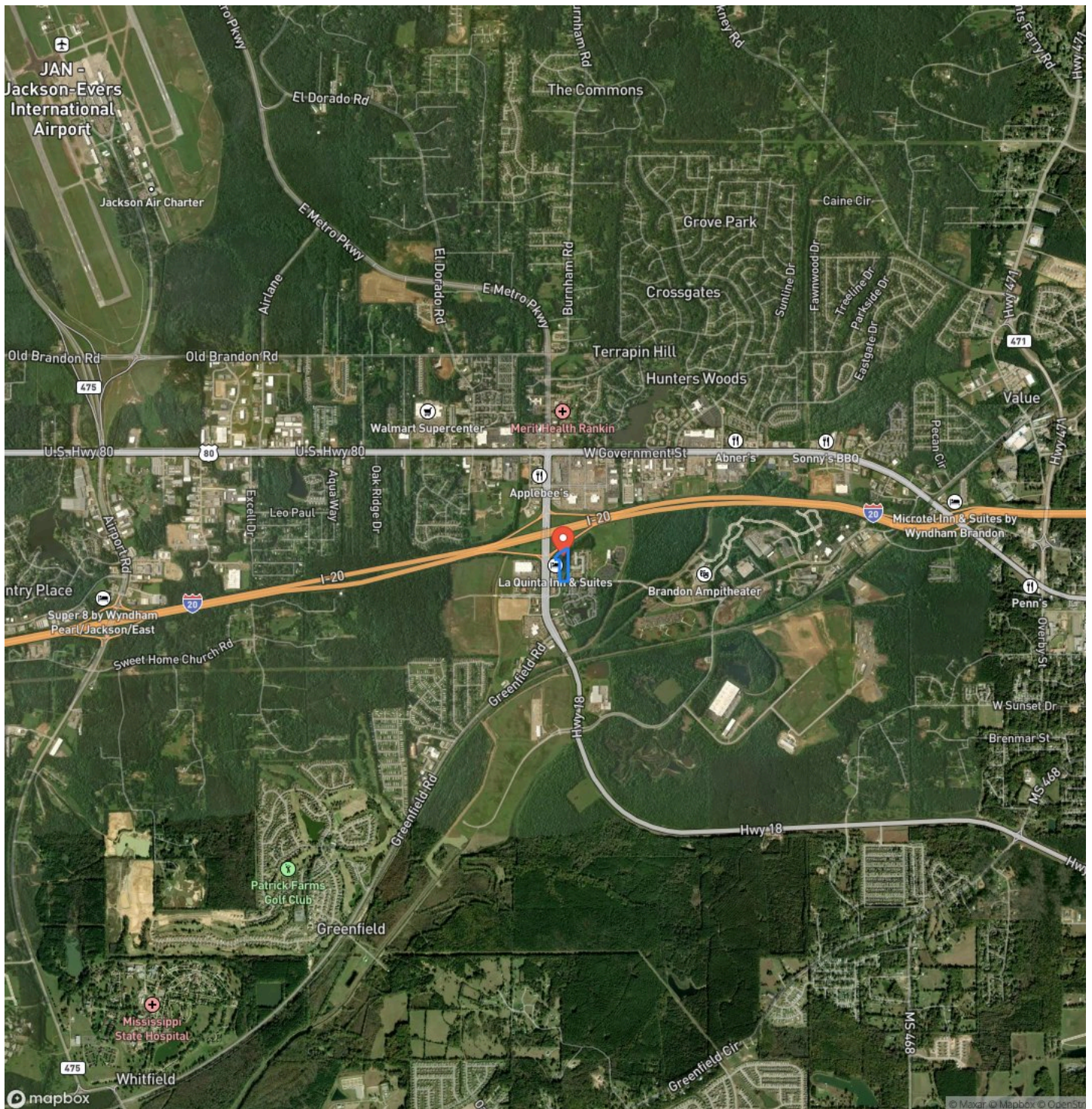
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Les Penn

Mobile

(601) 260-5544

Office

(662) 495-1121

Email

lpenn@mossyoakproperties.com

Address

108 Lone Wolf Dr.

City / State / Zip

Madison, MS 39051

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MossyOakProperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

MossyOakProperties.com

