

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/



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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 drainage 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

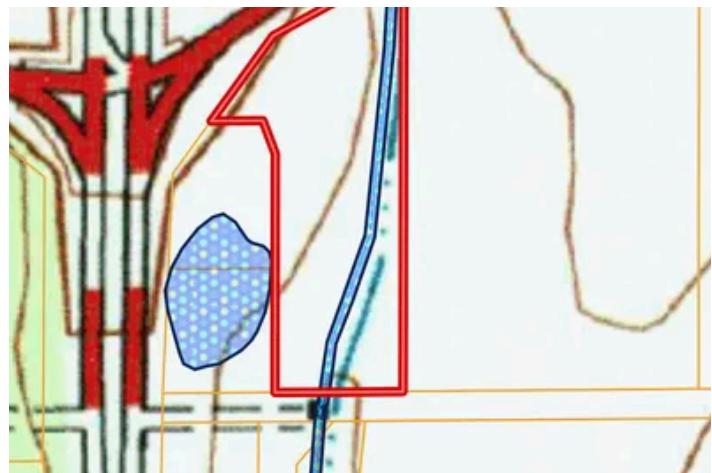
Certified Land Specialist

[601-260-5544 cell](#)

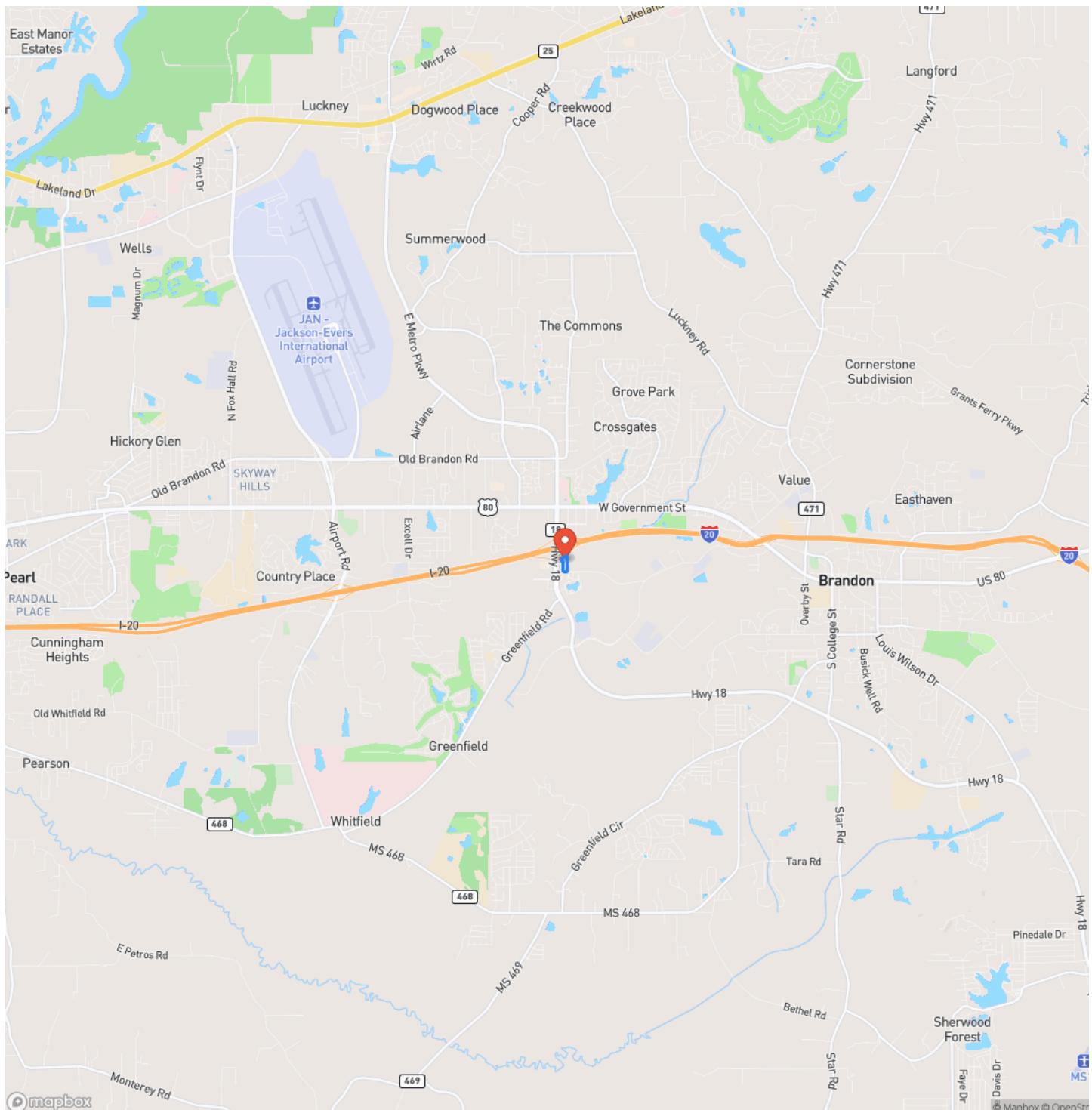
[662-495-1121](#) office

Lpenn@mossyoakproperties.com

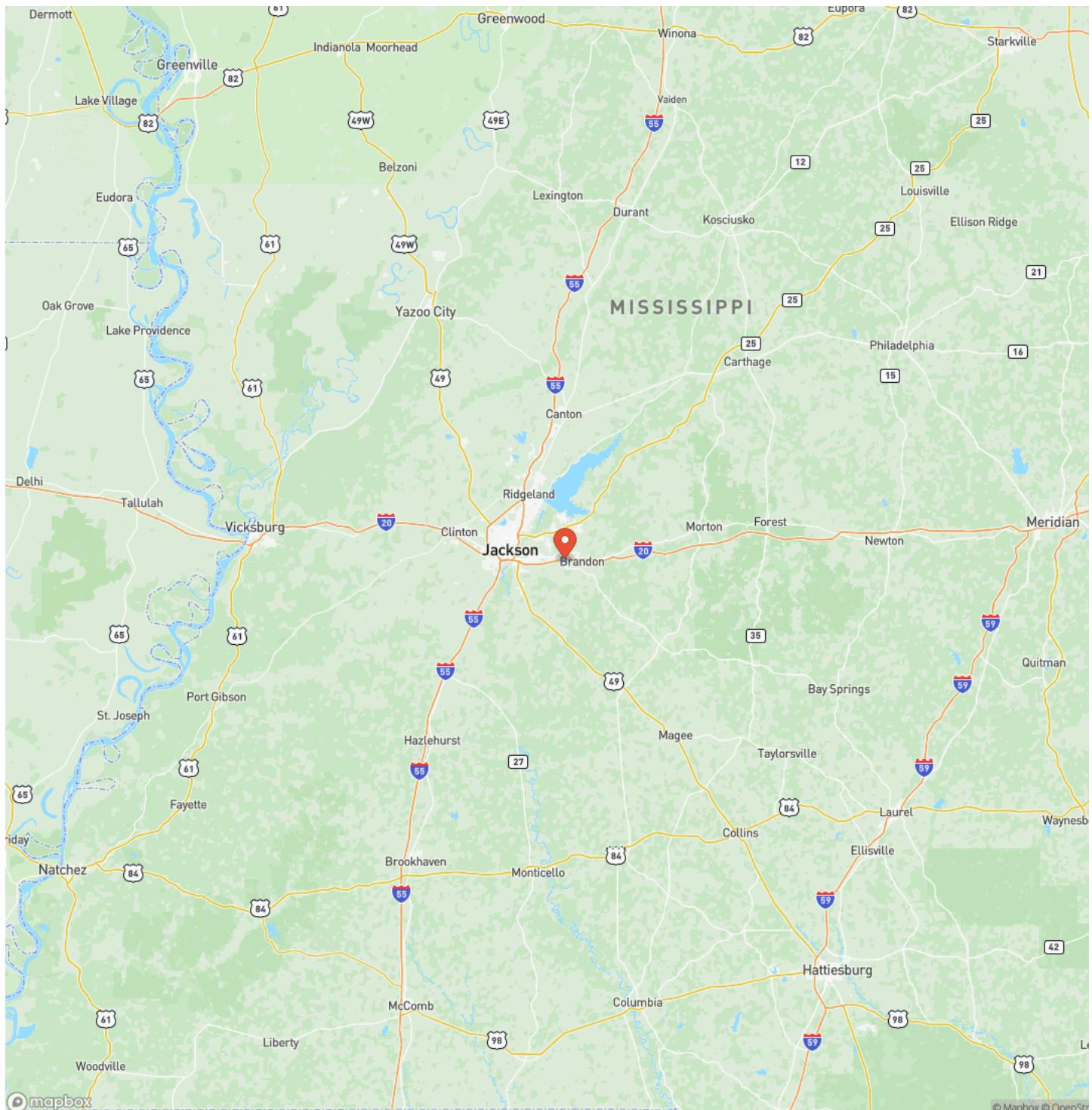
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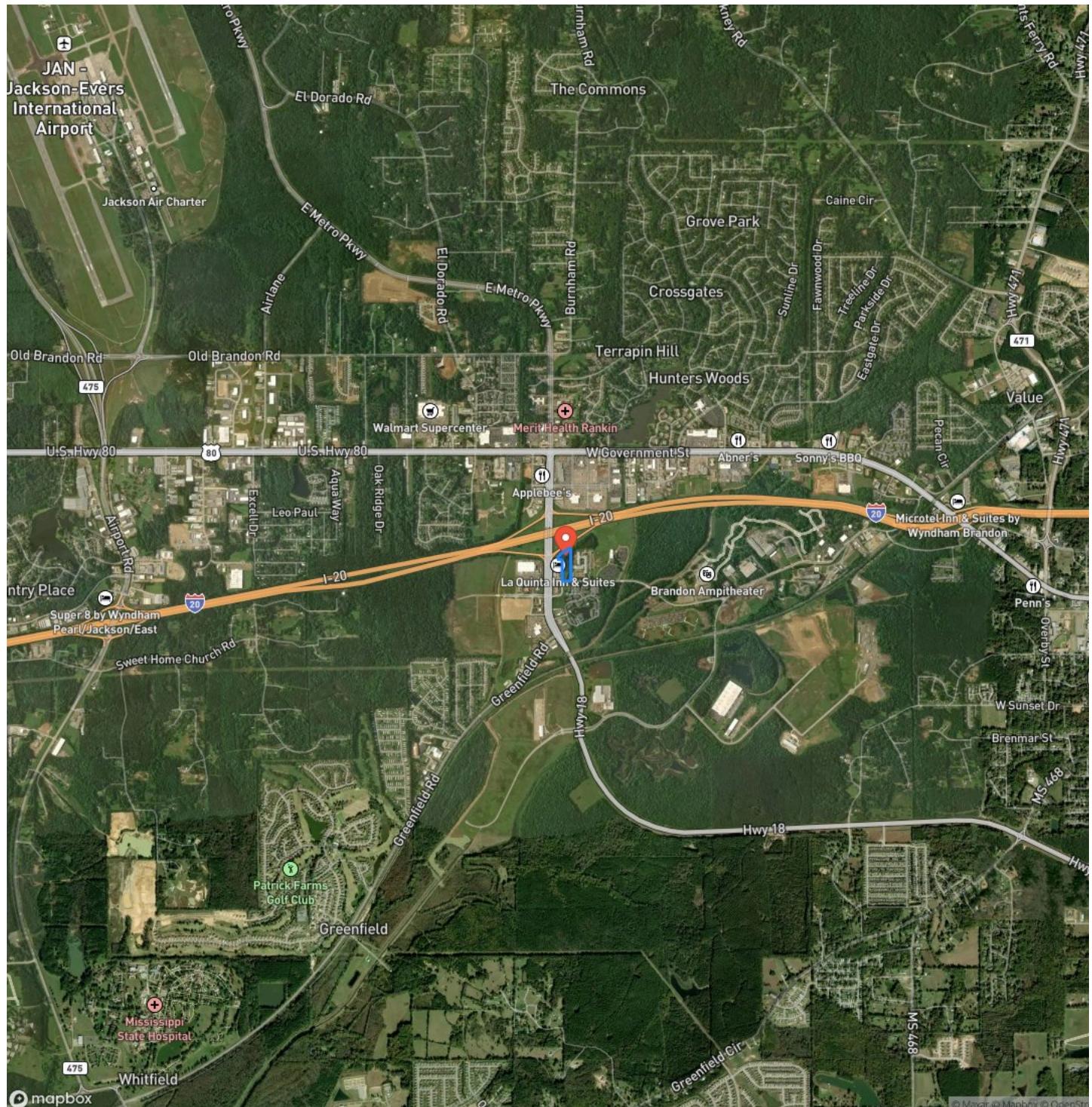
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
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NOTES

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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.

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