Maggie Drive – 18.66 Acres of Industrial-Zoned Land Half a Mile from Highway 278, Pontotoc, MS
0 Maggie Drive
Pontotoc, MS 38863

$270,000
18.66± Acres
Pontotoc County







SUMMARY

Address
0 Maggie Drive

City, State Zip
Pontotoc, MS 38863

County
Pontotoc County

Type
Commercial

Latitude / Longitude
34.279562 / -89.033842

Acreage
18.66

Price
$270,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

18.66 +/- Acres of Industrial-Zoned Land on Maggie Drive, 0.5 Mile from Highway 278 - Pontotoc, Pontotoc County, Mississippi

Quick facts

- Acreage: 18.66 +/- acres
- Location: Pontotoc, Pontotoc County, Mississippi 38863
- Price: $270,000
- Property type: Commercial
- Road access: City Street (asphalt surface)
- Land cover: Wooded
- Current use: Unimproved
- Possible uses: Commercial, Industrial, Investment, Development
- Parcel ID: 104-19-000-016.07
- Listing agent: Greg Warren, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

Prime Industrial Opportunity on Maggie Drive!
Discover 18.66 acres of versatile **industrial-zoned land** ideally located in **Pontotoc, Mississippi**, just **mile from Highway 278**. This property offers outstanding accessibility and visibility for logistics, manufacturing, warehousing, or distribution operations.

Property Highlights:

- **Location:** Maggie Drive, Pontotoc, MS
- **Size:** 18.66 acres
- **Zoning:** Industrial
- **Access:** Only 0.5 miles from Highway 278, providing quick connections to Pontotoc, Tupelo, and regional markets
- **Surroundings:** Situated in a growing commercial and industrial corridor with nearby businesses and infrastructure

This site's strategic location near major transportation routes makes it an ideal investment for **industrial developers, owner-users, or expanding businesses** seeking room to grow in a high-demand market.

Don't miss this opportunity to secure a well-positioned industrial parcel in Pontotoc County.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Greg Warren with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.




MAGGIE DR
MAGGIE DR

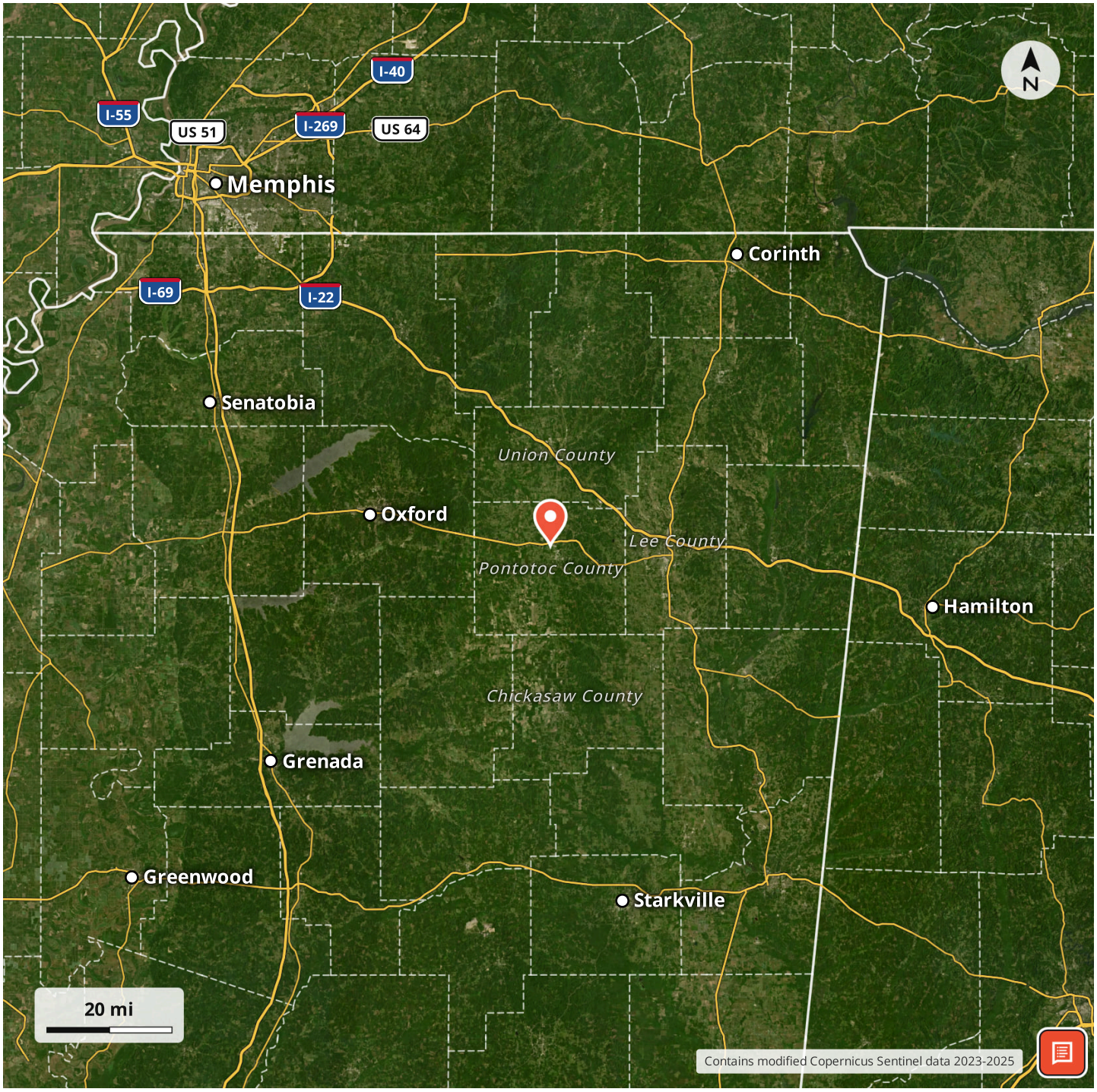




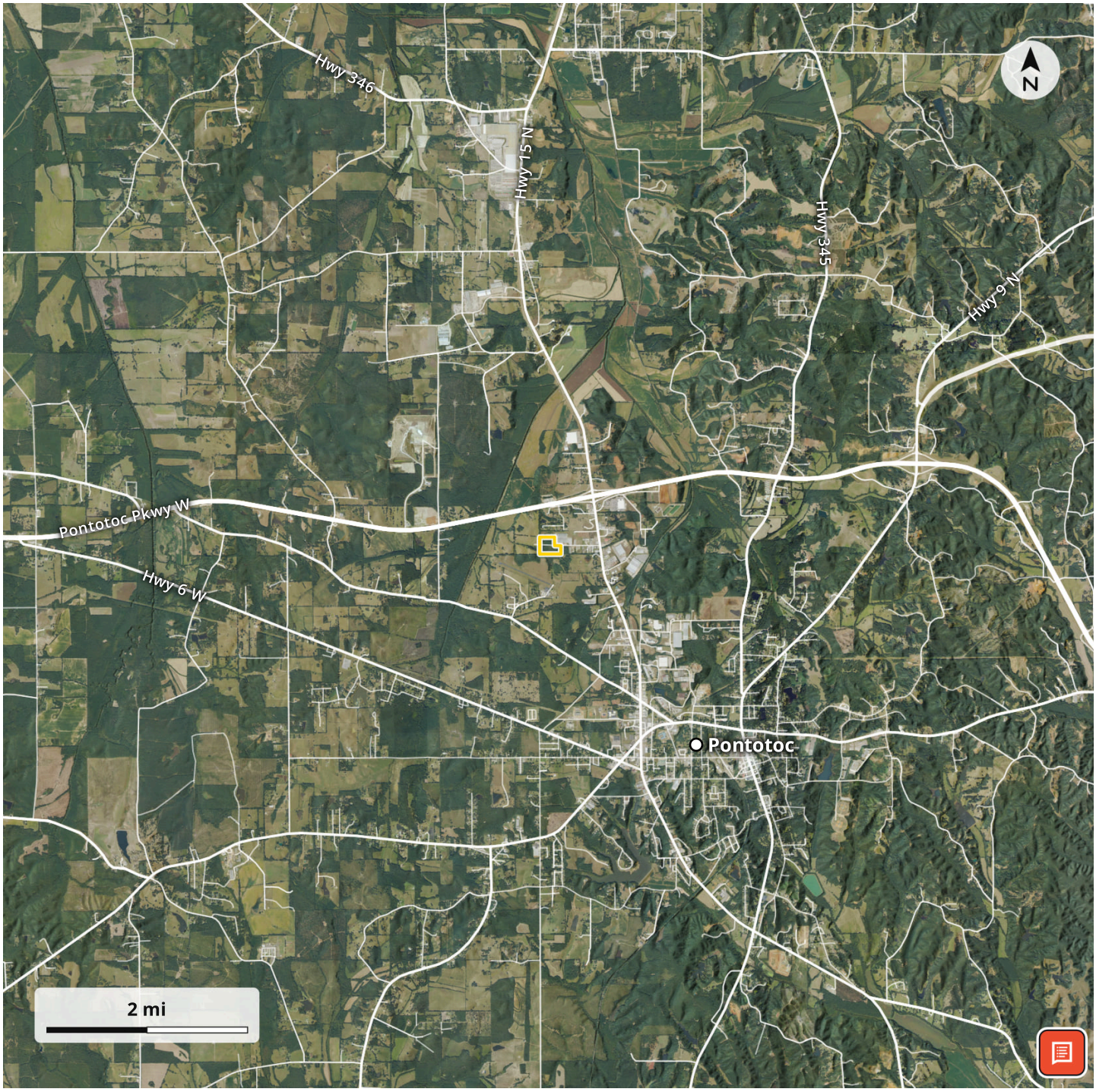




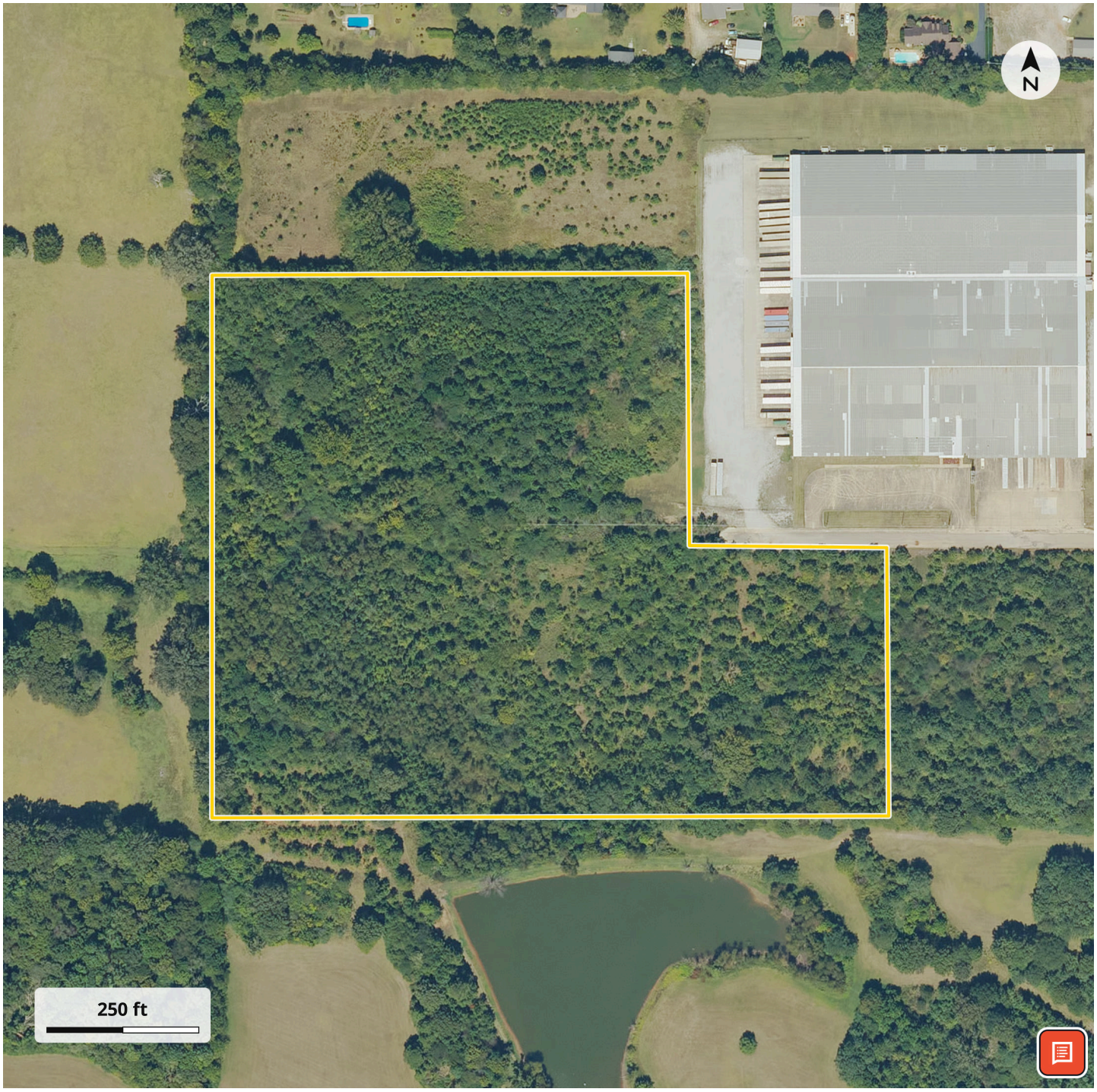
Regional Map



Locator Map


Hwy 346
Hwy 15 N
Hwy 345
Hwy 9 N
N
Pontotoc Pkwy W
Hwy 6 W
Pontotoc
2 mi

Aerial Map



LISTING REPRESENTATIVE

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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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