

4.93± Acres in Madison County, MS
\$149,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

Office 769.888.2522

Property Profile

The Madison 4.93

Location:

- Canton, MS
- Madison County
- Lincoln Street

Coordinates:

- 32.6185, -90.0271

Property Information:

- 4.93± Acres
- Zoned I-2 (Heavy Industrial District)
- Frontage Along 4 Paved Roads
- Topography is Generally Flat
- Power and Water Available by the City of Canton
- Conveniently Located to I-55, Highway 16, and Highway 51

Property Use:

- Business Opportunity
- Investment

Tax Information: 2022-\$ 502.86

- Parcel #: 093D-18D-012-00-00



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MICHAEL OSWALT

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15,000+ Followers

Information is believed to be accurate but not guaranteed.

Welcome to the Industrial 4.93 in the City Limits of Canton, Mississippi. This 4.93± surveyed acre parcel, located in Madison County, is zoned I-2 (Heavy Industrial District) and awaits your new business venture. The property is triangular and enjoys frontage along four paved roads – Miller Street to the east, Industrial Drive to the north, Lincoln Street to the west, and Yandell Avenue to the south. The topography is generally flat. A small portion of the southeast corner lies in the FEMA Flood Zone. This area is serviced by the City of Canton for electrical and water. The location is convenient being just 0.4± miles north of Highway 16, 0.5± miles east of Highway 51, and 2.60± miles east of Interstate 55. If you have been searching for an affordable Industrial tract in Canton, MS, call Michael Oswalt for your private showing of the Industrial 4.93 today!



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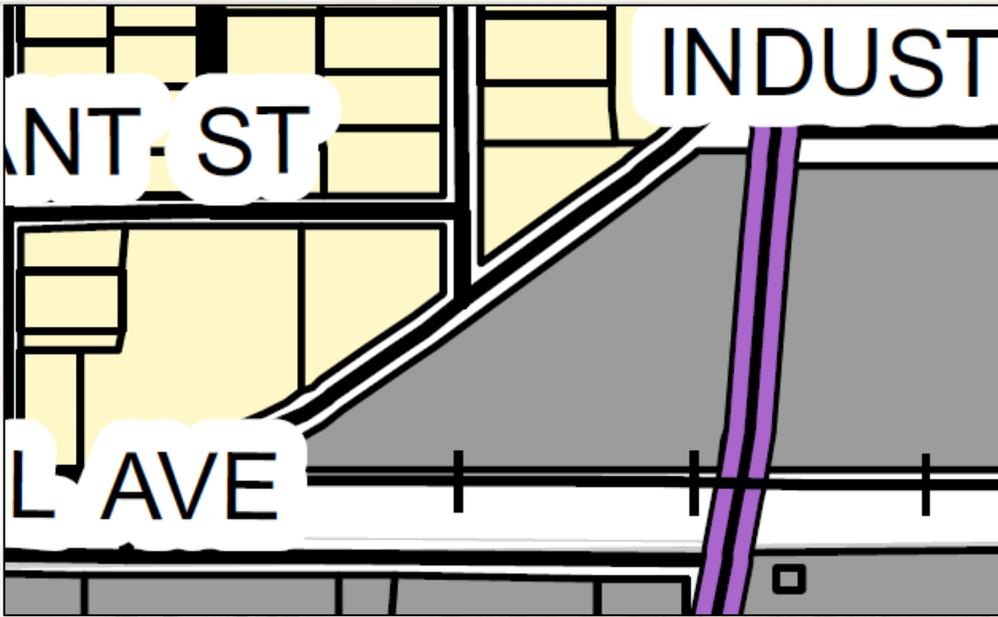
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Zoning Map

 I-2 Heavy Industrial District



FEMA Flood Map



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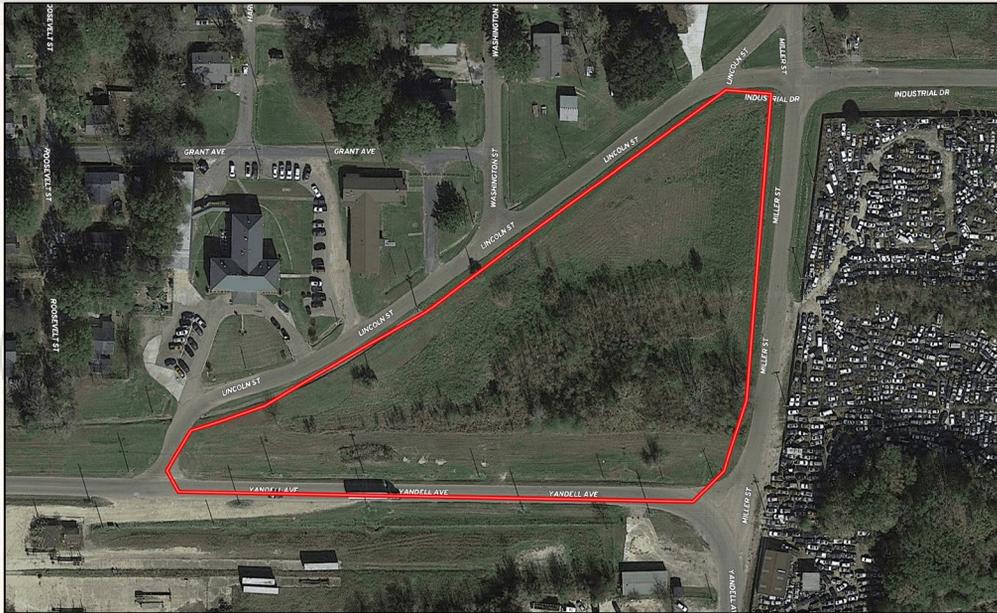
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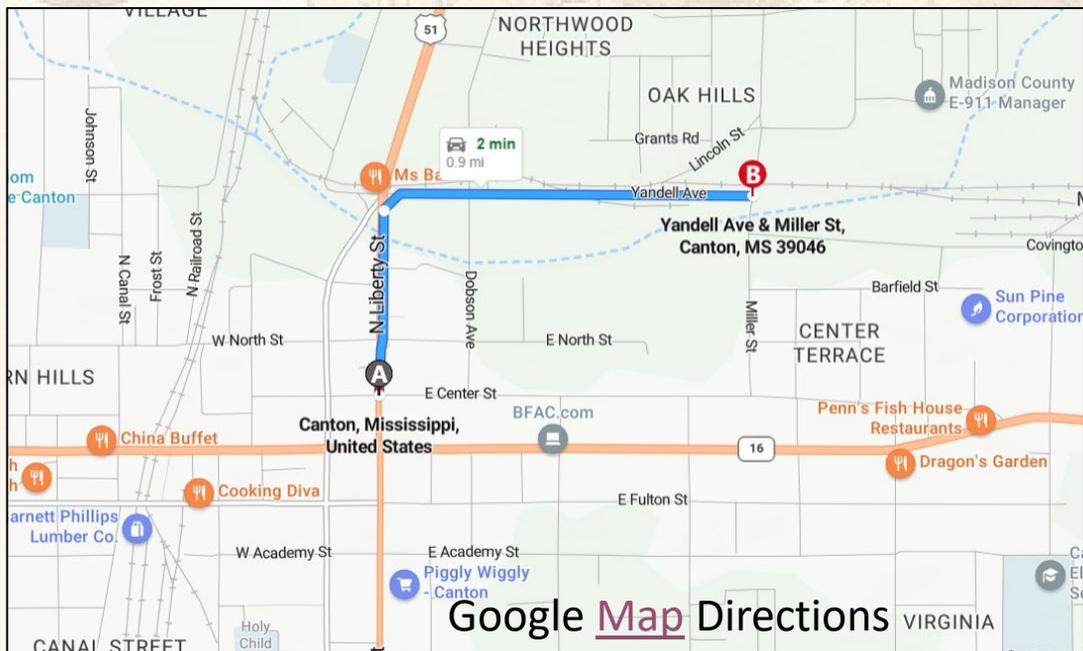
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Aerial Map



Land id Link



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