

**17.44± ACRES**  
**PRENTISS COUNTY, MS**  
**\$385,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (662) 238-4077**

# THE PRENTISS 17.44

## PROPERTY PROFILE

### LOCATION:

- W Chambers Drive, Booneville, MS 38829
- Prentiss County
- Booneville City Limits
- Intersection of Hwy 4 & Hwy 145
- 18± Miles S of Corinth
- 33± Miles N of Tupelo

### PROPERTY USE:

- Commercial
- Development
- Investment

### COORDINATES:

- 34.685101, -88.562702

### PROPERTY INFORMATION:

- 17.44± Acres
- 8± Acres of Plantation Pines
- Road Frontage on 2 Sides
- City Utilities on Site
- Three Entrances
- Electric and Fiber Optic Internet by PCEPA

### TAX INFORMATION:

2023

- Parcel# 050823-33-04009 - \$50.45
- Parcel# 050823-33-04104 - \$43.94



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**ANNAH BARNES**

*LAND & RESIDENTIAL SPECIALIST*

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50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE PRENTISS 17.44

**ATTENTION DEVELOPERS & INVESTORS! LOCATION! LOCATION! LOCATION!**  
The Prentiss 17.44 offers an outstanding development opportunity within the city limits of Booneville, MS. Positioned just off US-45, at the intersection of Hwy 4 and Hwy 145, this 17.44± acre Prentiss County property is in a prime location. The new Booneville Travel Center and Dollar General are approximately 1.5 miles down the road, providing great exposure for your business. The Mississippi Department of Transportation daily traffic count is 7,200 vehicles on Hwy 4 and 6,400 on Hwy 145! The property enjoys two entrances off Hwy 145 N and one entrance from Hwy 4, allowing multiple access points and subdividing if desired. Lining the west side, you will find approximately eight acres of 10-year-old plantation pines. City utilities are already in place with electric and fiber optic internet provided by Prentiss County Electric Power Association.

**Contact Annah Barnes today to schedule a showing of the Prentiss 17.44. Act fast...don't let this incredible development opportunity pass you by!**



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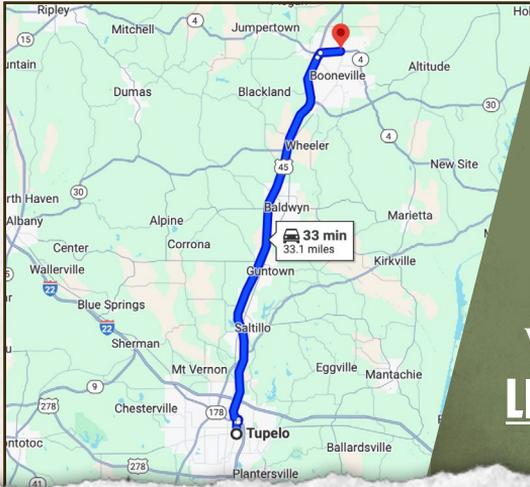
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17.44 ± ACRES

PRENTISS COUNTY, MISSISSIPPI



land id. LINK



Directions From Tupelo, MS: Travel north on US-45 to the Booneville exit. Go W Chambers Drive for 1.6 miles and the property will be on the left.

Directions From Corinth, MS: Travel south on US-45 to MS-145 S to W Chambers Drive in Booneville. At the redlight, turn right and the property will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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