

15.3± ACRES
HINDS COUNTY, MS
\$99,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE HINDS 15.3

PROPERTY PROFILE

LOCATION:

- Methodist Home Road
Jackson, Mississippi 39213
- Hinds County
- 8± Miles From Ridgeland
- 21± Miles From the Madison Mega Site
- 42± Miles From Vicksburg

COORDINATES:

- 32.36405, -90.22057

PROPERTY USE:

- Development
- Investment
- Homesite
- Commercial/Industrial Opportunities
(Rezoning Needed)

PROPERTY INFORMATION:

- 15.3± Total Acres
- Hardwood Timber
- Pine Timber
- Raw Land
- Railroad Along
Eastern Border
- Power/Water Available

TAX INFORMATION:

2023 - \$1,683.64



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CHRIS REED

LAND SPECIALIST

C: 601-906-0723

O: 769-888-2522

chris.reed@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HINDS 15.3

WELCOME TO THE HINDS 15.3 LOCATED ON METHODIST HOME ROAD, LESS THAN ONE MILE SOUTH OF INTERSTATE 220 IN JACKSON, MS. This strategically positioned 15.3± acre Hinds County tract offers prime commercial or industrial development opportunities, pending rezoning. You will find towering hardwood and pine timber on this place which could provide an immediate revenue source to help mitigate initial startup costs. There is an active railroad running along the eastern boundary that could be an additional plus for the right investor.

Located close to an area with major economic growth underway, this is your chance to capitalize on the expansion in the area. Whether you're an investor seeking a prime development site or a business ready to expand, the Hinds 15.3 offers several possibilities.

To set up a showing, call Chris Reed today!



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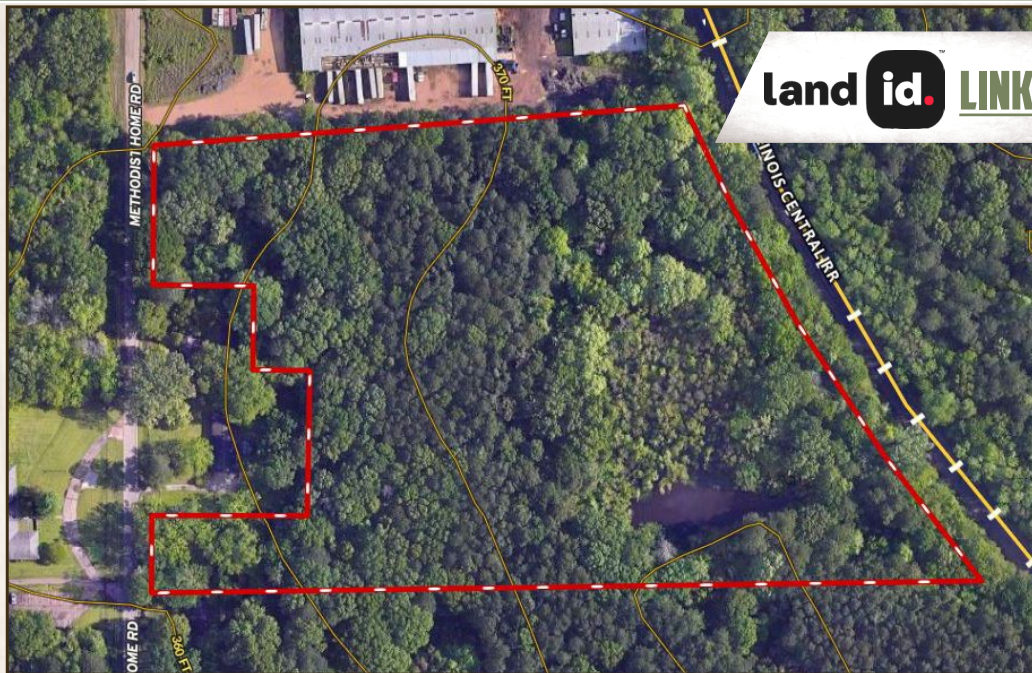
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	9.86	64.87	0	55	3e
W	Water	3.04	20	0	-	-
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	2.28	15.0	0	48	4e
CuA	Calloway-Urban land complex	0.01	0.07	0	31	2w
TOTALS		15.19()	100%	-	42.8	3.19



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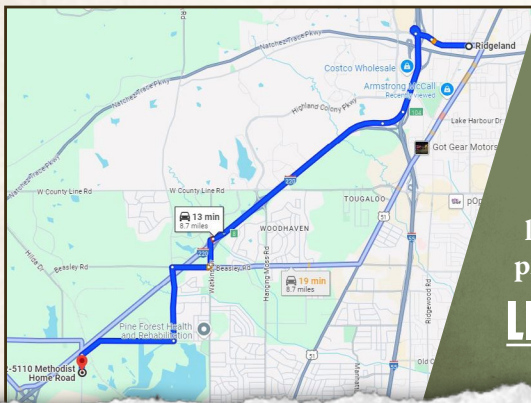
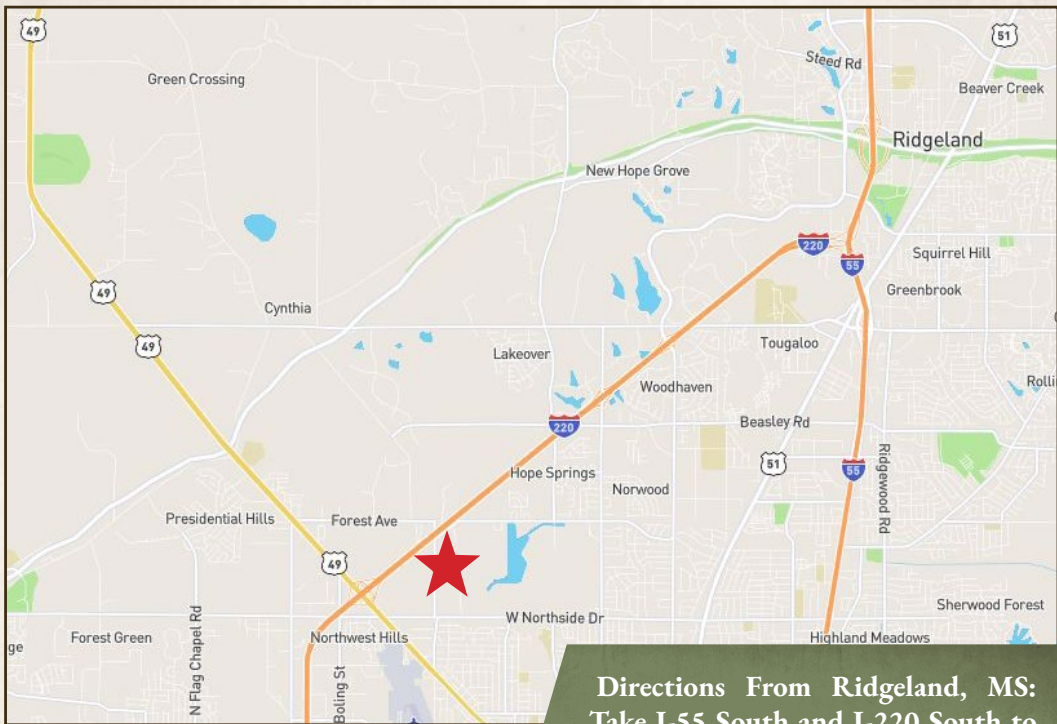
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Directions From Ridgeland, MS:
Take I-55 South and I-220 South to Exit #8 for Watkins Drive. Turn left onto Watkins Drive and merge onto Beasley Road. Go 0.5 miles then turn left on Livingston Road and continue for one mile. Turn right onto Forest Avenue and proceed 1.3 miles then turn left onto Methodist Home Road, the property will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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