

Commercial Lot in Rankin County, MS

\$99,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

The Rankin 0.5

Location:

- Rankin County
- Pearl, MS
- 2327 Highway 80 East

Coordinates:

- 32.2803, -90.1326

Property Information:

- 0.5± Acres
- Zoned: C2 Commercial
- Frontage: North Side/105± feet along U.S. Highway 80 Service Road
West Side/210± feet along Cunningham Drive
- Traffic Count: 24,000 AADT along U.S. Highway 80
- Electric: Entergy
- Water: City of Pearl
- Sewer: City of Pearl

Property Use:

- Commercial
- Investment

Tax Information: 2023 - \$1,755.49

- Parcel #: E08N-000016-00000



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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.

Have you been searching for a commercial investment opportunity, situated in a prime location, with high visibility, and close to seemingly everything? Look no further than this 0.5± acre lot in Rankin County, MS. The property is zoned C-2 Commercial and is situated along the south side of U.S. Highway 80 in the heart of Pearl and affords your future business a premier space with great visibility and quick access to Interstate 20, Highway 80, and the highly anticipated West Rankin Parkway.



This nice, rectangular corner lot boasts 105± feet of road frontage along U.S. Highway 80 to the north and 210± feet of road frontage along Cunningham Drive to the west. The lot is cleared, and topography is flat. This site is located outside of the FEMA floodplain. Enjoy utilities from the city of Pearl with Entergy providing electric services. Daily traffic flow at this location is 24,000 vehicles per day. With established businesses already in place, destination shopping and entertainment less than two miles to the west and Interstate 20 less than 5 minutes away, this location is perfect for someone looking for a great commercial site! Call Chris Reed today for more information or to take a look at this property.



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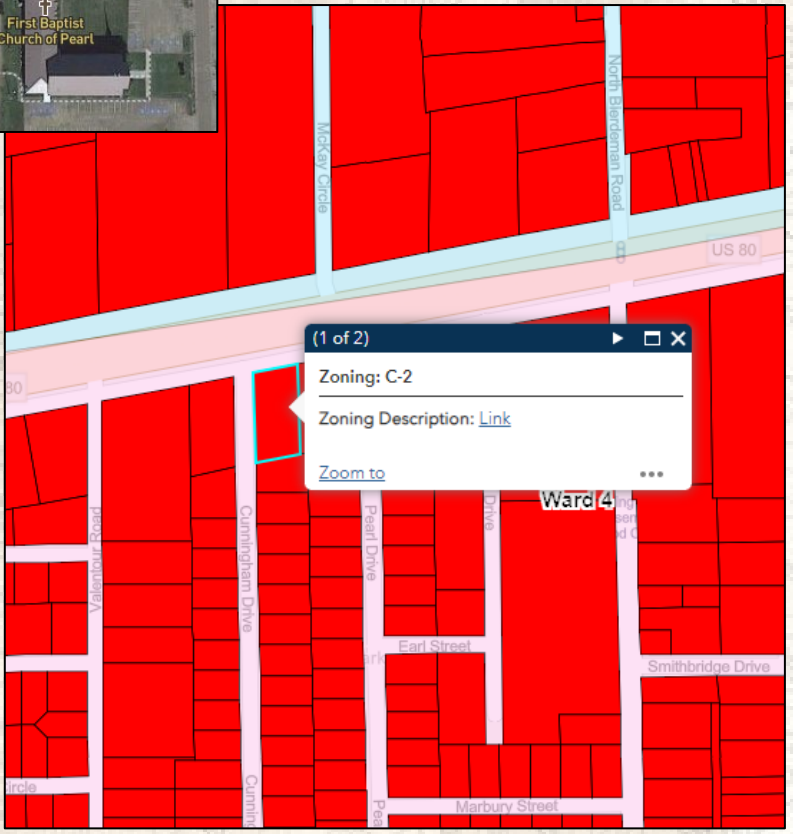
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Land ID Link

Zoning Map →

City of Pearl Zoning Ordinances Link



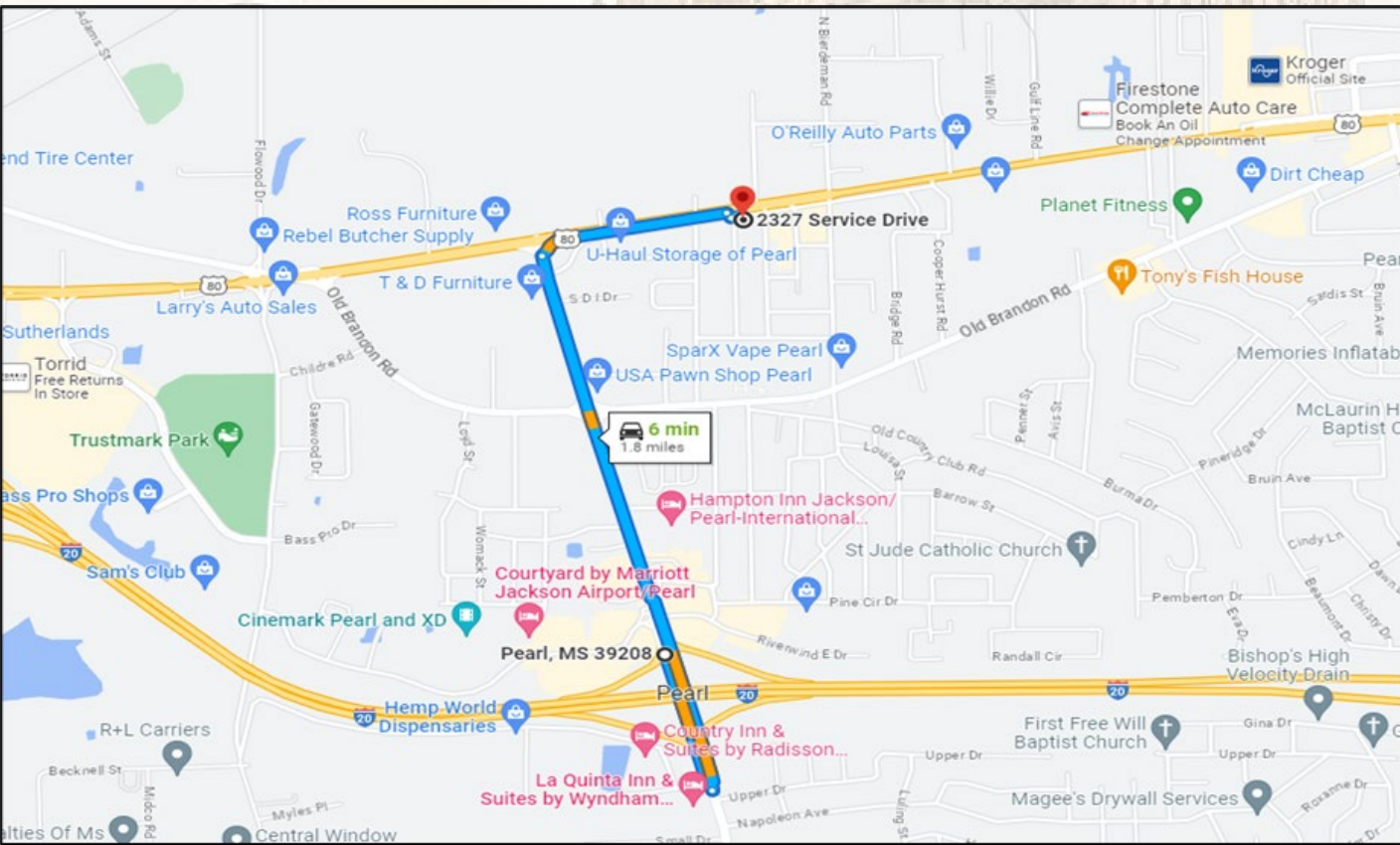
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Google Maps [Link](#)



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