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Residential Development Tract 86 +/- Acres in Scott County, MS



- **86 +/- acres in Scott County, MS**
- **Excellent Development Tract**
- **Outstanding Home Sites**
- **1,600-1,800 Minimum SF**
- **Currently Zoned Ag**
- **Utilities on Property Including Sewer**
- **1/4 Mile Frontage on US 80**
- **1/4 Mile Frontage on Old US 80**
- **3/4 Mile Frontage on Memory Lane**

\$4,500 / Acre

This 86+/- acre, located in Scott County, MS, is a perfect investment tract, located just two miles from The Raytheon Company. There are many nice home sites to choose from. This is the perfect tract to turn into a residential development. There are 1,600-1,800 sf minimum for building homes. The sewer utilities run right through the property as well as water lines. The tract is currently zoned ag. There is 1/4 mile frontage on US 80, 1/4 mile frontage on Old US 80 and 3/4 mile frontage on Memory Lane.

Directions: From MS-35 N go 2.0 and turn right onto Old US 80 go 2.2 miles and the property is on your left.



Information is Believed to be Accurate but not Guaranteed



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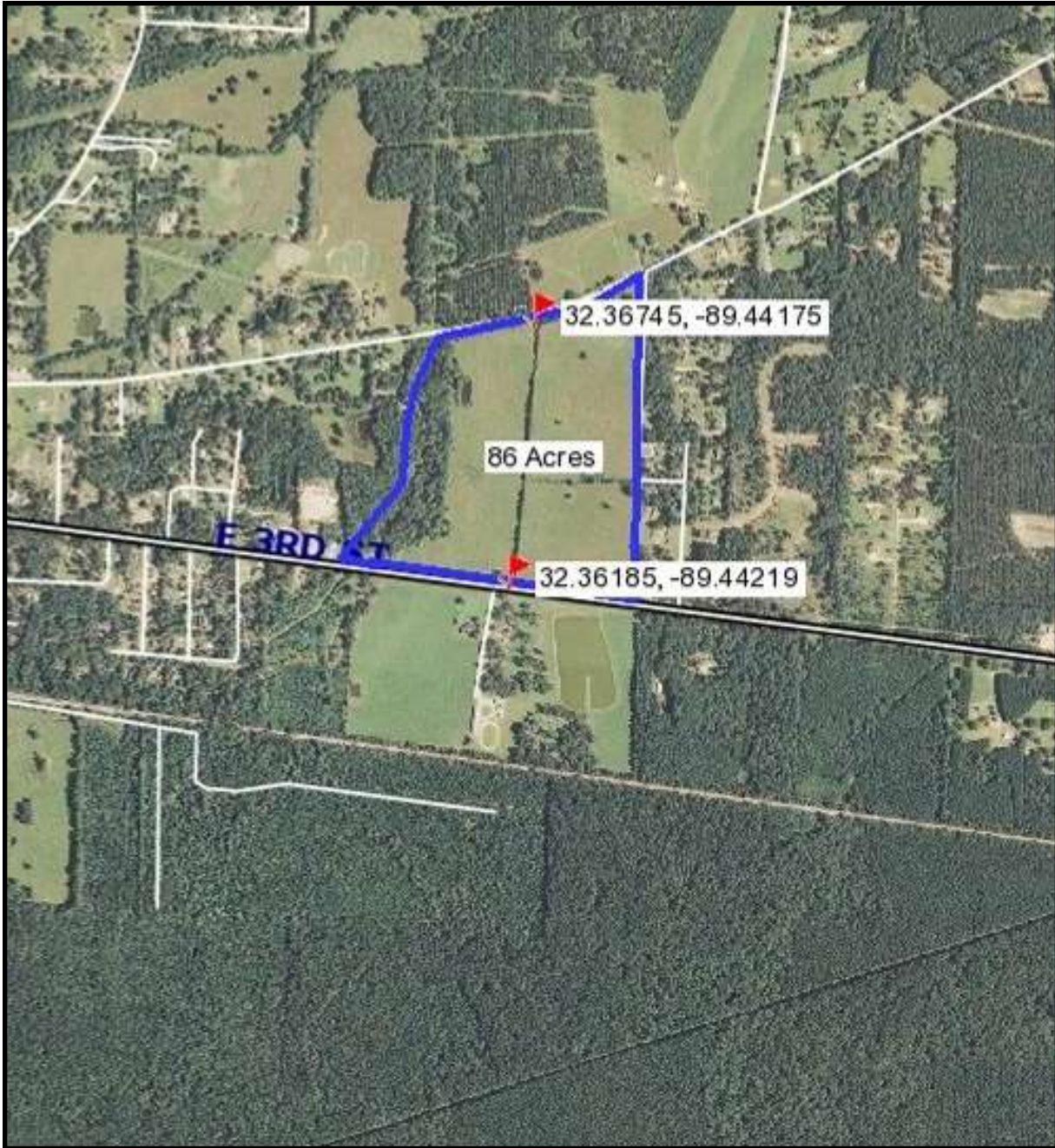
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Ownership Map



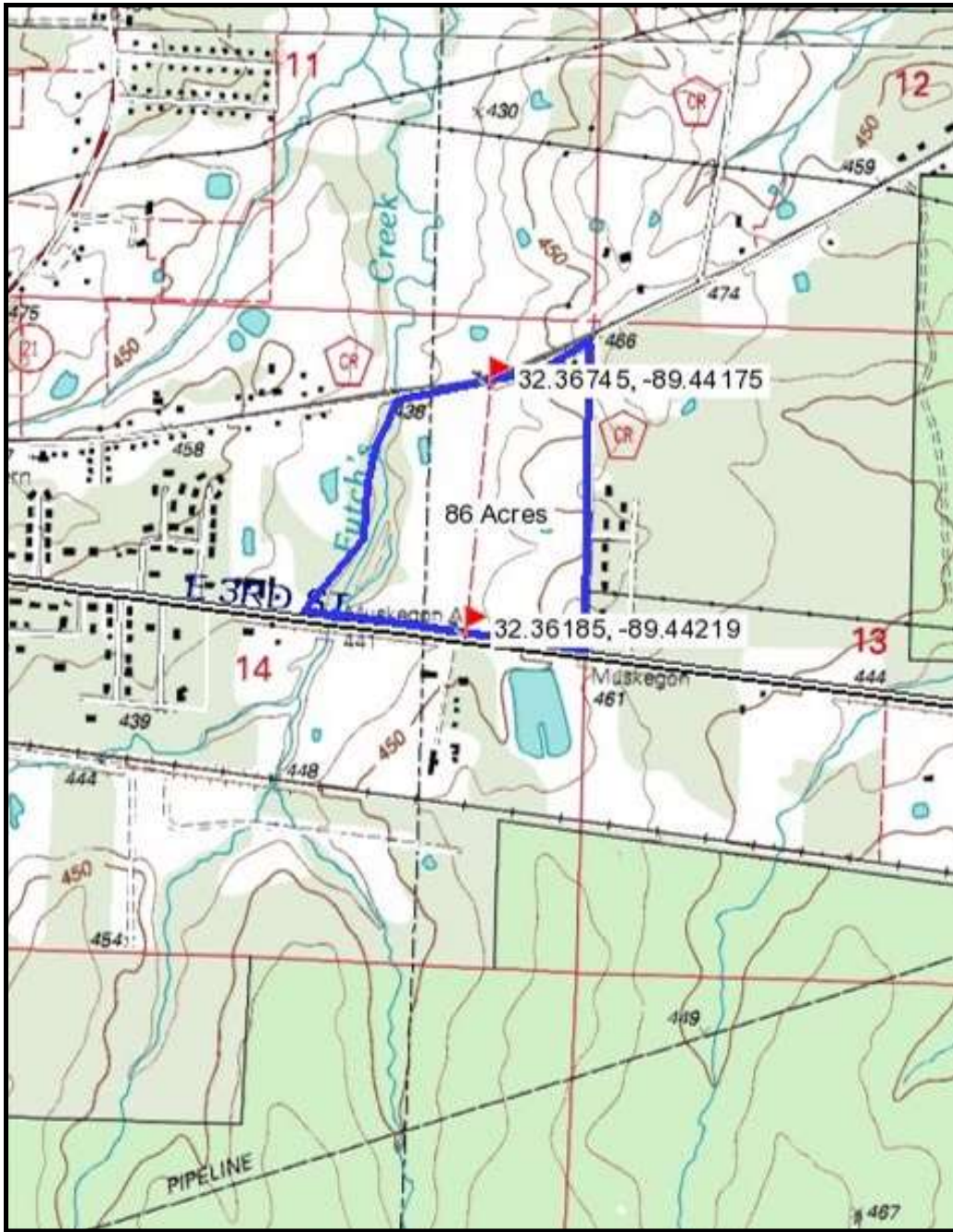
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Aerial Map



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Topo Map



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Directional Map

Directions: From MS-35 N go 2.0 and turn right onto Old US 80 go 2.2 miles and the property is on your left.



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