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Owner Broker

## Pelahatchie Pass Property Highlights

### 160 Acres - Highway 25 & Marshall Road Flowood, MS



#### Overview

Site configuration zoned for commercial development. Property is in the northwest section of Rankin County and the east portion city limits of Flowood, MS. Site has immediate access to Highway 25 with 800+ feet of road frontage. Highway 25 direct access with 16,000 daily car traffic count. The area is in a growing section of the Ross Barnett Reservoir area with numerous single- family developments. Located close to commercial districts along Highway 471 & Lakeland Drive / Highway 25. Highland Bluff Elementary School, Northwest Rankin Middle, Northwest Rankin High School are located 1.5 miles away on Highway 25.

#### General Information

PPIN: 034532 & 034533  
Tax ID: I12 000004 & I12 000005 Legal Description  
138.83A IN SW4 & IN W2 NW4 & 20A IN SW4 10-6-3

#### Site

Zoning: General Commercial District (C-3)

FEMA Flood Map No. 28121C0090F & 28121C0205F  
Flood Zone Zone X, Zone AE  
Gross Land Area 160.690 Acres  
Ownership Fee Simple

**Area**

Property Location North side of Highway 25 and south side of Spillway Road  
Flowood, Rankin County Mississippi 39047

**Utilities**

Sewer and Water City of Flowood  
Electricity Central Electric  
Gas Atmos

# Parcel Boundary Lines

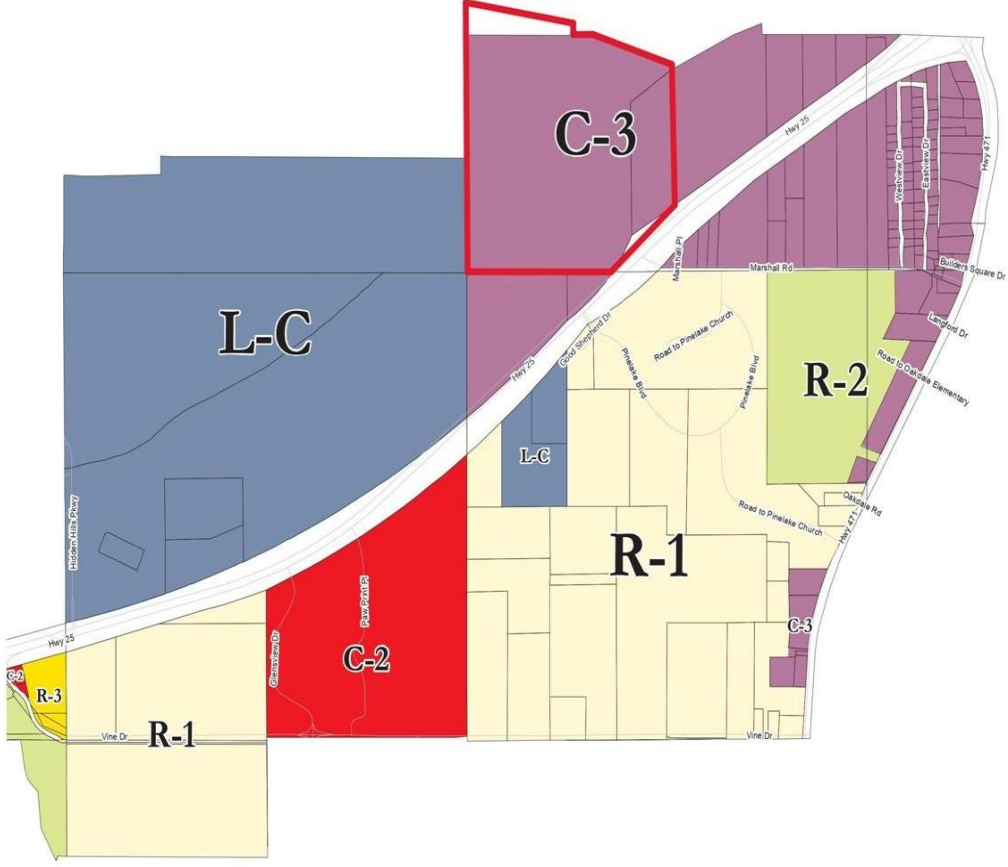


# City of Flowood Official Zoning Map

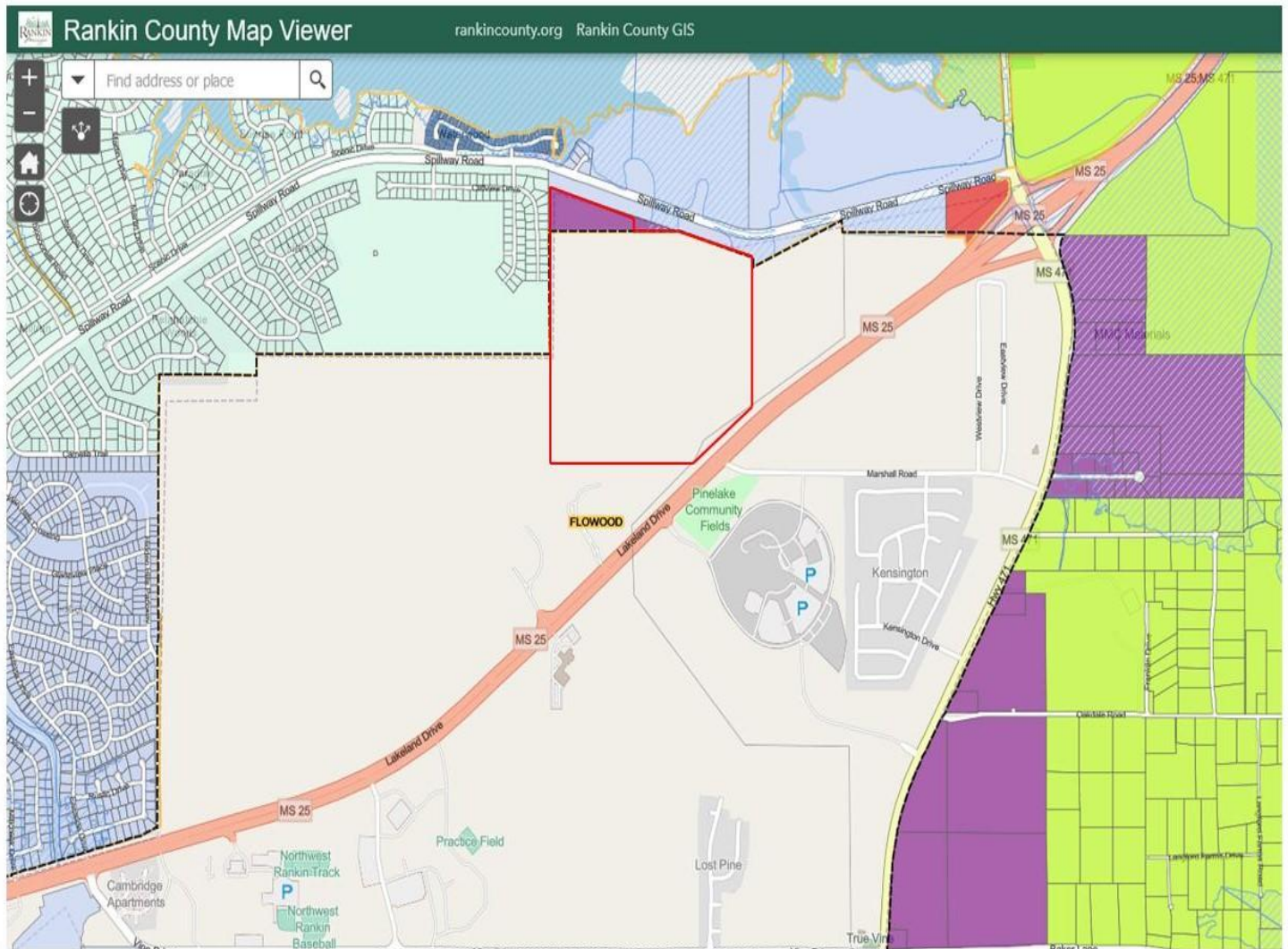


Prepared By  
  
 Central Mississippi  
 Planning & Development District  
 1 inch = 1,500 feet

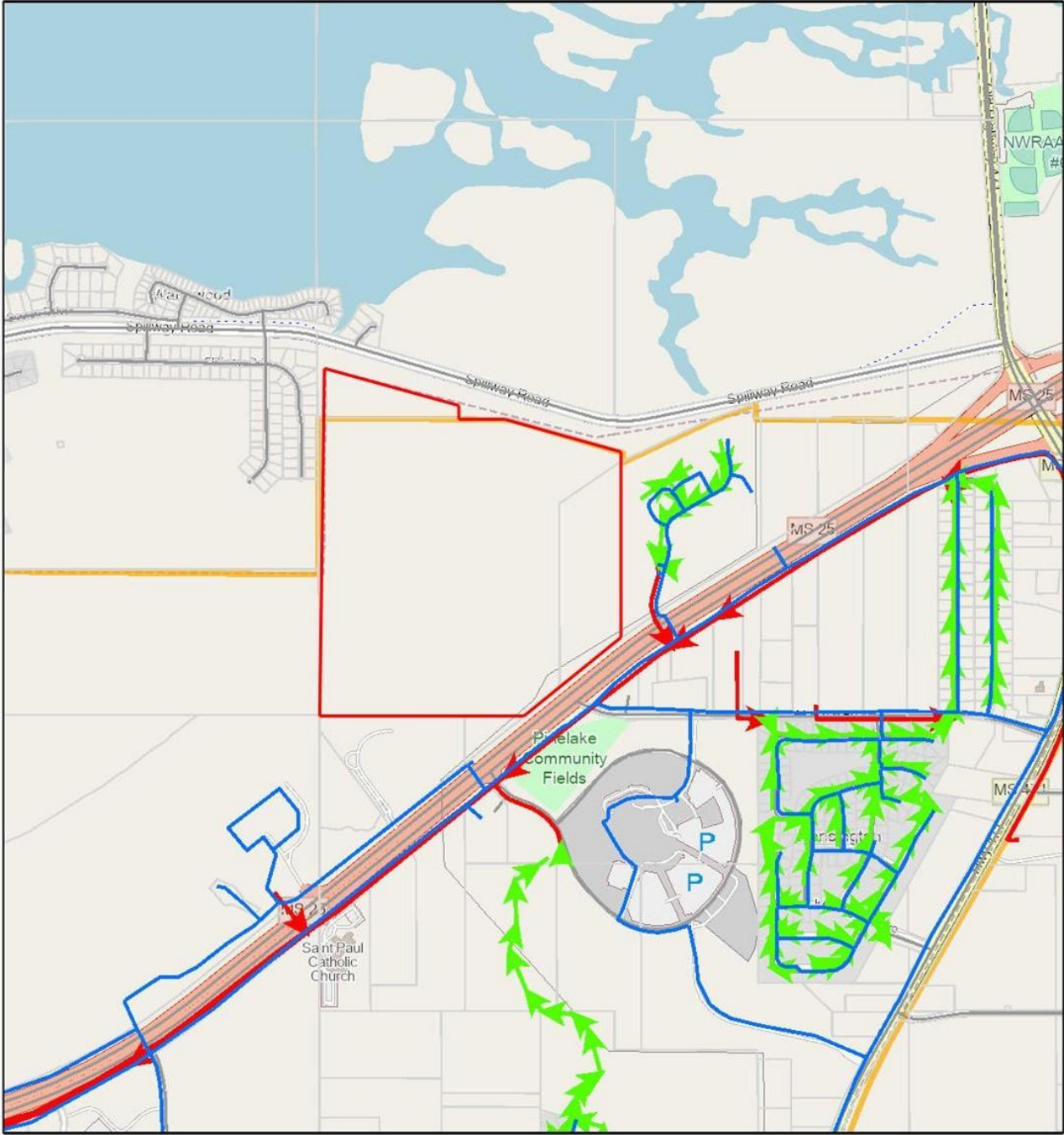
LEGEND	
	L-C (Land Conservation District)
	R-E (Estate Residential District)
	R-1 (Single Family Residential District)
	R-2 (Limited Multifamily Residential District)
	R-3 (Multifamily Residential District)
	R-4 (Mobile Home Park Residential District)
	PH-1 (Patio Home District)
	PUD (Planned Unit Development)
	Smart Code
	C-1 (Neighborhood Commercial District)
	C-2 (Restrict Commercial District)
	C-3 (General Commercial District)
	I-1 (Light Commercial District)
	I-2 (Heavy Industrial District)



# Zoning Rankin County, MS



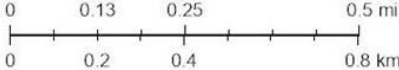
# Flowood, MS Water & Sewer



5/13/2024, 6:39:33 PM

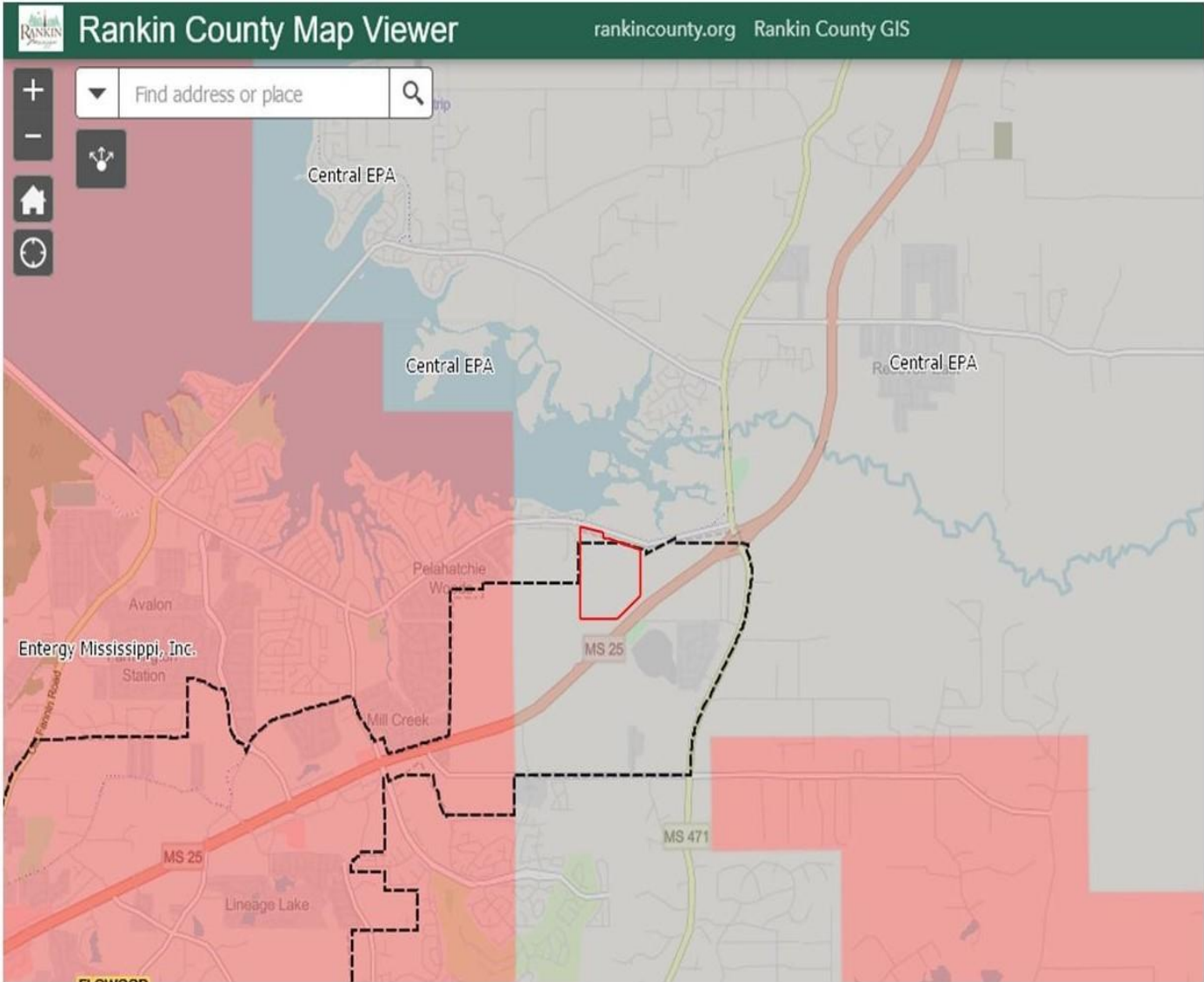
1:18,056

- Water Main
- Sewer Gravity Main
- Sewer Force Main
- Parcels
- Roads
- Municipal\_Boundary

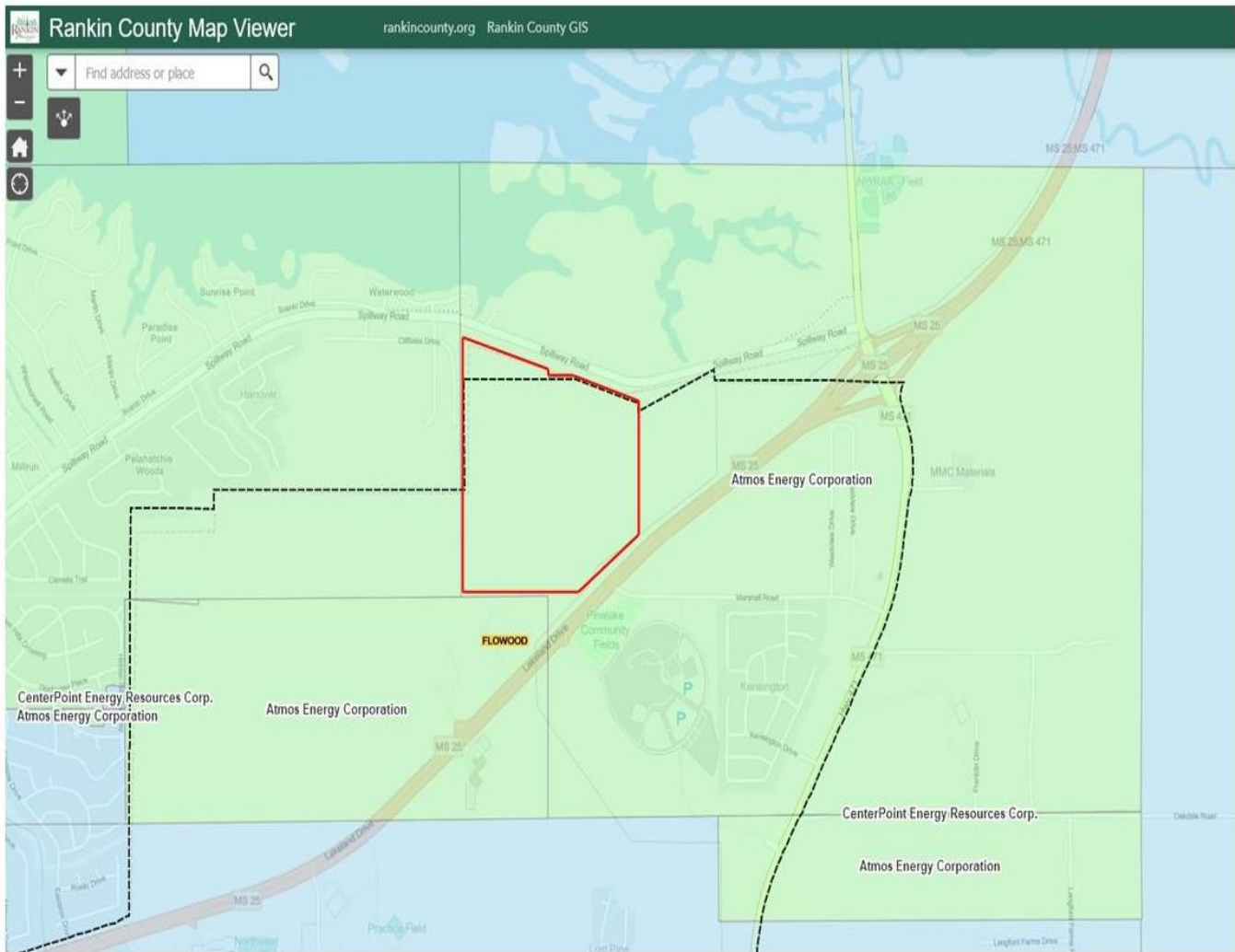


Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri

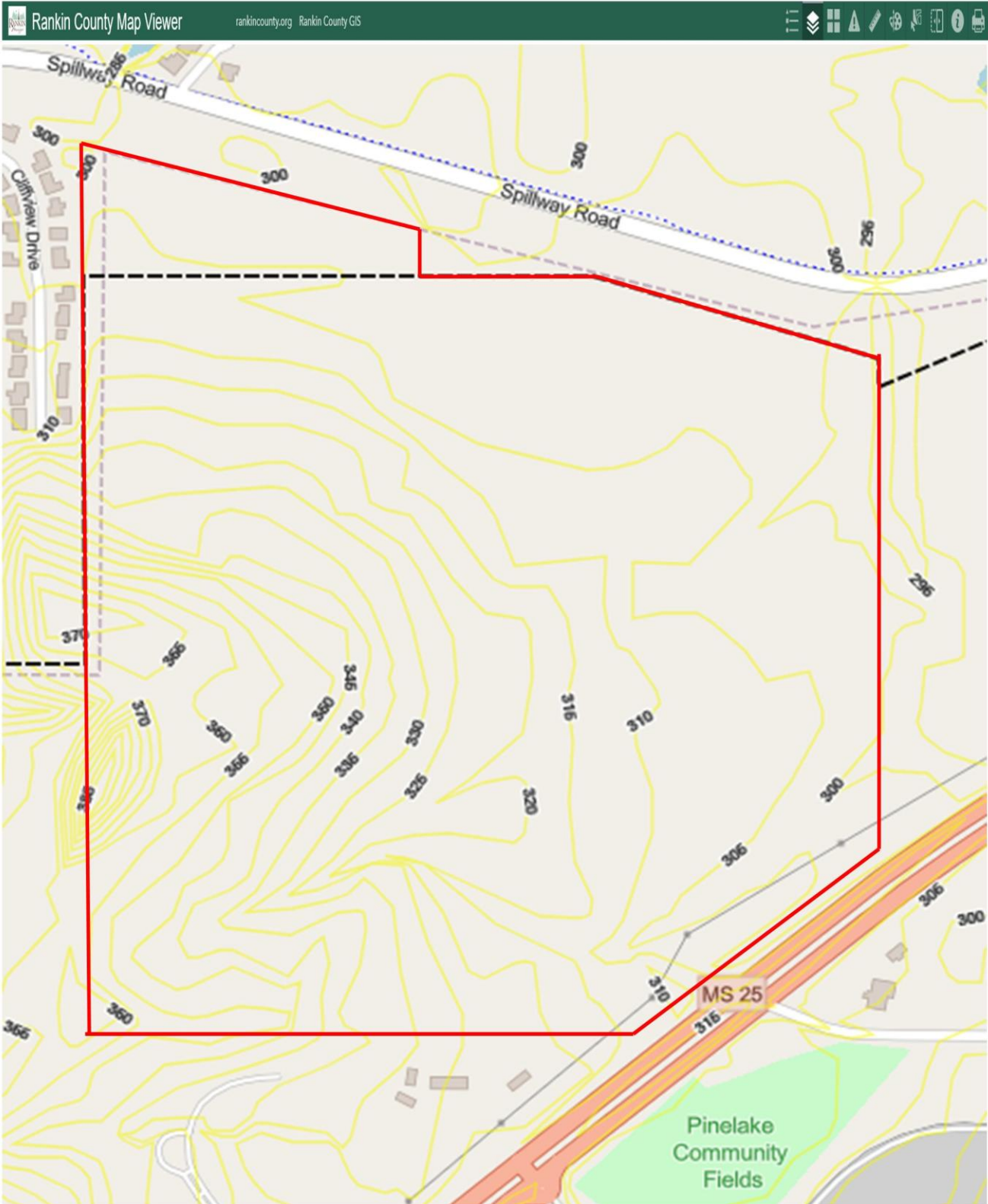
# Electric Service Coverage Area



# Gas Utilities Coverage Area

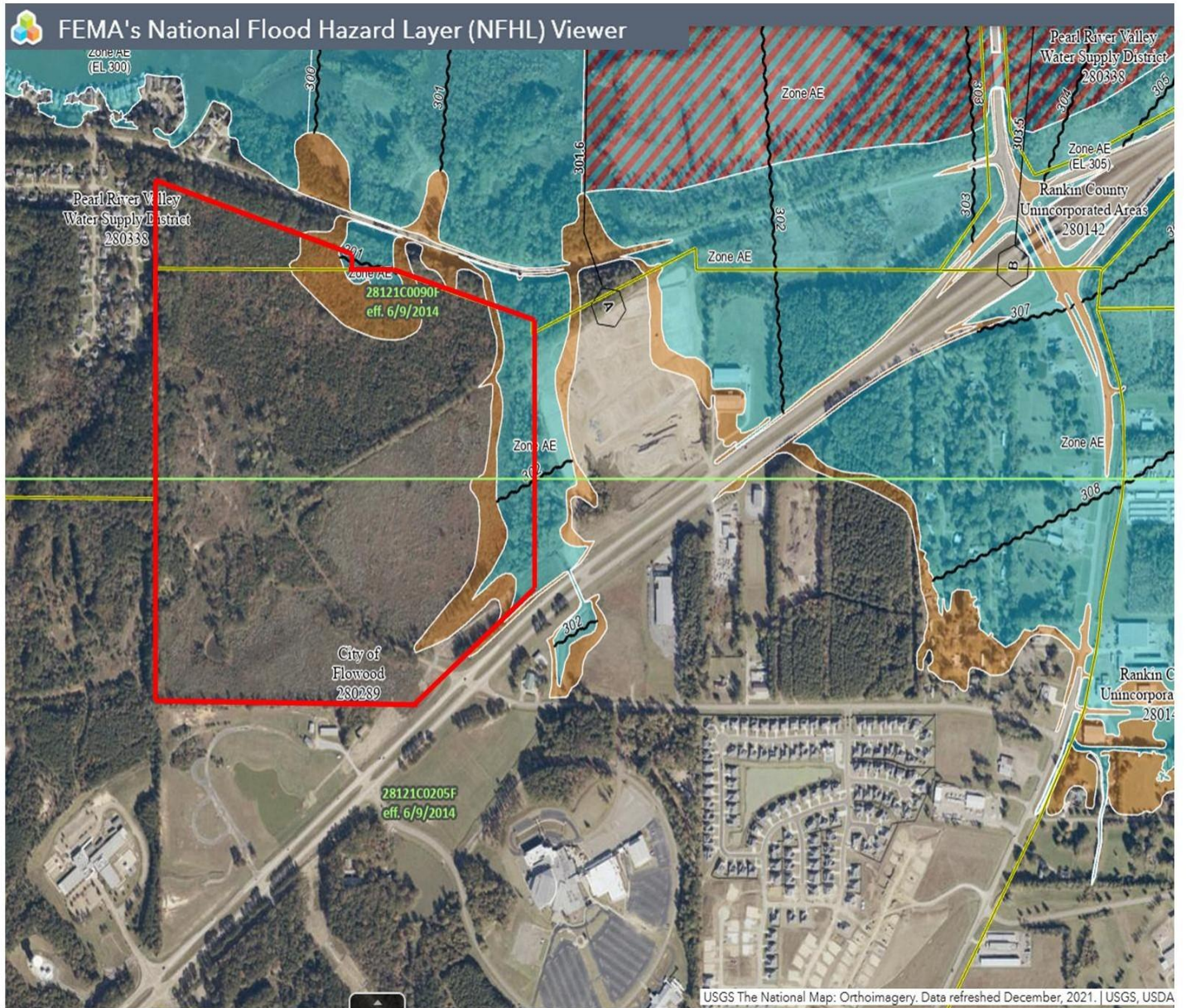


# Site Elevation





# Flood Zone Map



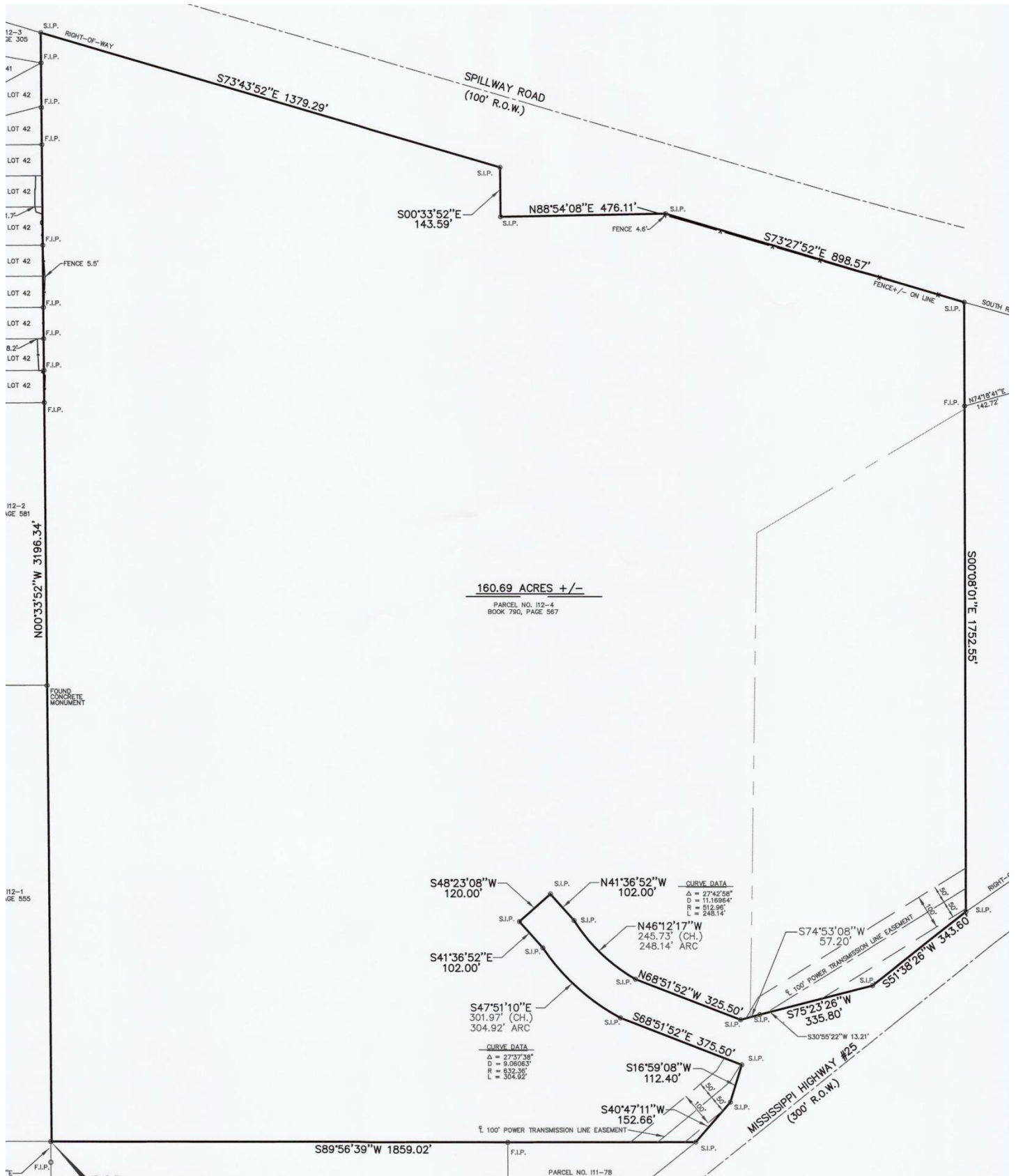
# Wetlands Map



# Soil Map



# Survey of Parcel



# Rankin County Map 1980

- Marshall Road traversed property between Hwy 25 & Spillway Road

Source  
<https://da.mdah.ms.gov/series/s0154/mdot/s0154-rankin/detail/510789>

