

FOR SALE



AVAILABILITY

Lot #	Size	Price per SF
2	2.60 +/- AC	\$15.00
3	1.60 +/- AC	\$18.00
4	1.54 +/- AC	\$19.00
5	1.67 +/- AC	\$20.00

HIGHLIGHTS

- Excellent visibility from I-69 and less than 1.5 miles to I-55
- Easily accessible to and from the I-69 / McIngvale Road interchange
- Traffic counts: I-69 @ 30,000 CPD; McIngvale Road @ 11,000 CPD
- Utilities services are established on site
- Zoning: C-2

Conveniently situated just south of the newly developed Delta Landing and the brand-new Hernando High School, this location offers prime access to growth and community amenities.

PROPERTY DESCRIPTION

This prime location at the high-visibility corner of McIngvale Road and Green T Road in Hernando, MS, offers approximately 7.41 +/- acres across four subdivided parcels. These lots present an exceptional opportunity for owner/users, developers, or investors. The plat lines dividing the individual lots are quick and easy to move to accommodate a buyer's needs. Major anchor to the development, Tractor Supply, is confirmed and coming soon—bringing traffic, visibility and momentum!

LOCATION DESCRIPTION

This property offers seamless access to major transportation routes and established residential communities. Just minutes from I-69, I-55 and key logistics corridors, it's ideal for businesses seeking visibility, efficiency, and growth—making it a smart choice for both operational and investment needs.

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LOTS FOR SALE

MCINGVALE & GREEN T

