

# FOR SALE



## AVAILABILITY

Lot #	Size
2	2.17 +/- AC
3	1.60 +/- AC
4	1.54 +/- AC
5	1.67 +/- AC

## 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 Raod @ 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.

## LOTS FOR SALE

# MCINGVALE & GREEN T

