

# FOR SALE



2.3 +/- AC

KEATING & SHAMROCK • BATESVILLE, MS 38606

## SUMMARY

**Property Type:** Commercial

**Lot Size:** 2.30 +/- Acres

**Price:** \$120,000

**Zoning:** C-3



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## Property Description

Located at the prominent intersection of Keating and Shamrock in Batesville, Mississippi, this 2.3 +/- acre parcel offers a prime opportunity for commercial development. Priced at \$120,000, the site combines affordability with strategic positioning. With excellent visibility, flat topography, and proximity to major thoroughfares, the property is well-suited for investors or owner-users seeking a high-potential location in a growing market. Whether you're planning a new build or expanding operations, this corner lot provides the flexibility and access needed to bring your vision to life.

## Location Overview

Positioned in the heart of Batesville's industrial corridor, the Keating & Shamrock area offers unmatched access, visibility, and operational convenience. Located just off Highway 6 and minutes from I-55, this strategic pocket supports a range of commercial, light industrial, and logistics uses. Whether you're expanding operations or launching a new venture, Keating & Shamrock delivers the connectivity and flexibility needed to thrive.

## Location Highlights

- High-traffic corridor: 26,000 CPD at I-55 & Hwy 6
- Zoned for commercial use
- Flat topography, ready for development
- Minutes from downtown Batesville & Panola Medical Center



# Business Map

