

FOR SALE



MCINGVALE RD & CREEKSIDE BLVD • HERNANDO, MS 38632

SUMMARY

Price: \$998,000.00

Lot Size: 0.80 +/- AC

Property Type: Commercial

Zoning: C-2 - General Business



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Property Description

Prime Commercial Opportunity in Hernando, MS! Located at the high-visibility northeast corner of McIngvale & Creekside, this 0.800813-acre city lot offers exceptional frontage and access in a thriving corridor. Zoned C-2 and priced at \$998,000, Lot 3 in McIngvale Commons is ideal for retail, office, or mixed-use development. Corner positioning maximizes exposure and flexibility, making it a standout choice for investors and owner-occupants alike. Don't miss your chance to secure this strategic parcel in one of DeSoto County's most active growth zones.

Location Overview

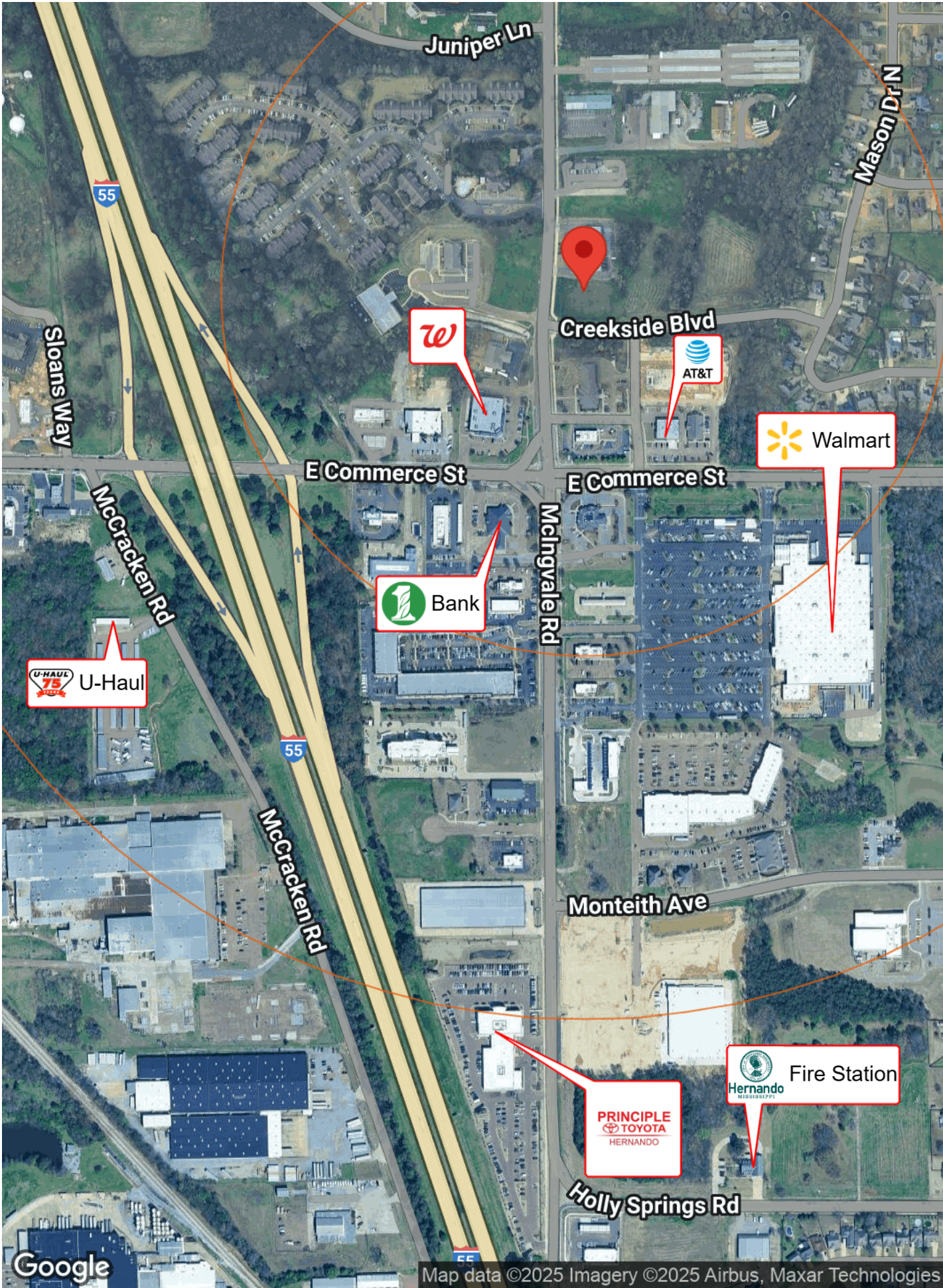
Ideally positioned at the northeast corner of McIngvale Road and Creekside Drive in Hernando, Mississippi—one of DeSoto County's fastest-growing commercial corridors benefiting from strong visibility, steady traffic flow, and convenient access to I-269 and nearby residential communities. Its corner placement enhances accessibility, making it a strategic choice for retail, office, or mixed-use development in a thriving regional market.

Property Highlights

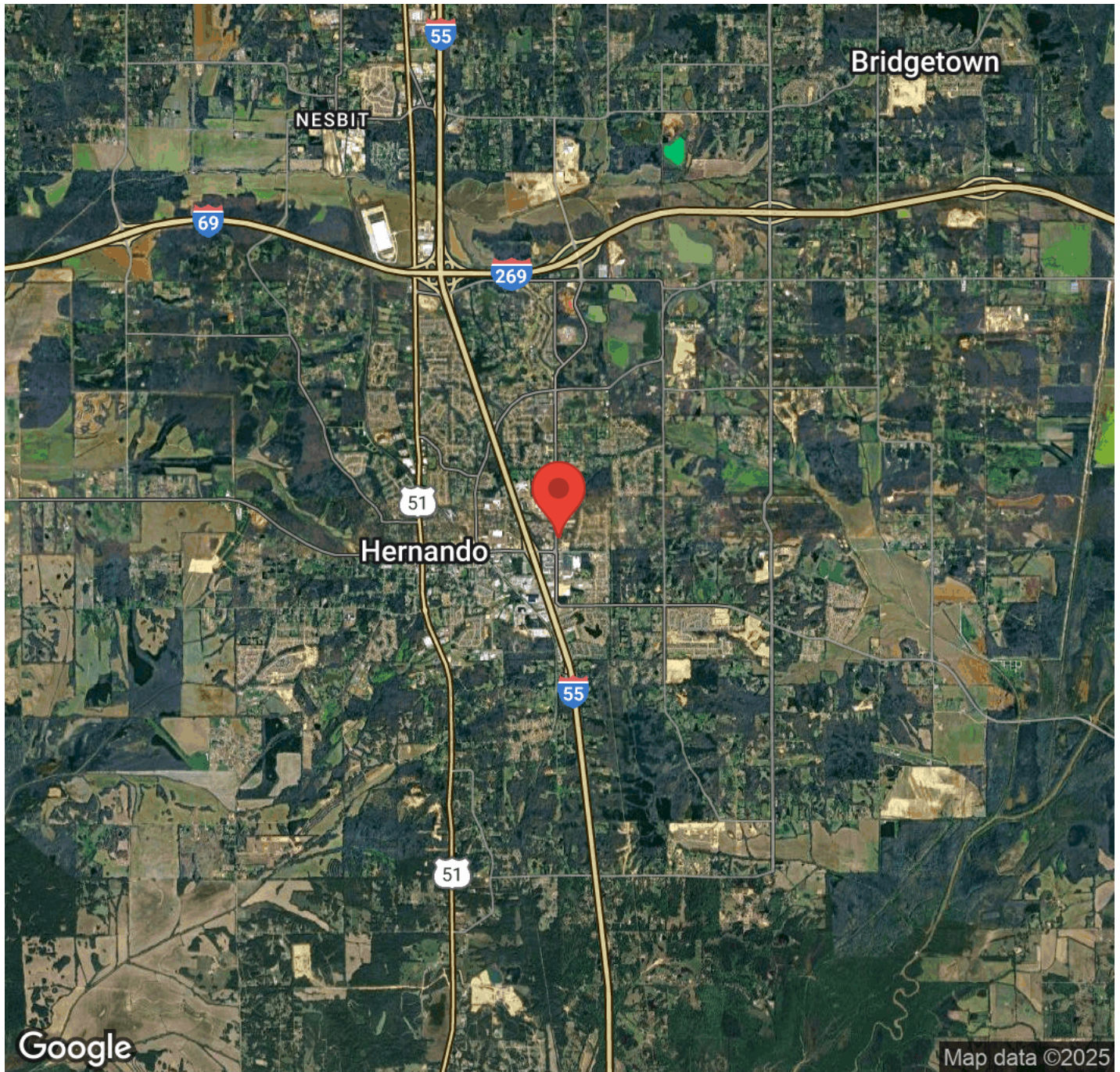
- Northeast corner of McIngvale Road and Creekside Boulevard
- High-visibility city lot with strong traffic exposure
- Corner positioning ideal for signage and access
- 13,000 Cars per Day



McIngvale Rd & Creekside Blvd



McIngvale Rd & Creekside Blvd



Demographics	1 Mile	3 Miles
Total Population	4,235	20,537
Total Units	1,646	8,105
Median Income	\$77,163	\$86,389