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1449 Old Fannin Rd,  
Brandon, MS 39047  
FOR SALE \$1,690,000|

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# PROPERTY SUMMARY

FOR SALE \$1,690,000 | 1499 Old Fannin Rd Brandon, MS 39047

## OFFERING SUMMARY

Sale Price:	\$1,690,000
Building	N/A
Size:	4 Acres
Price / SF:	\$9.70
Zoning:	C-2 Commercial

## PROPERTY OVERVIEW

Located just off of Old Fannin Rd. in Brandon, Mississippi, Lane-Harkins is offering for sale this +/- 174,240 square foot undeveloped commercial lot. The property is visible from Old Fannin Road and is sitting on approximately 4 acres. Please call our office for more information on this property at 601-932-4663.

## PROPERTY HIGHLIGHTS

- **Traffic:** Situated in an area with a significant traffic flow of over 30,000 cars passing by daily.
- **Utilities:** Water and sewage are already tied into the property, making it ready for development or immediate use.
- **Accessibility:** Conveniently located with easy access to major roads and highways, enhancing its appeal for commercial development
- **Potential Use:** Ideal commercial, due to its size, zoning, location, and available utilities.
- **Surroundings:** The property is surrounded by diverse amenities, businesses, and residential areas, offering potential opportunities for synergy and growth.
- **Development Potential:** With its favorable location and existing infrastructure, the property holds significant potential for investors or developers looking to capitalize on its advantages.

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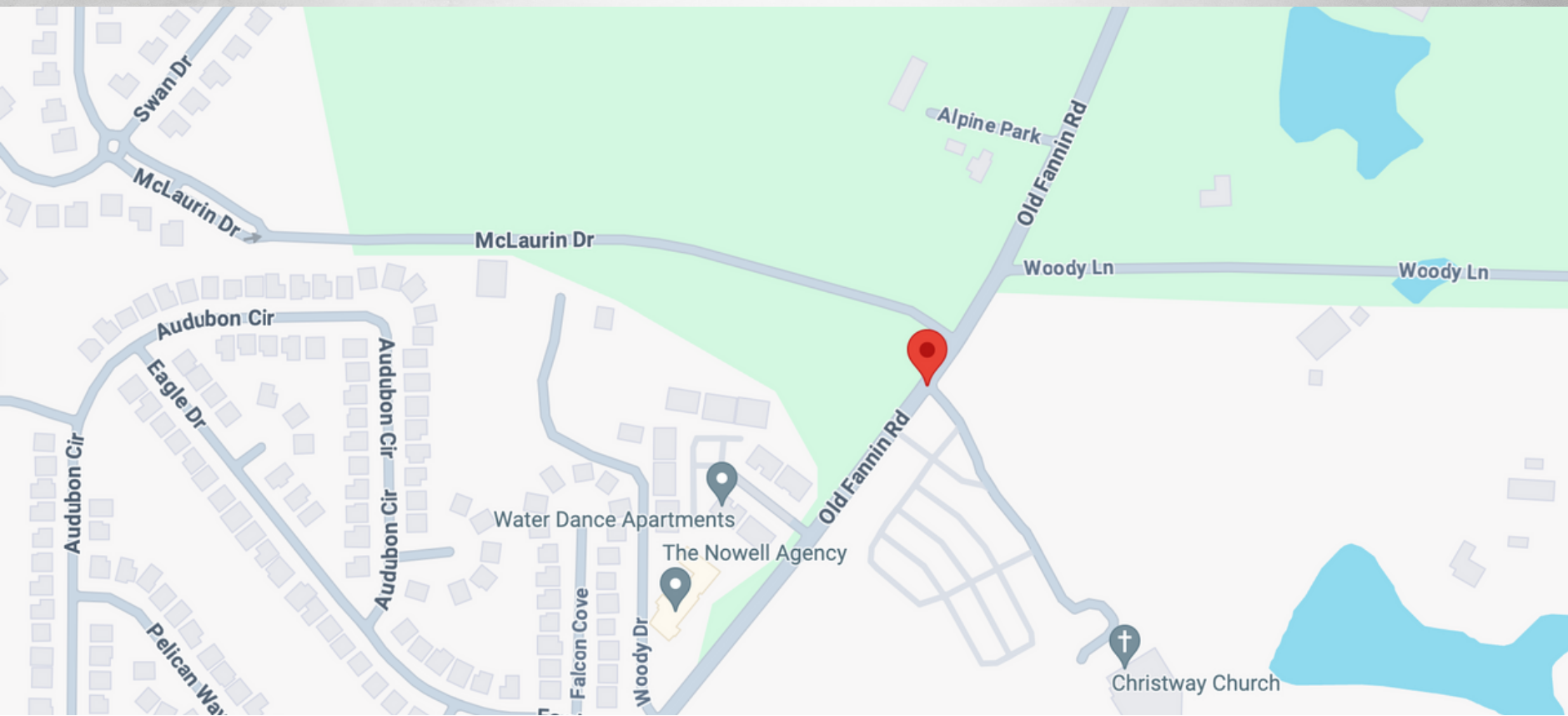
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# LOCATION MAP

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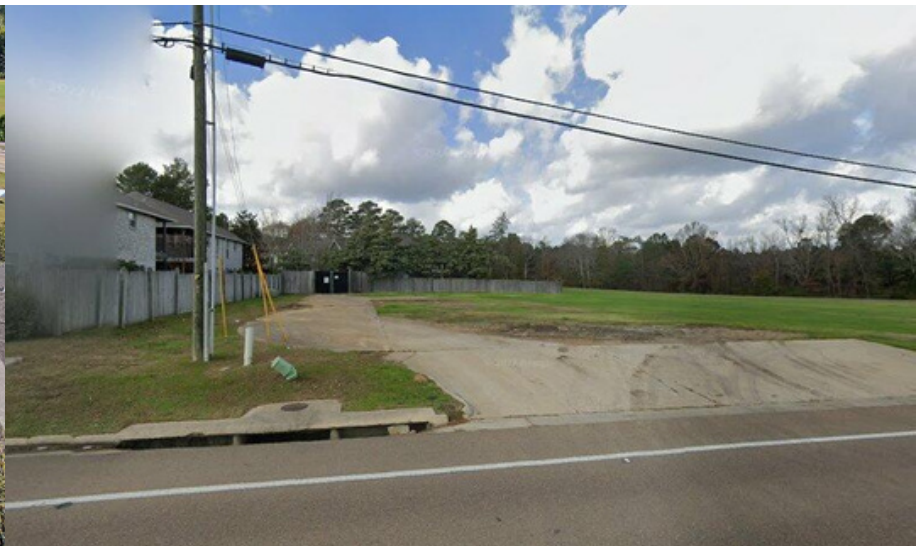
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# ADDITIONAL PHOTOS

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# RETAILER MAP NORTH

FOR SALE \$1,690,000 | 1499 Old Fannin Rd Brandon, MS 39047

2.2 miles North of  
Subject Property



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# SUBJECT MAP

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# RETAILER MAP SOUTH

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