

FOR SALE



4.0 +/- AC

GREEN T ROAD E & MCINGVALE • HERNANDO, MS 38632

SUMMARY

Price: \$950,000

Lot Size: 4.0 Acres

Property Type: Commercial

Zoning: C-2



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PROPERTY DESCRIPTION

This 4.0 +/- AC parcel offers a prime development opportunity in DeSoto County with flexible C-2 zoning that supports a wide range of retail, service, hospitality, and office uses. Positioned within one of Mississippi's fastest growing markets, the site benefits from strong regional connectivity, steady consumer traffic, and proximity to major commercial corridors, making it ideal for national retailers, restaurants, or multi-tenant commercial development. This tract is well suited for developers, investors, and owner users seeking a strategically located commercial site in a proven, high growth trade area.

LOCATION OVERVIEW

This parcel is positioned in a growing commercial corridor of DeSoto County, offering strong regional access and steady daily traffic from surrounding residential and business activity. Its proximity to major routes and established commercial development enhances visibility, convenience, and long term market strength for a wide range of users.

LOCATION DESCRIPTION

- In close proximity to I-69
- Vehicles per day: 30,000 on I-69; 8,400 on McIngvale



Green T & McIngvale, Hernando, MS

