

14.23 Scott  
Highway 35 S  
Forest, MS 39074

**\$199,000**  
14.23± Acres  
Scott County



**14.23 Scott  
Forest, MS / Scott County**

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**SUMMARY**

**Address**

Highway 35 S

**City, State Zip**

Forest, MS 39074

**County**

Scott County

**Type**

Commercial

**Latitude / Longitude**

32.350657 / -89.481754

**Acreage**

14.23

**Price**

\$199,000

**Property Website**

<https://swapaland.com/property/14-23-scott/scott/mississippi/96582/>



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**Forest, MS / Scott County**

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**PROPERTY DESCRIPTION**

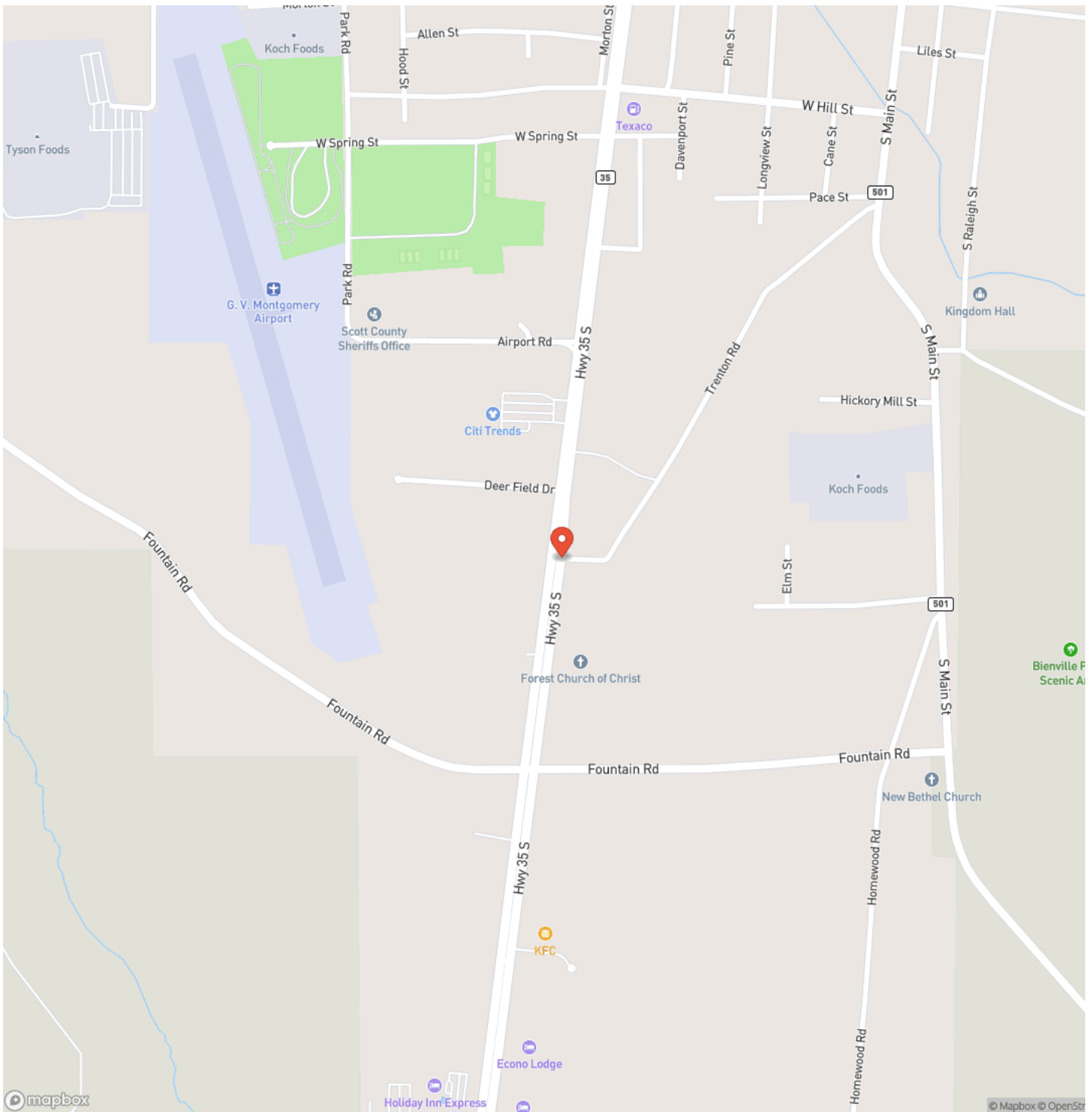
Welcome to this 14.23 +/- acre commercial property in Scott County, Mississippi! Featuring an impressive 600 feet of road frontage along MS Highway 35 South in Forest, MS, this tract enjoys excellent visibility and accessibility. Situated just a short distance from Highway 20. It benefits from its proximity to popular amenities like Walmart, Forest City Airport, and other local conveniences. With its location and high traffic count, this property presents an enticing opportunity for various commercial ventures. Imagine the possibilities: from restaurants to general stores, the potential for establishing thriving businesses is boundless. Whether you envision a bustling eatery or a welcoming retail establishment, this tract's prime position sets the stage for success.



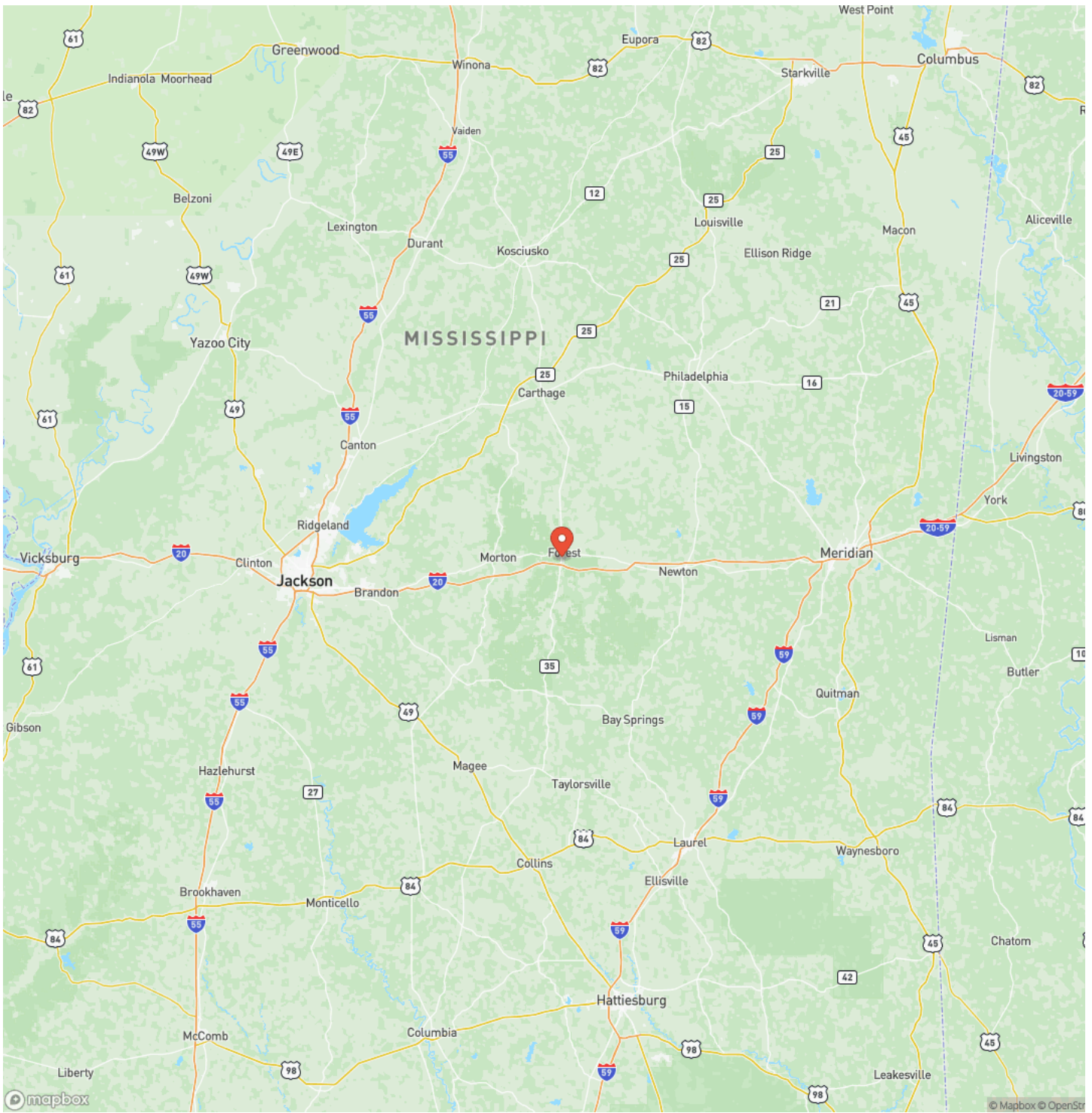
14.23 Scott  
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# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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