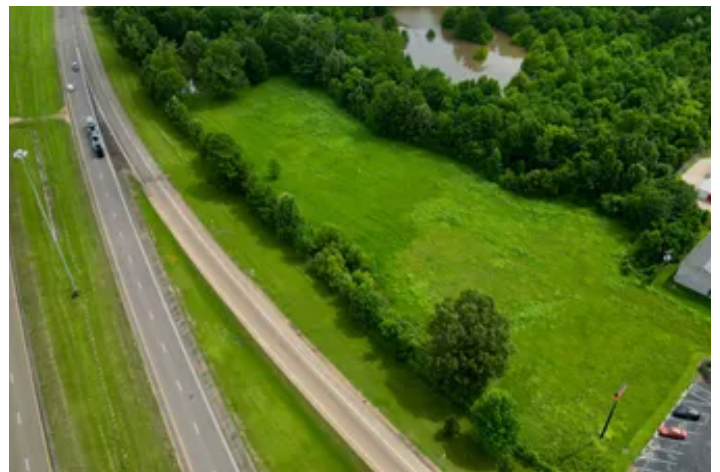


19.9 Madison
Sidney Runnels Rd
Canton, MS 39046

\$2,607,248
19.9± Acres
Madison County



19.9 Madison
Canton, MS / Madison County

SUMMARY

Address

Sidney Runnels Rd null

City, State Zip

Canton, MS 39046

County

Madison County

Type

Commercial, Business Opportunity, Undeveloped Land

Latitude / Longitude

32.607824 / -90.067806

Acreage

19.9

Price

\$2,607,248

Property Website

<https://swapaland.com/property/19-9-madison/madison/mississippi/110802/>



19.9 Madison

Canton, MS / Madison County

PROPERTY DESCRIPTION

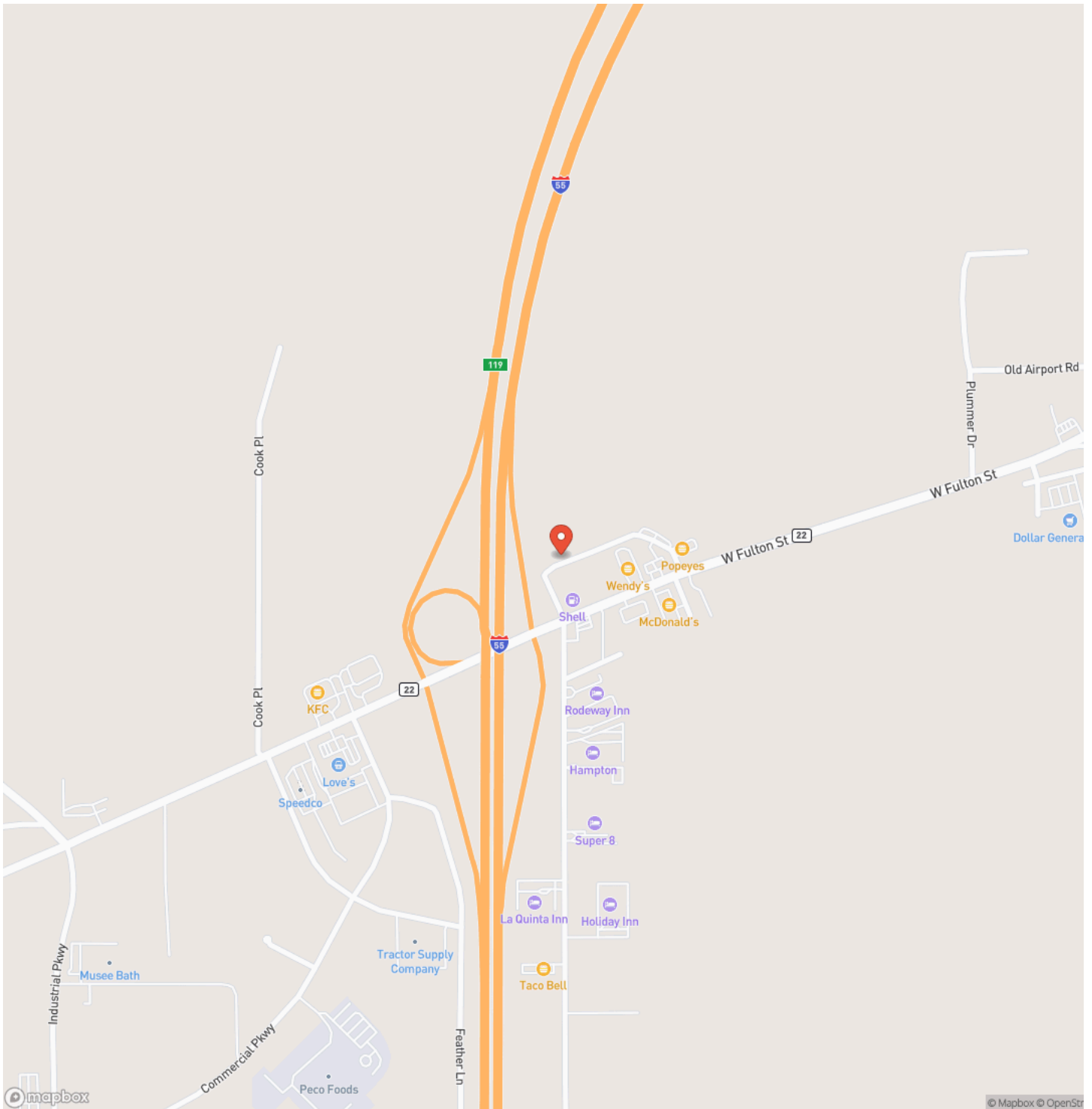
Here is 19.9+/- acres just outside of the new Megasite in Madison County, MS. This tract features I-55 visibility, is directly off the Canton exit and has easy access to Highway 22 and Interstate 55. It is 2.7 miles from the Nissan Plant, has access off Sidney Runnels Rd, and a high daily traffic count. This property features just over 9+/- acres of developable land is located in one of the fastest growing areas in all of Mississippi.



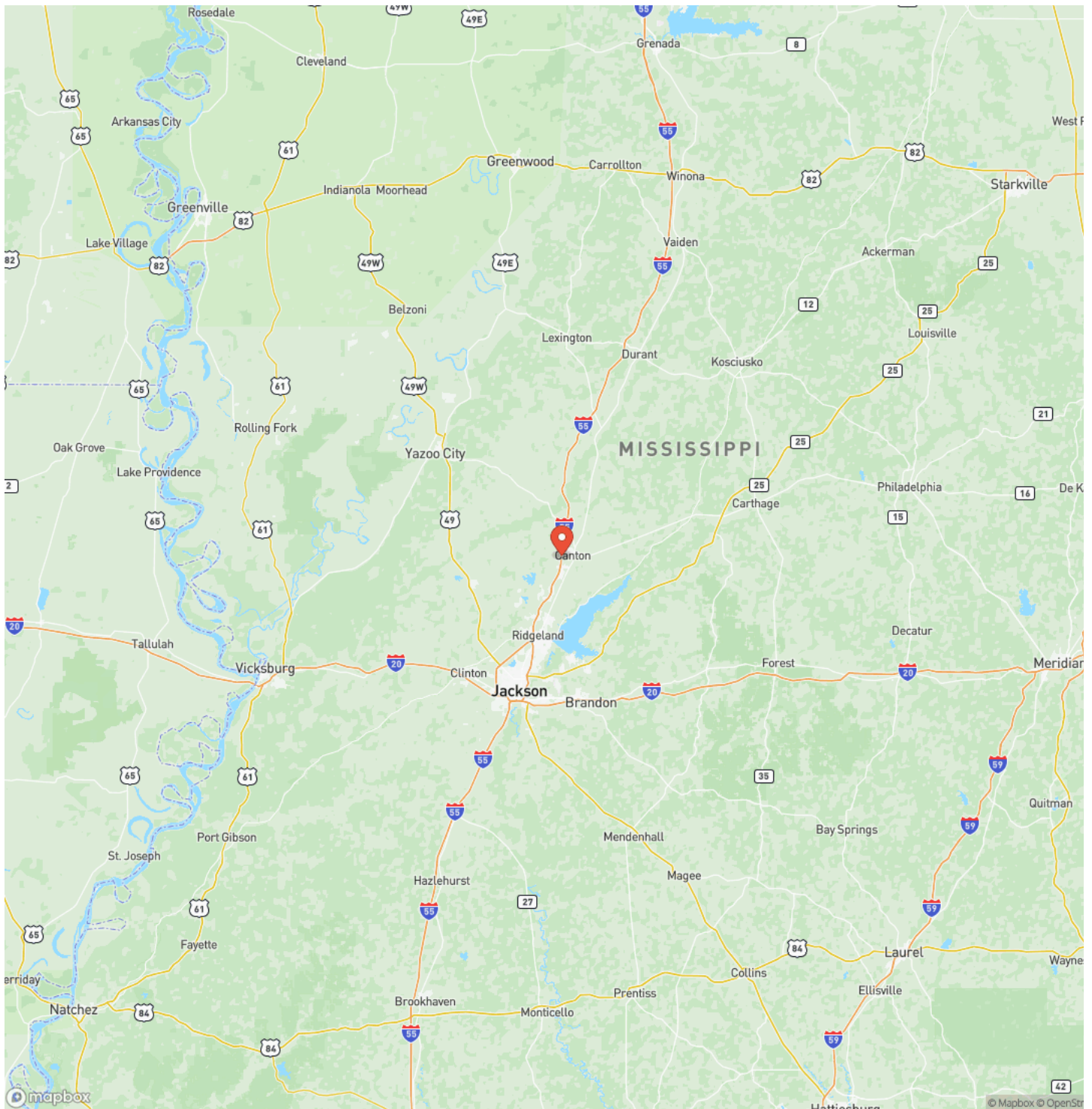
19.9 Madison
Canton, MS / Madison County



Locator Map



Locator Map



Satellite Map



19.9 Madison

Canton, MS / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Walker Trantum, ALC

Mobile

(662) 769-1442

Email

Walker.Tranum@SwapaLand.com

Address

City / State / Zip

Starkville, MS 39759

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



SWAPA Land
509 Cobblestone Court, Suite A
Madison, MS 39110
(601) 850-2878
<https://swapaland.com/>

