

2.92± Acres of C-3 in Flowood

Rankin County

2225 HWY 471 Brandon, MS 39047



\$525,000



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Information is believed to be accurate but not guaranteed.

Property Information

Location:

- Behind Boo's Smokehouse at the HWY 25 off ramp to HWY 471 S

Coordinates:

- 32.37684, -89.96609

Property Use:

- C-3 General Commercial

Property Highlights

- 2.92± Commercial Acres
- 1837± Square ft. house built in 1980
- Small Pond
- Recorded access easement

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The Residence

1,837+ Sq Ft.

2.92± acres zoned C-3 Commercial in the City of Flowood. Property features an 1837± sq. ft. house, pond, and road access on both HWY 471 South and Eastview Dr. This property has great visibility and traffic flow as the first thing you see when exiting HWY 25 onto HWY 471 South.



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The Residence



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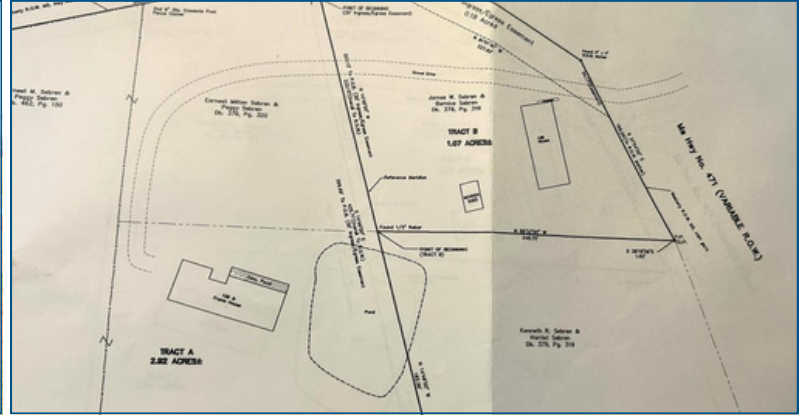
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The Property



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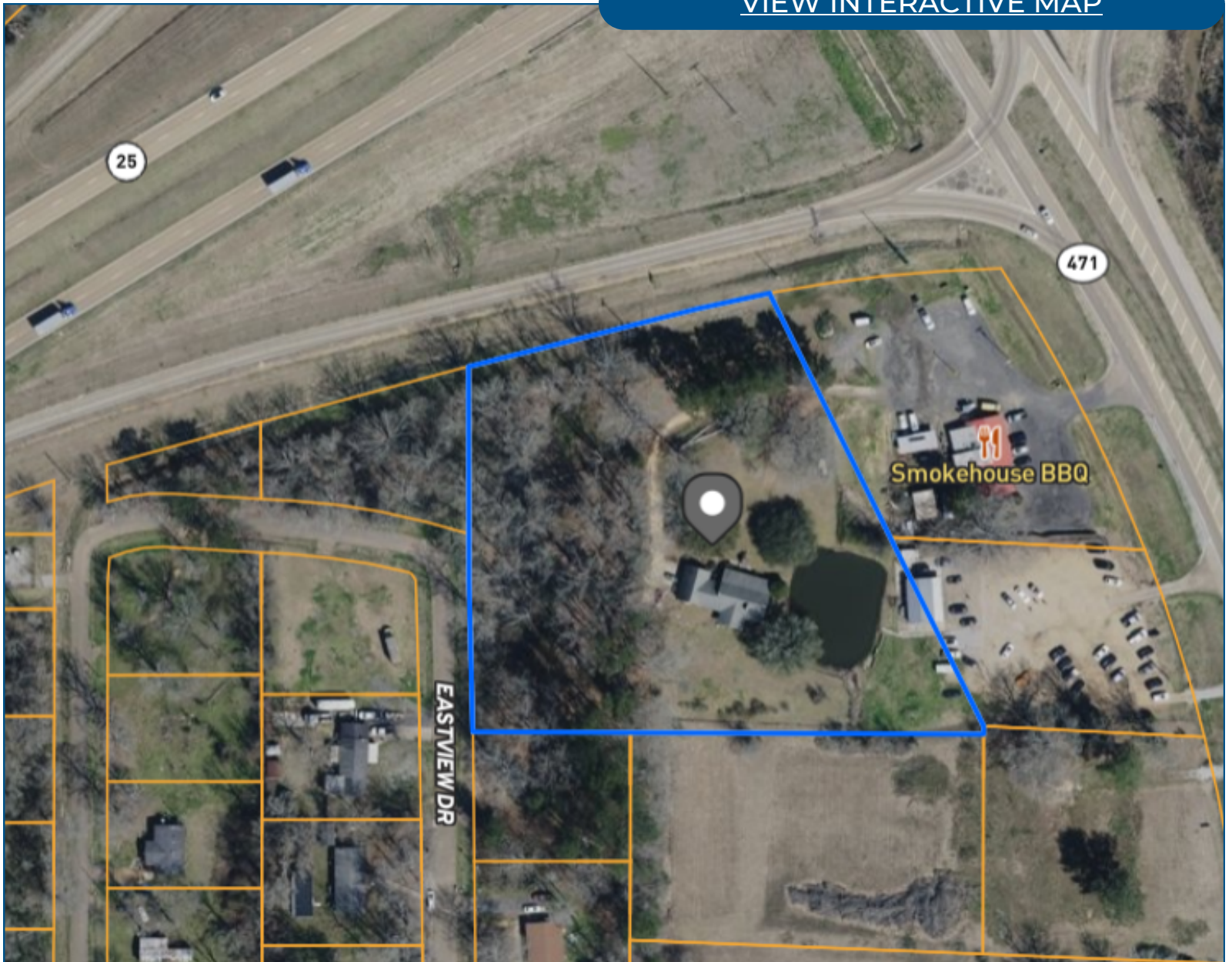
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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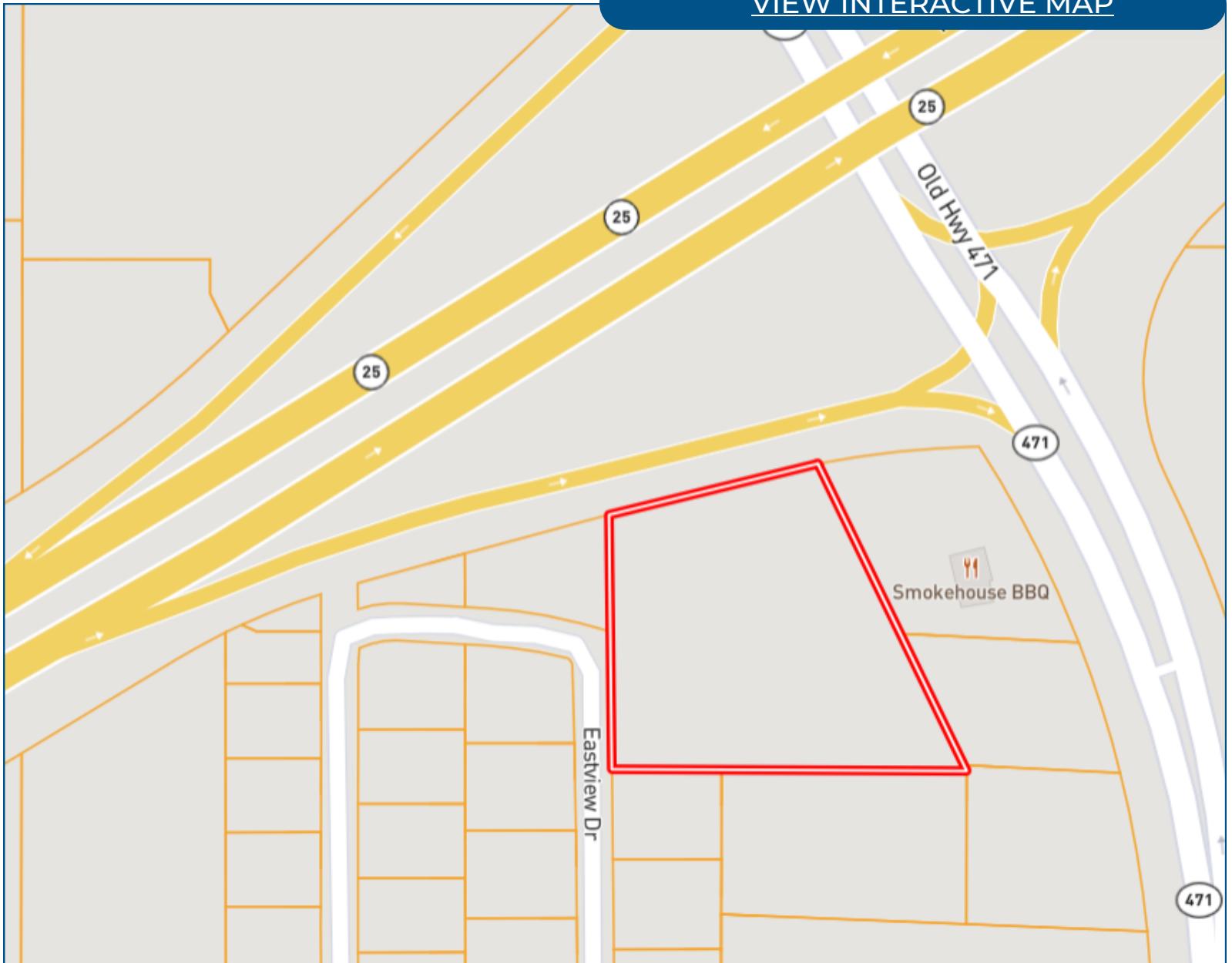
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Ownership Map

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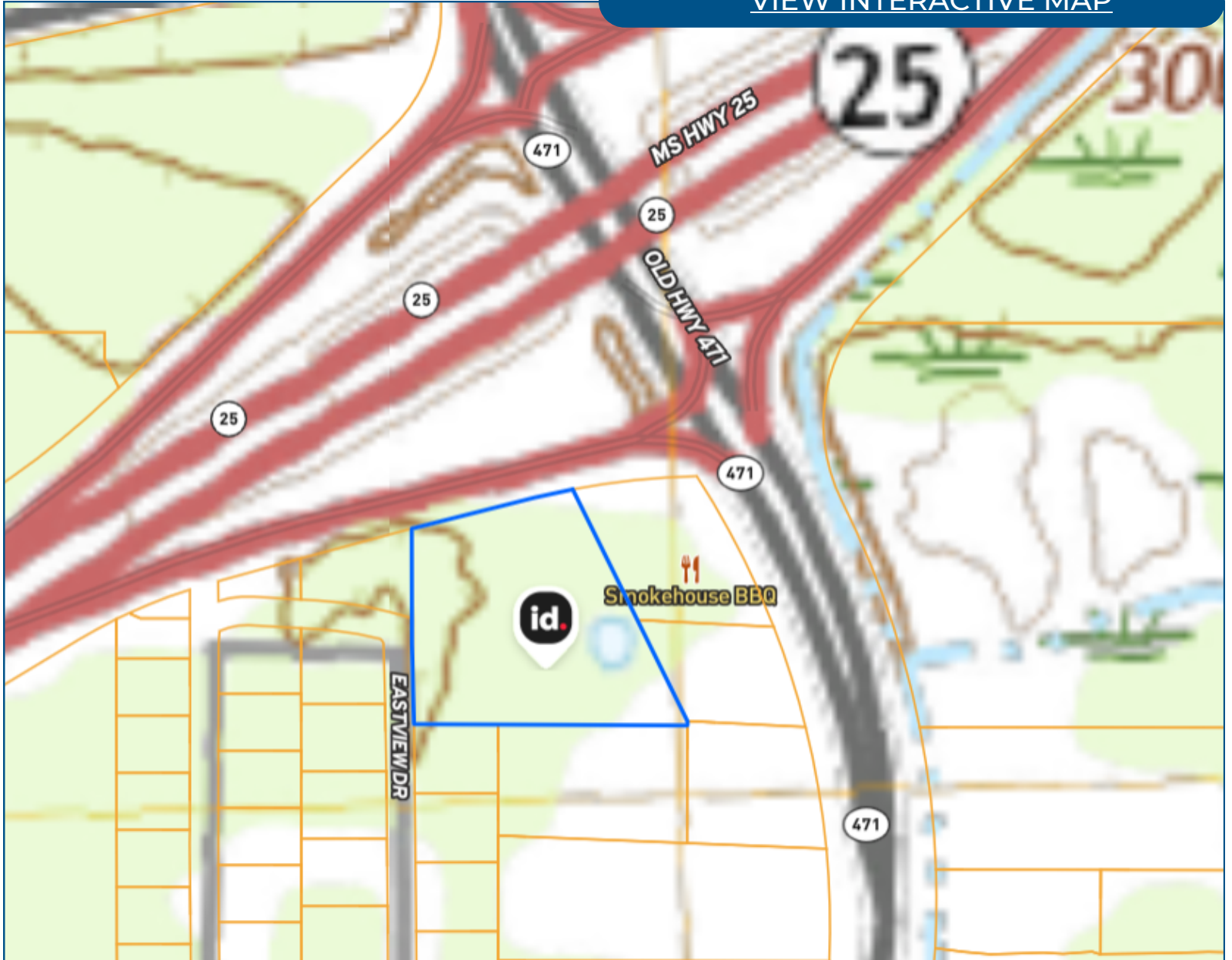
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Topo Map

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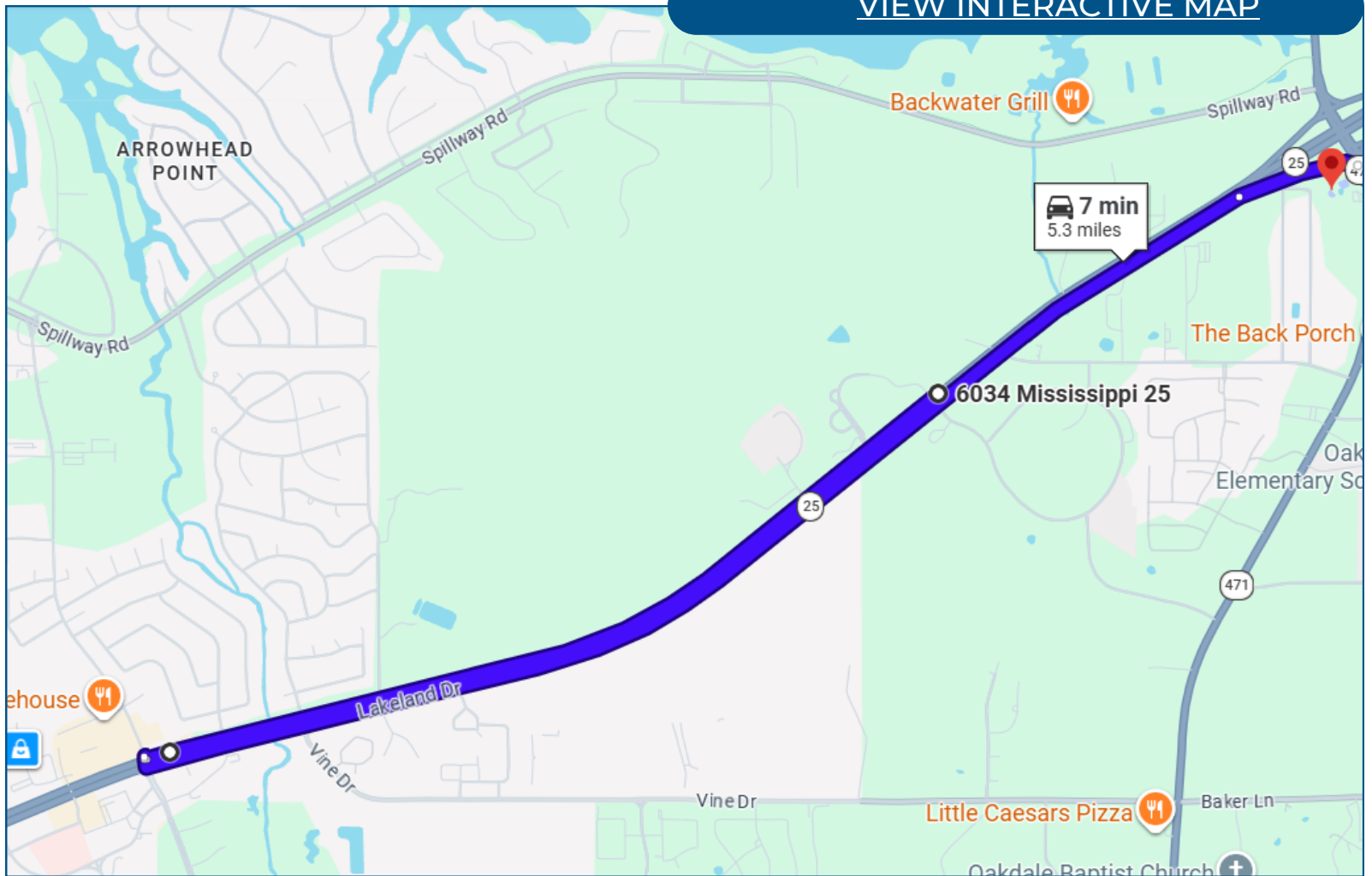
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Directional Map

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Head East on HWY 25 and take the exit onto HWY 471 S. Turn into the parking lot of Smokehouse BBQ and head straight through the parking lot to the driveway.

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